

PRIME URBAN RETAIL SPACE GATEWAY CENTER

333 Scott Street, Covington, KY 41011

**Covington Central
Riverfront Urban Retail Space**

932 - 7866 SF

AVAILABLE RETAIL SPACE

175,704

DAYTIME POPULATION
IN 5-MILES

274,986

POPULATION IN 5-MILES

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

FOR LEASE: 932 – 7,866 SF

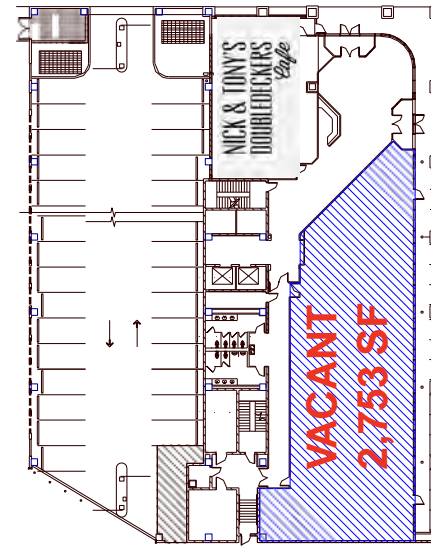
PRICING: \$15.00 Gross + Utilities

- Urban Retail Space
- 1,900 IRS employees in building
- 1st floor office space with retail exposure
- Former restaurant space
- Across from courthouse
- In close proximity to the new Green on the Levee mixed-use development
- Strong Daytime Population: 42,826 within 1 mile and 175,704 within 5 miles

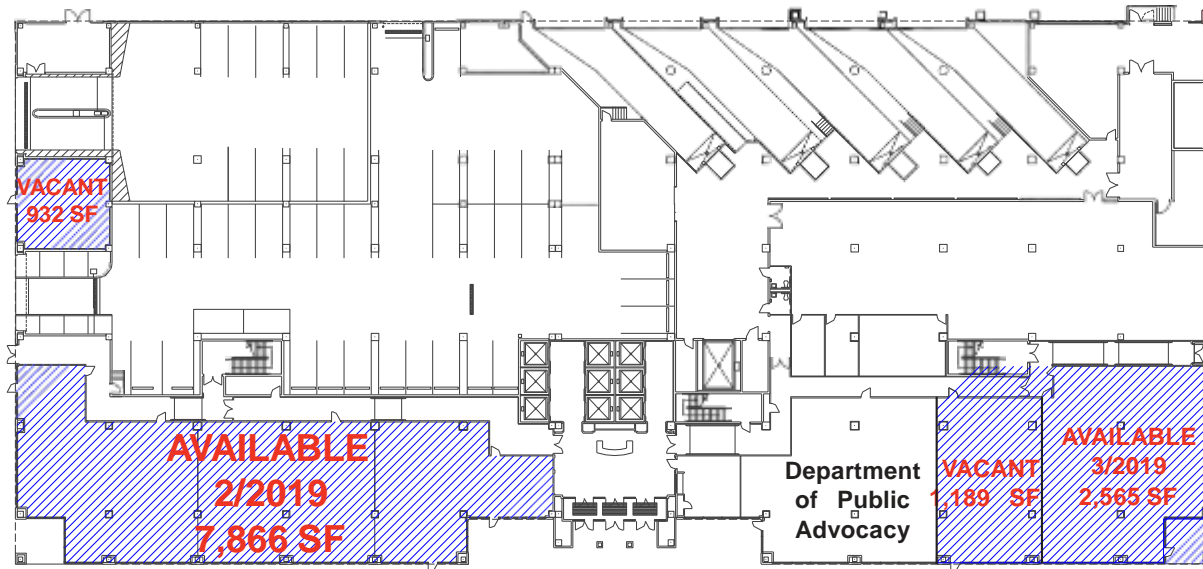
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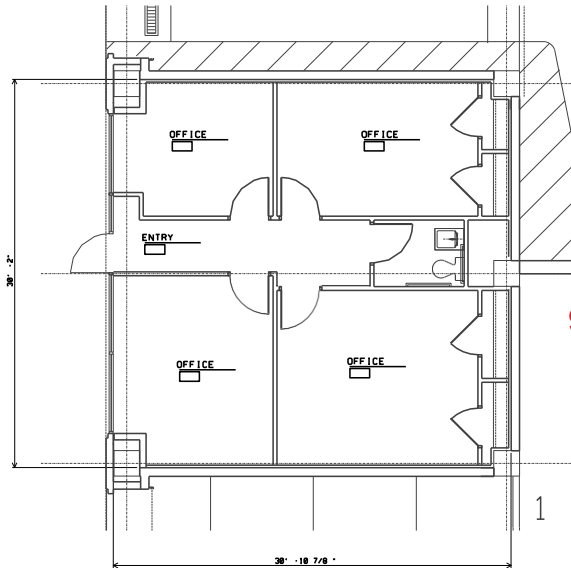
GATEWAY WEST - GROUND FLOOR



