



For Lease

NEWPORT SHOPPING CENTER

1727 MONMOUTH STREET | NEWPORT, KY 41071



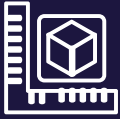
MULTIPLE RETAIL OPPORTUNITIES AVAILABLE
UP TO 16,730 SF AVAILABLE

For more information, contact:

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PROPERTY OVERVIEW

PROPERTY SNAPSHOT



PROPERTY SIZE

267,665 SF



PARKING

800+



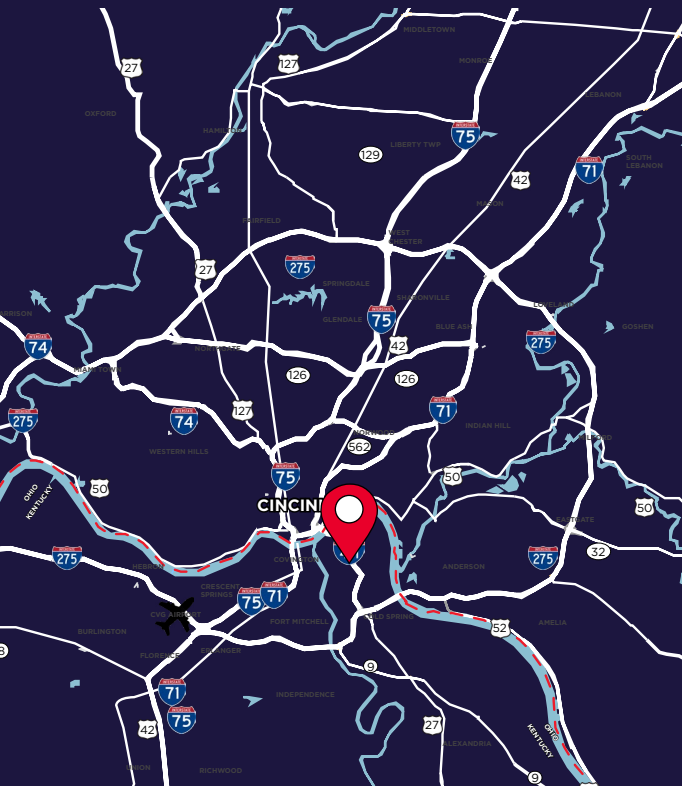
SIGNAGE

(2) PYLONS



LEASE RATE

\$15.00 - \$19.00/SF
(\$3.13/SF OPEX)



PROPERTY HIGHLIGHTS

- 800 - 16,370 SF of in-line and end-cap space available
- Situated in the densely populated retail corridor of Newport, just 3 miles south of downtown Cincinnati, and 2 miles south of Newport on the Levee.
- Surrounded by a mix of national retailers, restaurants, and service providers, creating strong cross-shopping opportunities.
- Located on the corner of Carothers Rd and Monmouth St, the property offers high visibility and easy access to surrounding interstates.
- Generous on-site parking accommodations
- Serves as a local destination for entertainment, wellness, and everyday shopping needs.



AVAILABLE SPACE



<i>Suite</i>	<i>Sq. Ft.</i>
1697B	2,100 SF
1707	800 SF
1753	4,640 SF
1757	3,543 SF
1763	1,800 SF
1771A	8,685 SF
1799	6,000 SF
1805	1,200 SF
1811B	4,900 SF
1813	16,370 SF

