

AVAILABLE FOR SALE
 1811 Monmouth Street
 Newport, KY 41071

Anchor
 ASSOCIATES



FREESTANDING FOR SALE
 1,536 SF Available

HIGHLIGHTS

- Building 1,536 SF and situated on .60
- Property has a double drive-thru with multiple access points on 19th Street and Monmouth Street
- Excellent visibility on Monmouth Street
- Signalized access
- Located next to Newport Pavilion
- Retailers in area include Dick's Sporting Goods, TJ Maxx, Target, Kroger Marketplace, Fresh Thyme, Ulta & Michael's



DEMOGRAPHICS

2019 Estimates	1 mile	3 miles	5 miles
Population	14,998	103,579	242,704
Households	6,676	48,647	109,659
Average HH Income	\$62,693	\$74,953	\$74,073
Daytime Employees	6,750	156,999	273,995

TRAFFIC COUNTS

North Monmouth Street: 19,593 VPD
 South Monmouth Street: 10,763 VPD

CONTACT

Jason Gibson 513-784-1106
 jgibson@anchor-associates.com

ANCHOR ASSOCIATES

3825 Edwards Road, Suite 630
 Cincinnati, OH 45209
 www.anchor-associates.com

A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS

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