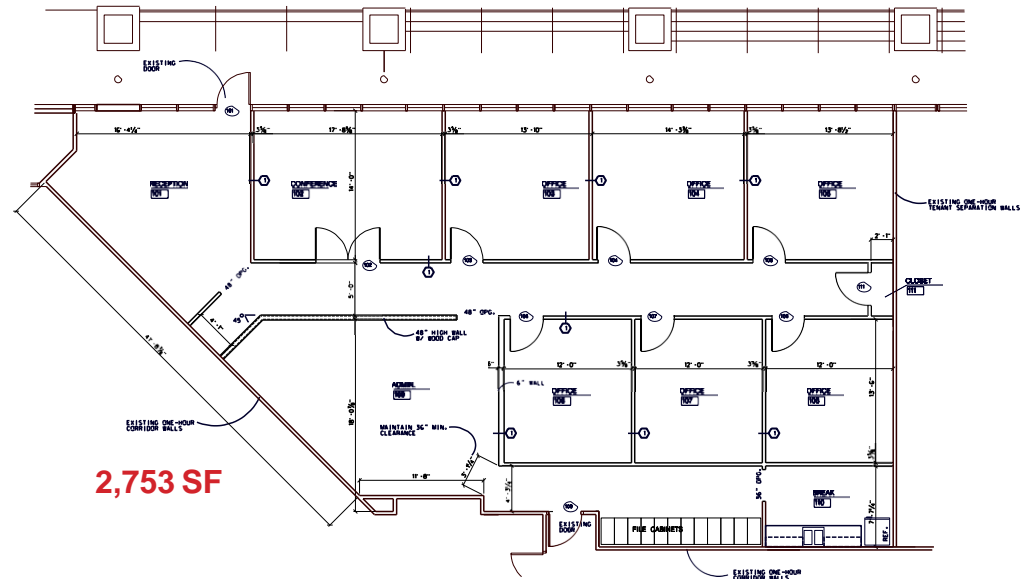
ALLEY



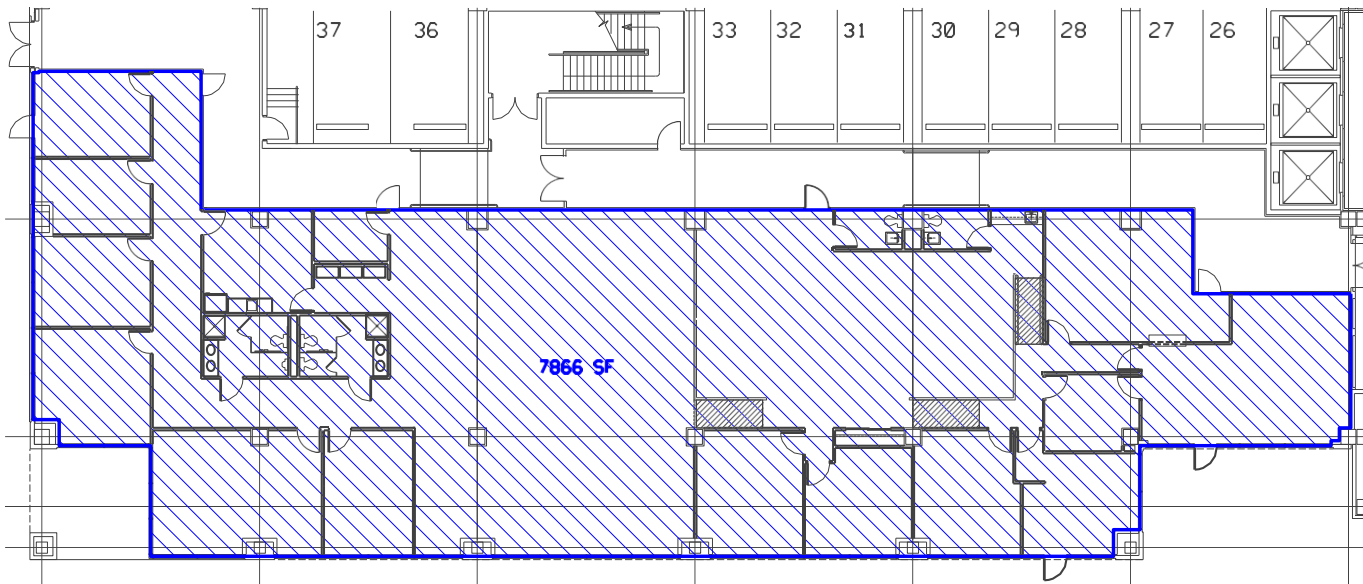
GATEWAY CENTER - GROUND FLOOR



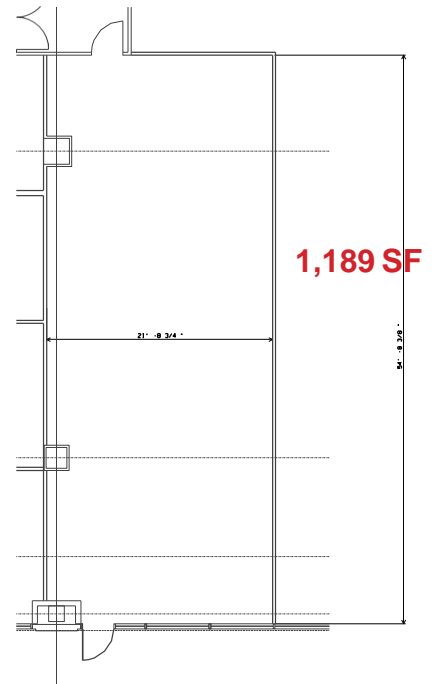
932 SF



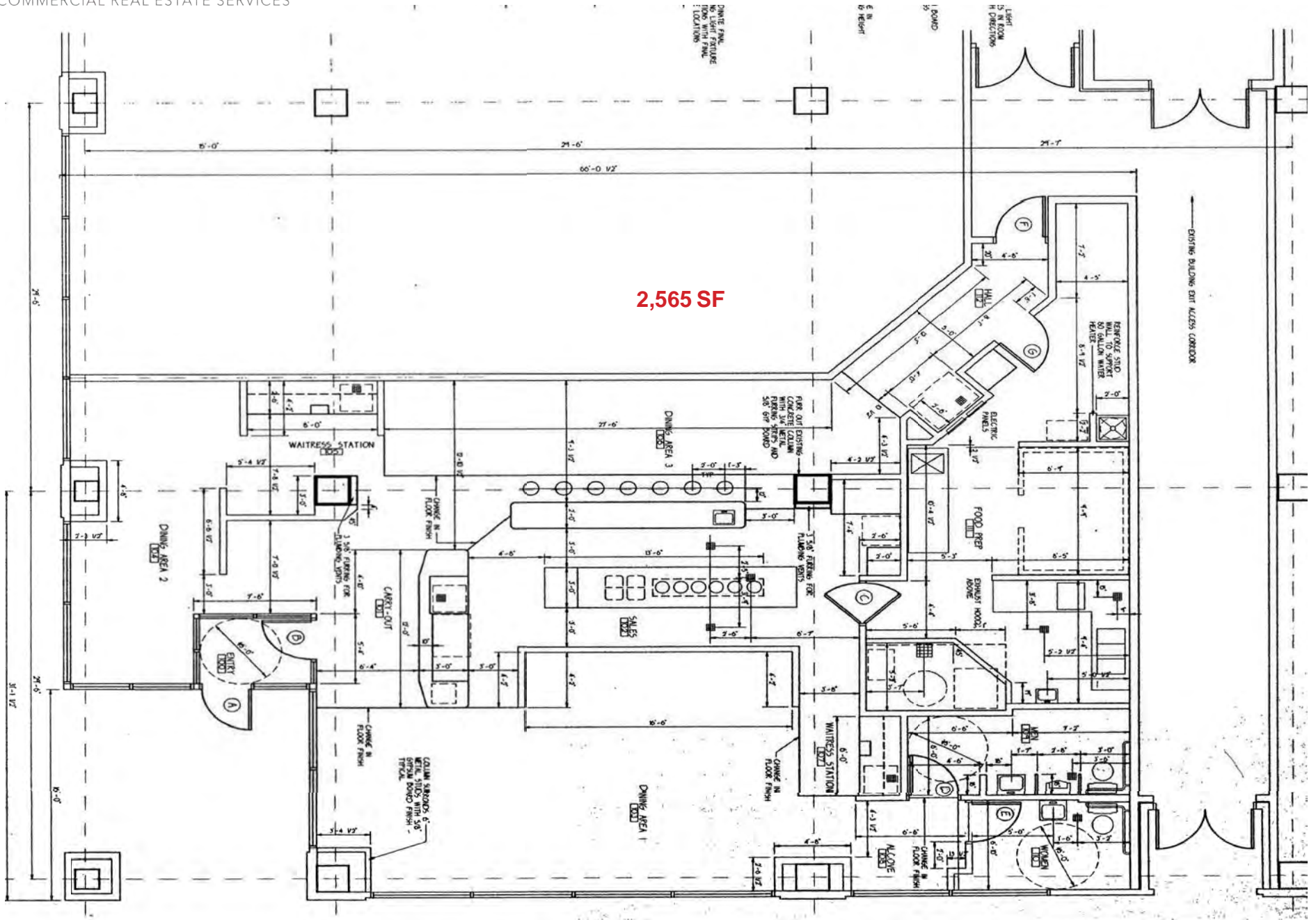
2,753 SF



7866 SF



1,189 SF





The ICON Music Center
4,500-person Capacity
170 Events per year



Ovation Site
\$40 Million Concert Venue
35 Acre-Mixed Used Development:
Residential, Retail, Offices,
Hotels, and Marina

SITE

GREEN ON THE LEVEE
23 - Acres Mixed Use Development:
Office, Retail, Housing, and Green Space



E 4TH STREET

SCOTT BLVD.



DUVENECK SQUARE
Mixed-Use Urban Infill Project:
Residential, Retail, Office
and Parking Structure

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	17,601	131,081	274,986
	2025 Projected Population	19,315	138,755	290,548
	2010 Census Population	16,266	124,023	265,093
	2000 Census Population	17,693	133,992	291,133
	Projected Annual Growth 2020 to 2025	1.9%	1.2%	1.1%
