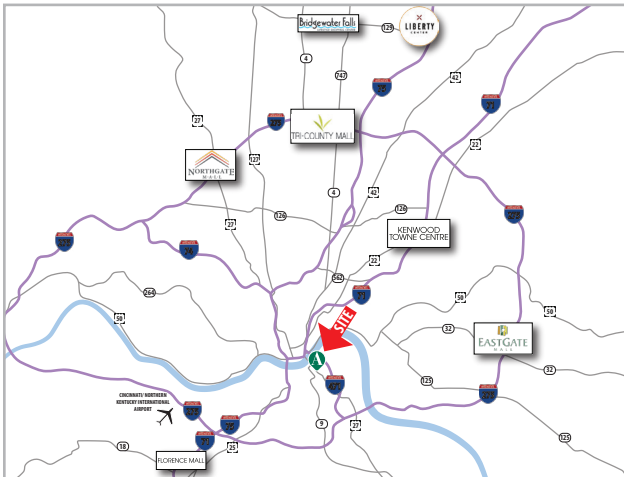


11811 Monmouth Street  
Newport, KY 41071

Free Standing Building For Sale

OPERATING RESTURANT  
PLEASE USE DESCRETION



## DEMOGRAPHICS

2017 Estimate	1 Mile	3 Miles	5 Miles
Population	15,186	104,186	242,772
Households	6,705	47,410	106,908
Average HH Income	\$60,791	\$70,711	\$72,378
Daytime Employees	7,656	172,833	304,520

## LOCATION

11811 Monmouth Street | Newport, Kentucky 41071

## HIGHLIGHTS

- Building 1,536 SF and is situated on 0.60 acre
- Property has a double drive-thru with multiple access points on 19th Street and Monmouth Street
- Excellent visibility on Monmouth Street
- 15,000 VPD on Monmouth Street
- Signalized access
- Retailers in area include Dick's Sporting Goods, TJ Maxx, Target, Kroger Marketplace, Fresh Thyme, Ulta & Michael

## CONTACT

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