

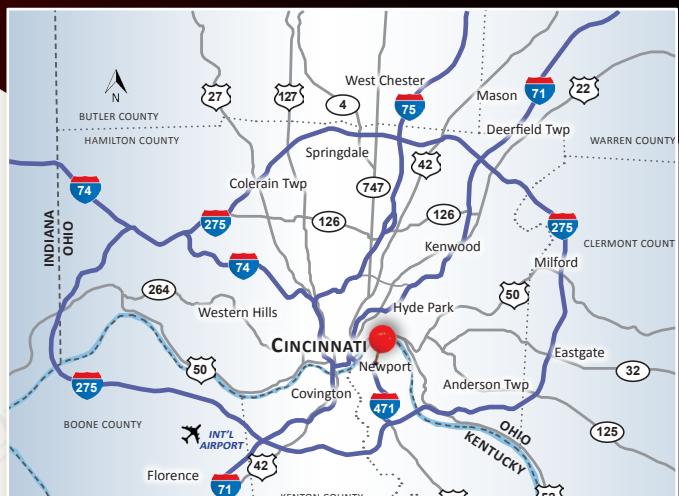
601 Overton Street, Newport, KY 41071

### PROPERTY HIGHLIGHTS

- Completely Renovated Mixed-Use Building - 100% Leased
- First Floor Commercial Space with Patio and Two Apts. on the 2nd Floor
- Easy Access to I-471
- Built in 1890 as the Former Wadsworth Watch Case Mfg. Company
- Great Visibility

### DEMOGRAPHICS

Year 2025	One Mile	Three Mile	Five Mile
Estimated Population	17,854	141,883	286,361
Median Income	\$74,438	\$67,893	\$72,610
Average HH Income	\$108,895	\$98,796	\$104,124
Daytime Population	10,871	109,246	174,147



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## 601 Overton St., Newport KY, 41071

### Revenue

	Pro Forma Monthly				
	Monthly		Annual		Rent
1st Floor Commercial Space	\$ 1,592.00	\$ 19,104.00	\$ 2,200.00		
2nd Floor Unit #1	\$ 1,300.00	\$ 15,600.00	\$ 1,700.00		
2nd Floor Unit #2	\$ 1,300.00	\$ 15,600.00	\$ 1,700.00		
<b>TOTAL REVENUE</b>	<b>\$ 4,192.00</b>	<b>\$ 50,304.00</b>	<b>\$ 5,600.00</b>		
<b>Annual Taxes</b>			<b>\$5,703.00</b>		

Note: Tenants pay for utilities

## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0937/-84.4893

601 Overton St Newport, KY 41071	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	17,854	141,883	286,361
2030 Projected Population	18,365	147,658	292,153
2020 Census Population	16,492	126,169	266,067
2010 Census Population	17,718	122,233	262,528
Projected Annual Growth 2025 to 2030	0.6%	0.8%	0.4%
Historical Annual Growth 2010 to 2025	-	1.1%	0.6%
2025 Median Age	36.2	33.9	34.0
<b>Households</b>			
2025 Estimated Households	8,865	66,662	129,131
2030 Projected Households	9,368	70,822	133,797
2020 Census Households	7,795	58,035	118,514
2010 Census Households	7,443	54,242	113,689
Projected Annual Growth 2025 to 2030	1.1%	1.2%	0.7%
Historical Annual Growth 2010 to 2025	1.3%	1.5%	0.9%
<b>Race and Ethnicity</b>			
2025 Estimated White	85.4%	72.0%	69.5%
2025 Estimated Black or African American	7.5%	20.3%	22.0%
2025 Estimated Asian or Pacific Islander	1.4%	2.2%	2.4%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	5.5%	5.4%	5.8%
2025 Estimated Hispanic	4.7%	4.4%	4.8%
<b>Income</b>			
2025 Estimated Average Household Income	\$108,985	\$98,796	\$104,124
2025 Estimated Median Household Income	\$74,438	\$67,893	\$72,610
2025 Estimated Per Capita Income	\$54,234	\$46,838	\$47,372
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	3.4%	3.1%	2.9%
2025 Estimated Some High School (Grade Level 9 to 11)	5.3%	6.0%	5.6%
2025 Estimated High School Graduate	24.8%	22.1%	22.7%
2025 Estimated Some College	16.7%	15.7%	15.4%
2025 Estimated Associates Degree Only	7.9%	6.8%	6.8%
2025 Estimated Bachelors Degree Only	24.3%	27.3%	25.8%
2025 Estimated Graduate Degree	17.7%	19.0%	20.8%
<b>Business</b>			
2025 Estimated Total Businesses	1,066	8,431	13,622
2025 Estimated Total Employees	10,871	109,246	174,147
2025 Estimated Employee Population per Business	10.2	13.0	12.8
2025 Estimated Residential Population per Business	16.7	16.8	21.0