	Historical Annual Growth 2000 to 2020	-	-0.1%	-0.3%
HOUSEHOLDS	2020 Estimated Households	8,522	58,567	117,476
	2025 Projected Households	9,327	62,413	124,555
	2010 Census Households	7,370	54,238	112,386
	2000 Census Households	8,059	58,241	123,880
	Projected Annual Growth 2020 to 2025	1.9%	1.3%	1.2%
	Historical Annual Growth 2000 to 2020	0.3%	-	-0.3%
AGE	2020 Est. Population Under 10 Years	11.2%	11.2%	11.8%
	2020 Est. Population 10 to 19 Years	9.7%	12.3%	13.6%
	2020 Est. Population 20 to 29 Years	19.8%	20.0%	18.7%
	2020 Est. Population 30 to 44 Years	22.5%	20.4%	19.5%
	2020 Est. Population 45 to 59 Years	17.2%	16.8%	16.7%
	2020 Est. Population 60 to 74 Years	14.6%	14.0%	14.0%
	2020 Est. Population 75 Years or Over	4.9%	5.3%	5.6%
	2020 Est. Median Age	34.5	34.3	34.4
MARITAL STATUS & GENDER	2020 Est. Male Population	52.7%	51.0%	49.8%
	2020 Est. Female Population	47.3%	49.0%	50.2%
	2020 Est. Never Married	47.2%	51.3%	50.0%