PROPERTY OVERVIEW

NEIGHBORHOOD DEMOGRAPHICS



POPULATION

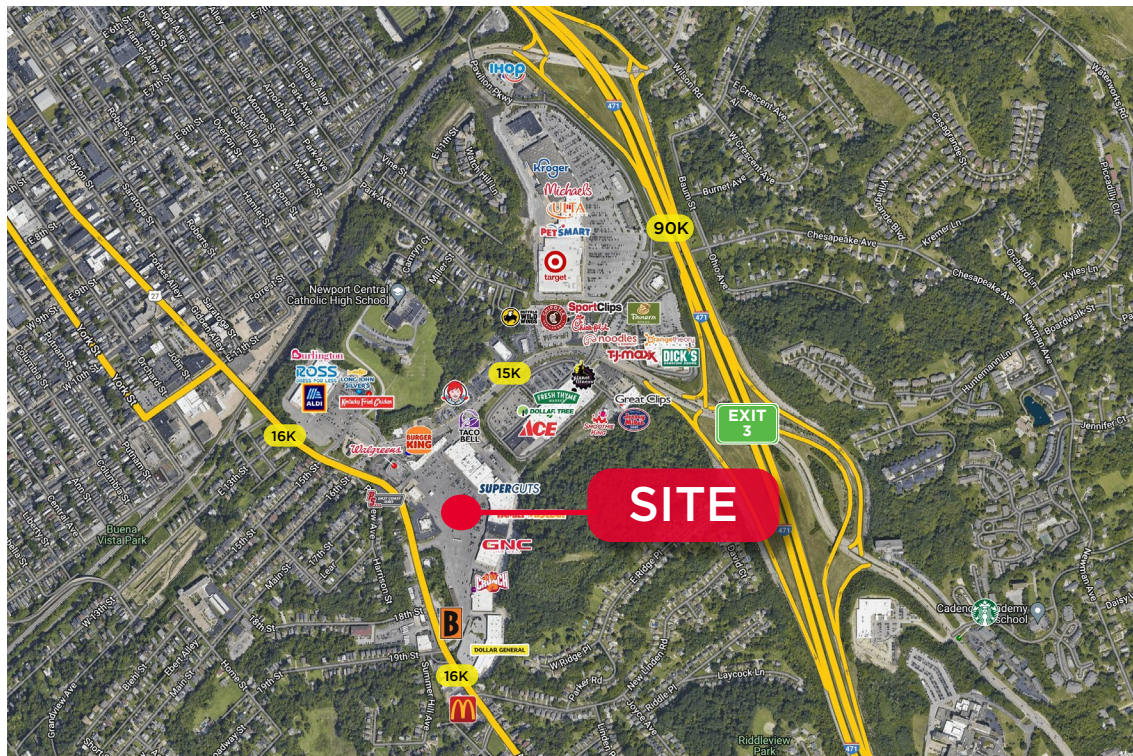
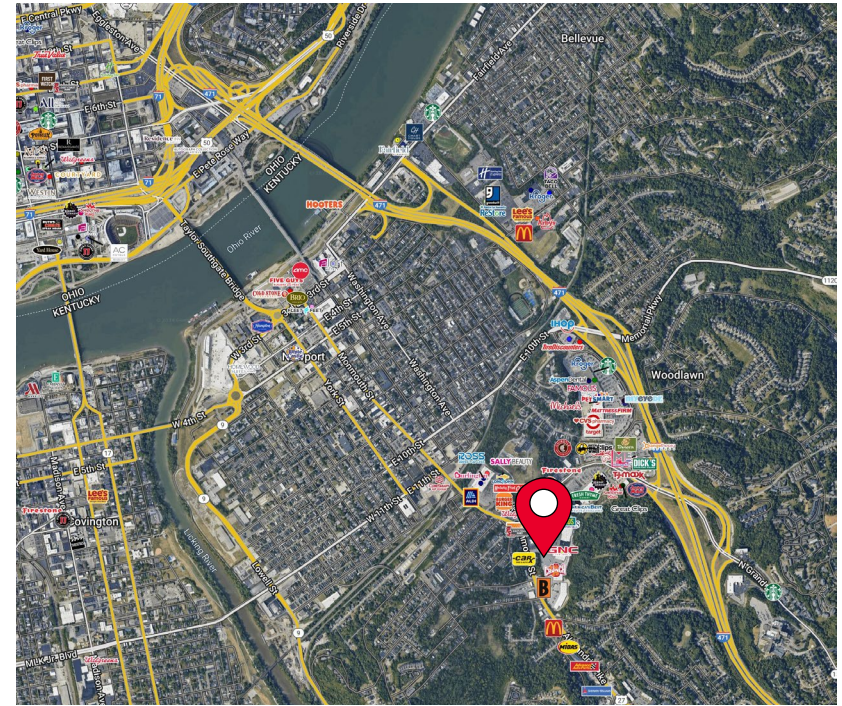


AVG. HH INCOME



DAYTIME POP.

1 Mile	8,362	\$141,292	4,229
3 Mile	57,670	\$160,877	40,945
5 Mile	147,471	\$163,707	123,868



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