

FOR LEASE

# GATOR NEWPORT PLAZA II

INVESTMENTS 1301 - 1315 MONMOUTH STREET | NEWPORT, KY 41071



## PROPERTY OVERVIEW

- Anchored by Aldi, Burlington & Ross
- Newly Renovated Shopping Center
- GLA of +/-98,211 SF

## LOCATION OVERVIEW

- Located just south of downtown Cincinnati, OH
- Intersection: Monmouth St. & Carothers Rd.
- Highly visible center just off I-471
- Located in major retail corridor of Newport
- Campbell County
- Densely Populated Area with 110,000 within 3 mile radius
- Traffic Count: 20,000 AADT

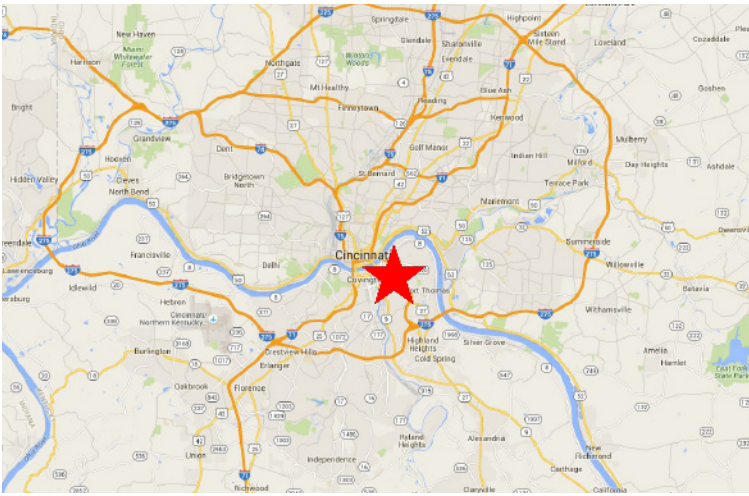
[www.GatorInvestments.com](http://www.GatorInvestments.com)

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**

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## DEMOGRAPHICS

• 2021

**1301 - 1315 MONMOUTH STREET  
NEWPORT, KY 41071**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	17,042	110,423	247,323
AVG. HH INCOME	\$76,254	\$81,962	\$84,001
AVG. AGE	35	36	34

 **SPACE AVAILABLE**



Owned and Operated By A  
**GATOR**  
Affiliated Company

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