	2020 Est. Now Married	24.9%	27.0%	29.2%
	2020 Est. Separated or Divorced	20.9%	16.8%	15.8%
	2020 Est. Widowed	6.9%	4.9%	4.9%
INCOME	2020 Est. HH Income \$200,000 or More	6.0%	5.3%	6.6%
	2020 Est. HH Income \$150,000 to \$199,999	3.6%	4.3%	4.5%
	2020 Est. HH Income \$100,000 to \$149,999	9.9%	12.2%	11.3%
	2020 Est. HH Income \$75,000 to \$99,999	10.7%	10.3%	10.6%
	2020 Est. HH Income \$50,000 to \$74,999	16.2%	17.2%	16.6%
	2020 Est. HH Income \$35,000 to \$49,999	11.6%	11.2%	11.6%
	2020 Est. HH Income \$25,000 to \$34,999	10.5%	10.3%	9.9%
	2020 Est. HH Income \$15,000 to \$24,999	13.0%	10.1%	10.1%
	2020 Est. HH Income Under \$15,000	18.4%	19.1%	18.9%
	2020 Est. Average Household Income	\$72,794	\$71,268	\$75,940
	2020 Est. Median Household Income	\$50,668	\$52,952	\$54,858
	2020 Est. Per Capita Income	\$36,265	\$32,586	\$33,016
	2020 Est. Total Businesses	2,469	7,620	11,957
	2020 Est. Total Employees	42,826	115,110	175,704

