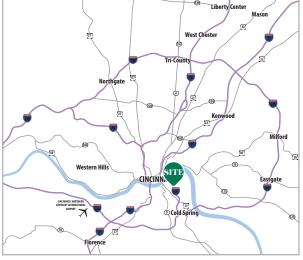
Newport, Kentucky

Target and Kroger Marketplace in a 410,000 square foot shopping center with residential density, highway visibility and convenient access





DEMOGRAPHICS

2016 Estimates	1 mi	3 mi	5 mi
Population	16,088	114,682	272,230
Households	7,126	52,892	122,145
Average HH income	\$60,141	\$63,045	\$63,663
Daytime Employees	9.069	186.792	313.001

LOCATION

130 Pavilion Parkway | Newport, Kentucky 41071

HIGHLIGHTS

- 2,500 SF space available
- 465,000 square foot retail center anchored by 134,500 square foot Target, 117,000 square foot Kroger Marketplace 45,000 square foot Dick's Sporting Goods, 23,250 square foot TJ Maxx and many other national retailers and restaurants
- High-profile location off I-471 less than a mile from Downtown Cincinnati
- Two signalized entries with easy access via two interstate interchanges
- Densely populated trade area extending beyond the immediate Northern Kentucky area to include residents and office workers of Downtown Cincinnati, Mt. Adams and riverfront neighborhoods
- Over 253,000 residents within a five-mile radius with an average household income of \$62,212
- Additional retailers include Tire Discounters, Ulta, PetSmart, Michaels, Buffalo Wild Wings, Panera, Chick Fil A and IHOP

TRAFFIC COUNTS

- 8,880 vehicles per day on Pavilion Parkway
- 11,938 vehicles per day on Memorial Parkway

ANCHOR ASSOCIATES

- 18,052 vehicles per day on Carothers Road
- 125,210 vehicles per day on I-471

3825 Edwards Road, Suite 630 Cincinnati, OH 45209 513/784-1106 Owned & Managed By:



CONTACT

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Newport, Kentucky













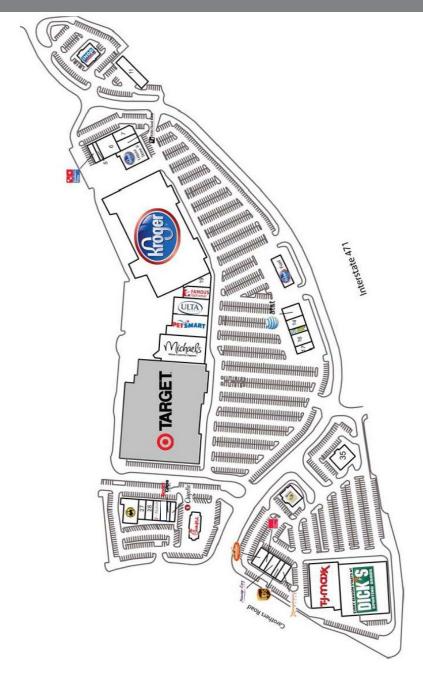
Newport, Kentucky





Newport, Kentucky





4,916 SH 27 Bluegrass 2,384 SF Cremily Allergy & Asthma and a 3,785 SF 30 Muscle Geal of a 3,785 SF 31 Sport Clips 32 Chipottle S,910 SF 34 Chick-Fill-A 4,000 SF 35 Flipdaddy's scare 2,402 SF 37 Dick's Sporting and 3,200 SF 39 Panera 1,200 SF 37 Dick's Sporting and 3,200 SF 38 TJ Maxx 5,500 SF 40 Company Fitness 14,180 SF 41 European Wax Center All All All All All All All All All Al			1	1		1
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				46		1,300 SF