



## LOCATION

1811 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's

## DEMOGRAPHICS

2018 Estimate	1 Mile	3 Miles	5 Miles
Population	15,168	104,097	242,543
Households	6,643	48,006	108,111
Average HH Income	\$61,915	\$74,177	\$74,053
Daytime Employees	6,901	155,573	303,183

## CONTACT

Jason Gibson • [jgibson@anchor-associates.com](mailto:jgibson@anchor-associates.com)

Amy Holter • [aholter@anchor-associates.com](mailto:aholter@anchor-associates.com)

Office Phone • 513.784.1106

Website • [www.anchor-associates.com](http://www.anchor-associates.com)

## ANCHOR ASSOCIATES

3825 Edwards Road, Suite 630  
Cincinnati, OH 45209  
513.784.1106

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1811 Monmouth Street  
Newport, KY 41071

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