

# NEWPORT PAVILION

130 Pavilion Parkway  
Newport, KY 41071

## FOR LEASE

1,533 SF & 6,129 SF (former restaurant)

### HIGHLIGHTS

- 465,000 SF retail center anchored by Target, Kroger Marketplace, Dick's Sporting Goods, and TJ Maxx
- High-profile location off I-471 less than a mile from Downtown Cincinnati with two signalized entries with easy access via two interstate interchanges
- Densely populated area extending beyond the immediate Northern Kentucky area to include residents and office workers of Downtown Cincinnati, Mt. Adams and riverfront neighborhoods
- Additional retailers include Ulta, PetSmart, Michael's, Buffalo Wild Wings, Panera, Chick-Fil-A, Chipotle, AT&T and IHOP

### TRAFFIC COUNTS

- 109,645 VPD on I-471
- 14,012 VPD on Memorial Parkway

### DEMOGRAPHICS

2020 Estimates	1 miles	3 miles	5 miles
Population	15,829	112,143	263,326
Households	7,157	53,241	119,883
Average HH Income	\$80,557	\$78,905	\$78,207
Daytime Employees	7,638	164,312	271,562

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## ANCHOR ASSOCIATES

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Owned & Managed By:





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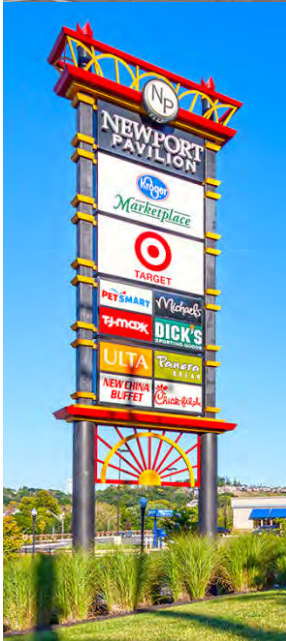




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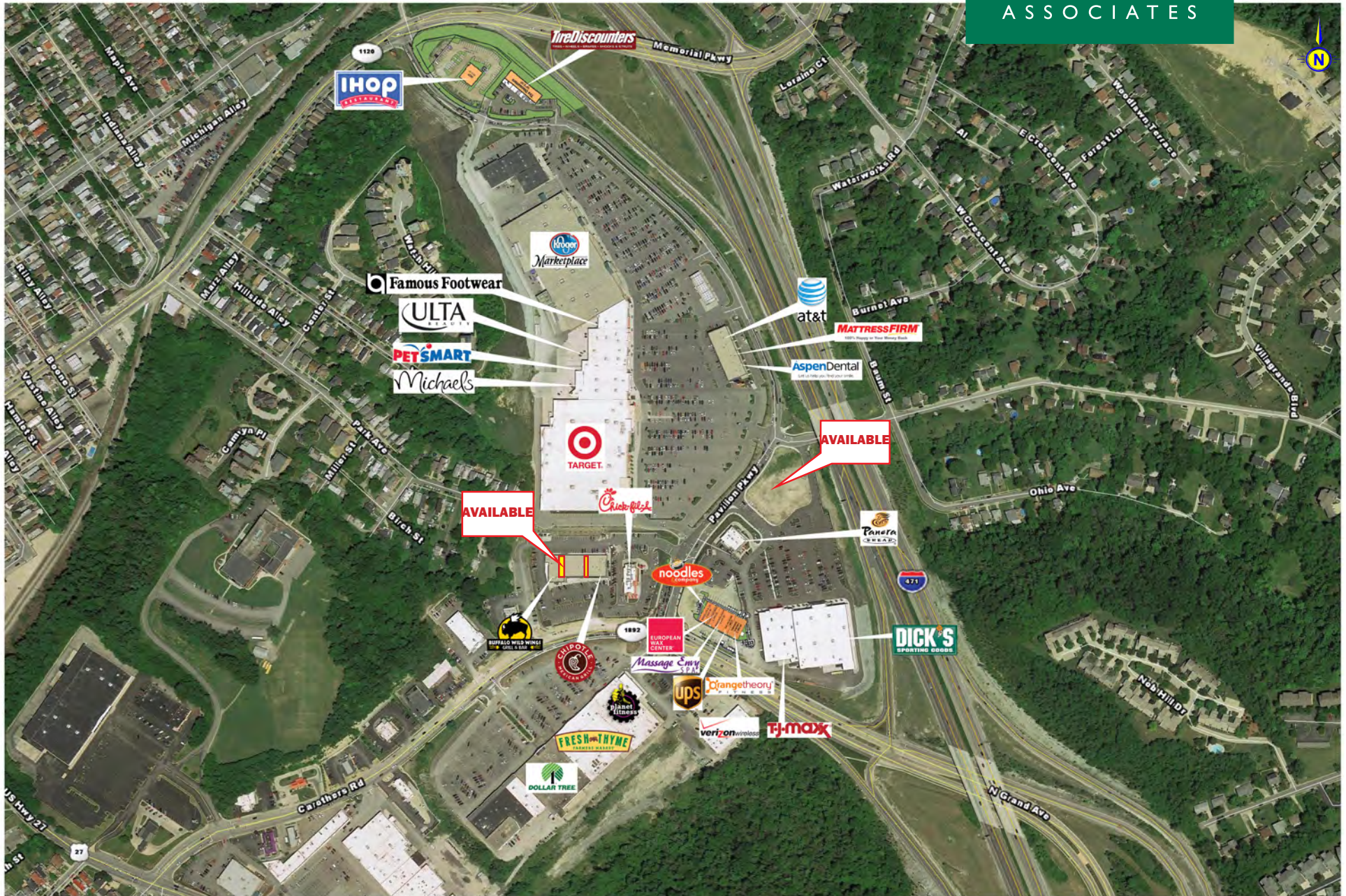
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SPACE	TENANT	SIZE
1	IHOP	4,916 SF
4	Domino's Pizza	2,384 SF
5	Edible Arrangements	1,500 SF
6	New China Buffet	6,116 SF
7	Monmouth Jewelers	3,030 SF
8	Fifth Third Bank	3,795 SF
9	Kroger Liquor Store	8,000 SF
11	Tire Discounters	5,910 SF
12	Kroger	116,432 SF
13	AT&T	4,000 SF
14	Wing Eyecare	2,402 SF
15	Subway	1,200 SF
16	Mattress Firm	4,125 SF
17	Aspen Dental	3,200 SF
19	Kroger – Storage	3,817 SF
20	Famous Footwear	5,500 SF
21	Ulta	10,372 SF
22	PetSmart	14,180 SF
23	Michael's	21,779 SF
25	Target	134,500 SF
26	Buffalo Wild Wings	6,102 SF
<b>27</b>	<b>AVAILABLE</b>	<b>3,456 SF</b>
28	Family Allergy & Asthma	2,540 SF
29	T-Mobile	1,500 SF
<b>30</b>	<b>AVAILABLE</b>	<b>1,533 SF</b>
31	Sport Clips	1,200 SF
32	Chipotle Mexican Grill	2,240 SF
34	Chick-Fil-A	4,596 SF
<b>35</b>	<b>AVAILABLE</b>	<b>6,129 SF</b>
36	Panera Bread	4,703 SF
37	Dick's Sporting Goods	45,000 SF
38	TJ Maxx	23,250 SF
40	Orange Theory Fitness	3,390 SF
43	Noodles & Company	2,500 SF
44	European Wax Center	1,400 SF
45	Massage Envy	3410 SF
46	The UPS Store	1,300 SF

