

BELLEVUE PLAZA

15 DONNERMEYER DRIVE, BELLEVUE, KY 41073

6th Street/Riviera Drive

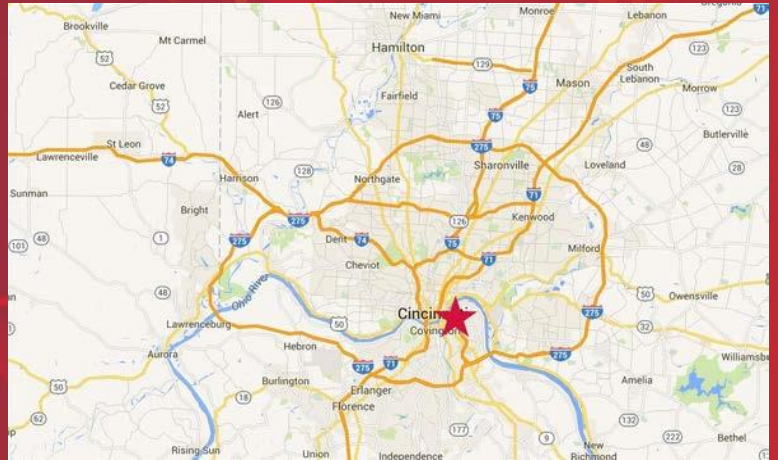


RETAIL SPACE FOR LEASE

As exclusive agents, we are pleased to offer the following space for lease:

FEATURES

- ◆ 1,400 SF space available (additional square footage available)
- ◆ Join Big Lots, Habitat for Humanity ReStore, Goodwill, Boost Mobile and McDonald's and Donato's Pizza on outparcels
- ◆ Kroger shadow anchored with cross access
- ◆ Near Party Source and New Riff Distillery
- ◆ Located at traffic light corner right off I-471
- ◆ Landlord will finish to suit
- ◆ 1,400 SF available; Base rent is \$16.00 PSF NNN (\$2.75)



TRAFFIC COUNTS

- ◆ Donnermeyer Drive at Riviera Drive = 3,134 AADT in 2013
- ◆ Riviera Drive at Cowens Drive = 12,716 AADT in 2013



**Newmark
Knight Frank**

CHRIS NACHTRAB

Managing Director
513.864.6042
chris.nachtrab@ngkf.com

JOHN THOMPSON

Managing Director
513.864.6040
john.thompson@ngkf.com

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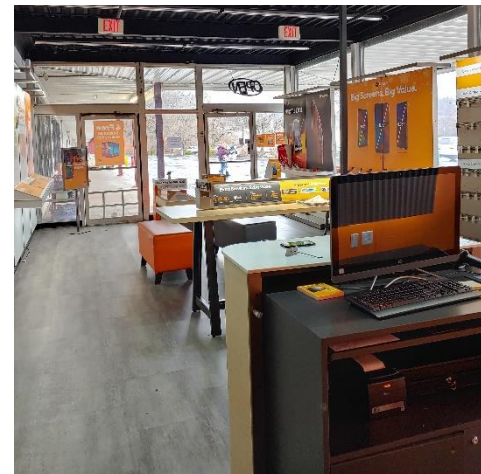
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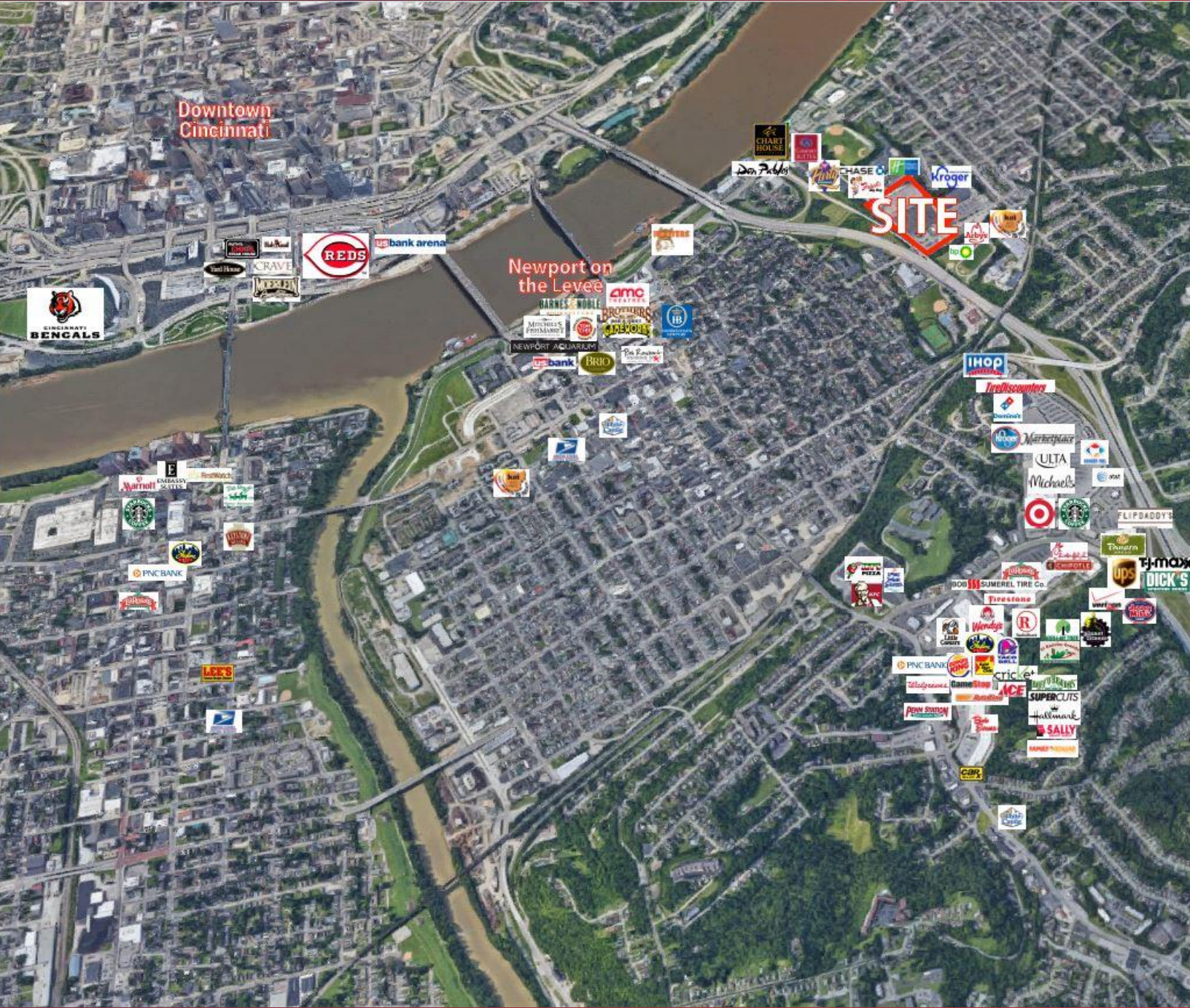
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Property Demographics

