

DEMOGRAPHICS

- | <u>Year 2025</u> | <u>One Mile</u> | <u>Three Mile</u> | <u>Five Mile</u> |
|----------------------|-----------------|-------------------|------------------|
| 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 |



Joshua M. Rothstein
josh@onsiteretailgroup.com
513.268.4453

OnSite Retail Group, LLC | 7715 Montgomery Road | Cincinnati, OH 45236 | 513.924.4989 | www.onsiteretailgroup.com

The information herein is produced using data from private and government sources deemed to be reliable and is provided without representation or warranty. Logos are for identification purposes only and may be trademarks of their respective companies. © 2025 OnSite Retail Group, LLC All Rights Reserved.



Zamaris "Z" M. Geleszinski
zamaris@onsiteretailgroup.com
513.924.5265

Joshua M. Rothstein
josh@onsiteretailgroup.com
513.268.4453

601 OVERTON STREET
Newport, KY 41071

OnSite
Retail Group



Available
4,897 SF/.106 AC

Balcony

850 SF

850 SF

Patio

E 6th St

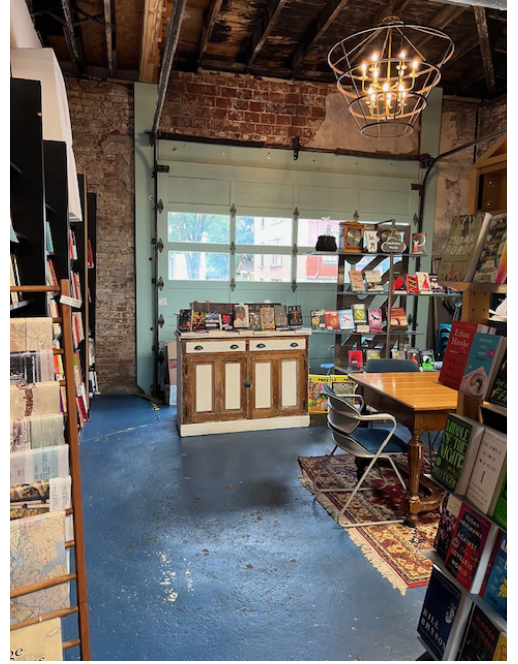
Overton St

Zamaris "Z" M. Geleszinski
zamaris@onsiteretailgroup.com
513.924.5265

Joshua M. Rothstein
josh@onsiteretailgroup.com
513.268.4453

601 OVERTON STREET
Newport, KY 41071





Zamaris "Z" M. Geleszinski
 zamaris@onsiteretailgroup.com
 513.924.5265

Joshua M. Rothstein
 josh@onsiteretailgroup.com
 513.268.4453

601 OVERTON STREET
Newport, KY 41071



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
TOTAL REVENUE	\$ 4,192.00	\$ 50,304.00	\$ 5,600.00

Annual Taxes \$5,703.00

Note: Tenants pays 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
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.