



100 Aqua Way, Newport, KY

## **Property Highlights**

- Restaurant end-cap with Patio
- 3,000 7,900 sf of retail with street level access and visibility to E. 3rd St.
- 900 SF patio seating available for restaurants
- Premier mixed-use development with A-Loft Hotel and 238 apartments (fully leased)
- Free parking on side of store as well as a Pay to Park
  800 car garage
- Connected to adjacent Newport on the Levee (AMC Theater, Newport Aquarium), new hotel
- A Red Bike Stop (bike share) and the "Purple People Pedestrian Bridge" connect this development to downtown Cincinnati
- Immediate delivery

### Lease Rate: \$22.00/psf NNN



# 3,000 - 7,900 SF Patio Space Available





SITE PLAN



PURPLE PEOPLE BRIDGE





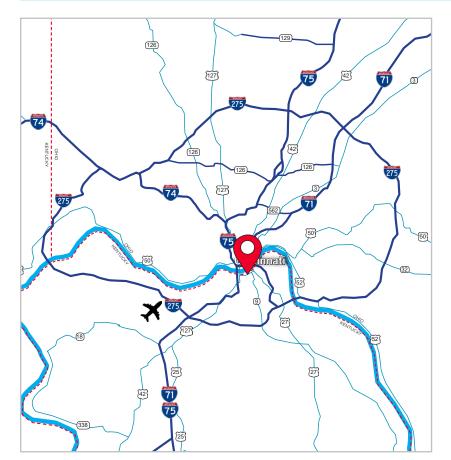
## AERIAL







# LOCATION



Aqua on the Levee is a mixed-use development with A-Loft Hotel, 238 apartments and 7,900 SF of retail, sitting above a 800 car parking garage. Aqua is adjacent to Newport on the Levee (NOTL), a dining and entertainment center located on the banks of the Ohio River in Newport, Kentucky. Quick access to downtown Clncinnati via the Purple People Bridge or the Southbank Shuttle.

NOTL is home to AMC Theaters, the Newport Aquarium and many office and restaurant users. Boasting approximately 3.5 million visitors each year, NOTL features an eclectic mix of tenants and year-round events.

#### **Restaurants & Entertainment**

• Brio Tuscan Grille

Five Guys

- Brothers Bar & Grill
- AMC Theater
- Axis Alley Bowling
- GameWorks
- Ride the Ducks
- Funny Bone Comedy
   Club
- Hofbrauhaus

## **Demographics**

Newport Aquarium

	1 Mile	3 Mile	5 Mile
Population	18,050	139,100	291,766
AVG. HH Income	\$65,239	\$53,351	\$58,847
Daytime Population	68,875	284,445	415,699
EST. Households	8,430	63,467	129,734

CUSHMAN & WAKEFIELD



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