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Rings; 1,3,5 mile radii

POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	16,778	137,590	291,244
2010 Population	15,713	125,641	265,751
2019 Population	17,198	135,422	279,410
2024 Population	17,986	140,307	285,714
2000-2010 Annual Rate	-0.65%	-0.90%	-0.91%
2010-2019 Annual Rate	1.01%	0.84%	0.56%
2019-2020 Annual Rate.	0.90%	0.71%	0.45%
2019 Male Population	51.6%	51.4%	50.0%
2019 Female Population	48.4%	48.6%	50.0%
2019 Median Age	38.0	34.6	34.5

RACE AND ETHNICITY			
2019 White Alone	88.8%	63.6%	66.9%
2019 Black Alone	5.3%	29.6%	25.6%
2019 American Indian/Native Alaskan Alone	0.3%	0.2%	0.2%
2019 Asian Alone	1.2%	2.3%	2.7%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	1.7%	1.3%	1.5%
2019 Two or More Races	2.7%	2.9%	3.0%
2019 Hispanic Origin (Any Race)	4.6%	3.5%	3.8%

HOUSEHOLDS			
2000 Households	7,246	59,874	126,904
2010 Households	6,934	55,449	116,065
2019 Total Households	7,609	60,143	122,320
2024 Total Households	7,982	62,689	125,579
2000-2010 Annual Rate	-0.44%	-0.76%	-0.89%
2010-2019 Annual Rate	1.04%	0.91%	0.58%
2019-2024 Annual Rate	0.69%	0.51%	0.27%
2019 Average Household Size	3.03	3.01	3.03

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

May 4, 2020



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MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2019 Median Household Income	\$59,507	\$40,383	\$45,604
2024 Median Household Income	\$70,881	\$48,797	\$53,439
2019-2024 Annual Rate	3.56%	3.86%	3.22%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2019 Average Household Income	\$88,391	\$67,394	\$71,675
2024 Average Household Income	\$103,541	\$77,564	\$82,736
2019-2024 Annual Rate	3.21%	2.85%	2.91%

PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
2019 Per Capita Income	\$39,356	\$30,643	\$31,984
2024 Per Capita Income	\$46,205	\$35,333	\$36,950
2019-2024 Annual Rate	3.26%	2.89%	2.93%

HOUSING	1 MILE	3 MILES	5 MILES
2000 Total Housing Units	8,004	69,840	143,316
2000 Owner Occupied Housing Units	48.7%	32.3%	38.1%
2000 Renter Occupied Housing Units	41.8%	53.5%	50.5%
2000 Vacant Housing Units	9.5%	14.3%	11.5%
2010 Total Housing Units	7,982	68,302	138,985
2010 Owner Occupied Housing Units	47.8%	31.2%	36.2%
2010 Renter Occupied Housing Units	39.1%	49.9%	47.3%
2010 Vacant Housing Units	13.1%	18.8%	16.5%
2019 Total Housing Units	8,566	75,156	144,129
2019 Owner Occupied Housing Units	48.4%	30.0%	34.1%
2019 Renter Occupied Housing Units	40.4%	53.3%	50.7%
2019 Vacant Housing Units	11.2%	16.6%	15.1%
2024 Total Housing Units	8,923	74,624	147,263
2024 Owner Occupied Housing Units	48.2%	30.5%	35.0%
2024 Renter Occupied Housing Units	41.3%	53.5%	50.2%
2024 Vacant Housing Units	10.5%	16.0%	14.7%

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