

NEWPORT PAVILION

130 Pavilion Parkway
Newport, KY 41071

FOR LEASE
3,456 SF Available

HIGHLIGHTS

- 465,000 SF retail center anchored by 134,500 SF Target, 117,000 SF Kroger Marketplace, 45,000 SF Dick's Sporting Goods, 23,250 SF TJ Maxx and many other retailers and restaurants
- High-profile location off I-471 less than a mile from Downtown Cincinnati with two signalized entries with easy access via two interstate interchanges
- Densely populated area extending beyond the immediate Northern Kentucky area to include residents and office workers of Downtown Cincinnati, Mt. Adams and riverfront neighborhoods
- Additional retailers include Tire Discounters, Ulta, PetSmart, Michael's, Buffalo Wild Wings, Panera, Chick-Fil-A and IHOP

TRAFFIC COUNTS

- 109,645 VPD on I-471
- 14,012 VPD on Memorial Parkway

DEMOGRAPHICS

2019 Estimates	1 miles	3 miles	5 miles
Population	15,614	110,575	261,571
Households	7,115	52,719	119,830
Average HH Income	\$74,331	\$75,907	\$73,756
Daytime Employees	7,813	175,002	281,360

CONTACT: 513-784-1106

Jason Gibson jgibson@anchor-associates.com
Amy Holter aholter@anchor-associates.com



Anchor
ASSOCIATES

ANCHOR
ASSOCIATES

3825 Edwards Road
Suite 630
Cincinnati, OH 45209

513-784-1106

www.anchor-associates.com

Owned & Managed By:



NEWPORT PAVILION

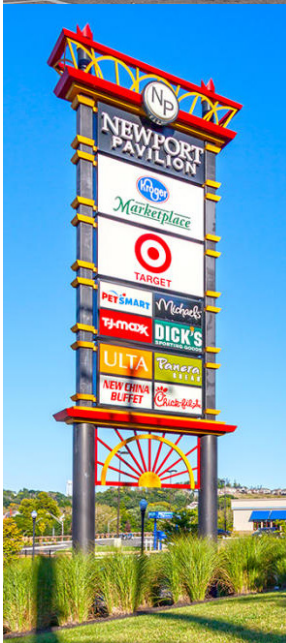
130 Pavilion Parkway
Newport, KY 41071



NEWPORT PAVILION

130 Pavilion Parkway
Newport, KY 41071

Anchor
ASSOCIATES



NEWPORT PAVILION

130 Pavilion Parkway
Newport, KY 41071

Anchor

ASSOCIATES



The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

NEWPORT PAVILION

130 Pavilion Parkway
Newport, KY 41071



SPACE	TENANT	SIZE
1	IHOP	4,916 SF
4	Domino's Pizza	2,384 SF
5	Edible Arrangements	1,500 SF
6	New China Buffet	6,116 SF
7	Monmouth Jewelers	3,030 SF
8	Fifth Third Bank	3,795 SF
9	Kroger Liquor Store	8,000 SF
11	Tire Discounters	5,910 SF
12	Kroger	116,432 SF
13	AT&T	4,000 SF
14	Wing Eyecare	2,402 SF
15	Subway	1,200 SF
16	Mattress Firm	4,125 SF
17	Aspen Dental	3,200 SF
19	Kroger – Storage	3,817 SF
20	Famous Footwear	5,500 SF
21	Ulta	10,372 SF
22	PetSmart	14,180 SF
23	Michael's	21,779 SF
25	Target	134,500 SF
27	AVAILABLE	3,456 SF
28	Family Allergy & Asthma	2,540 SF
29	T-Mobile	1,500 SF
30	Muscle Gear	1,534 SF
31	Sport Clips	1,200 SF
32	Chipotle Mexican Grill	2,240 SF
34	Chick-Fil-A	4,596 SF
35	Flipdaddy's	6,129 SF
36	Panera Bread	4,703 SF
37	Dick's Sporting Goods	45,000 SF
38	TJ Maxx	23,250 SF
40	Orange Theory Fitness	3,390 SF
43	Noodles & Company	2,500 SF
44	European Wax Center	1,400 SF
45	Massage Envy	3410 SF
46	The UPS Store	1,300 SF

