

**PRIME URBAN RETAIL SPACE
GATEWAY CENTER**

333 Scott Street, Covington, KY 41011

**Covington Central
Riverfront Urban Retail Space**

932 - 7866 SF

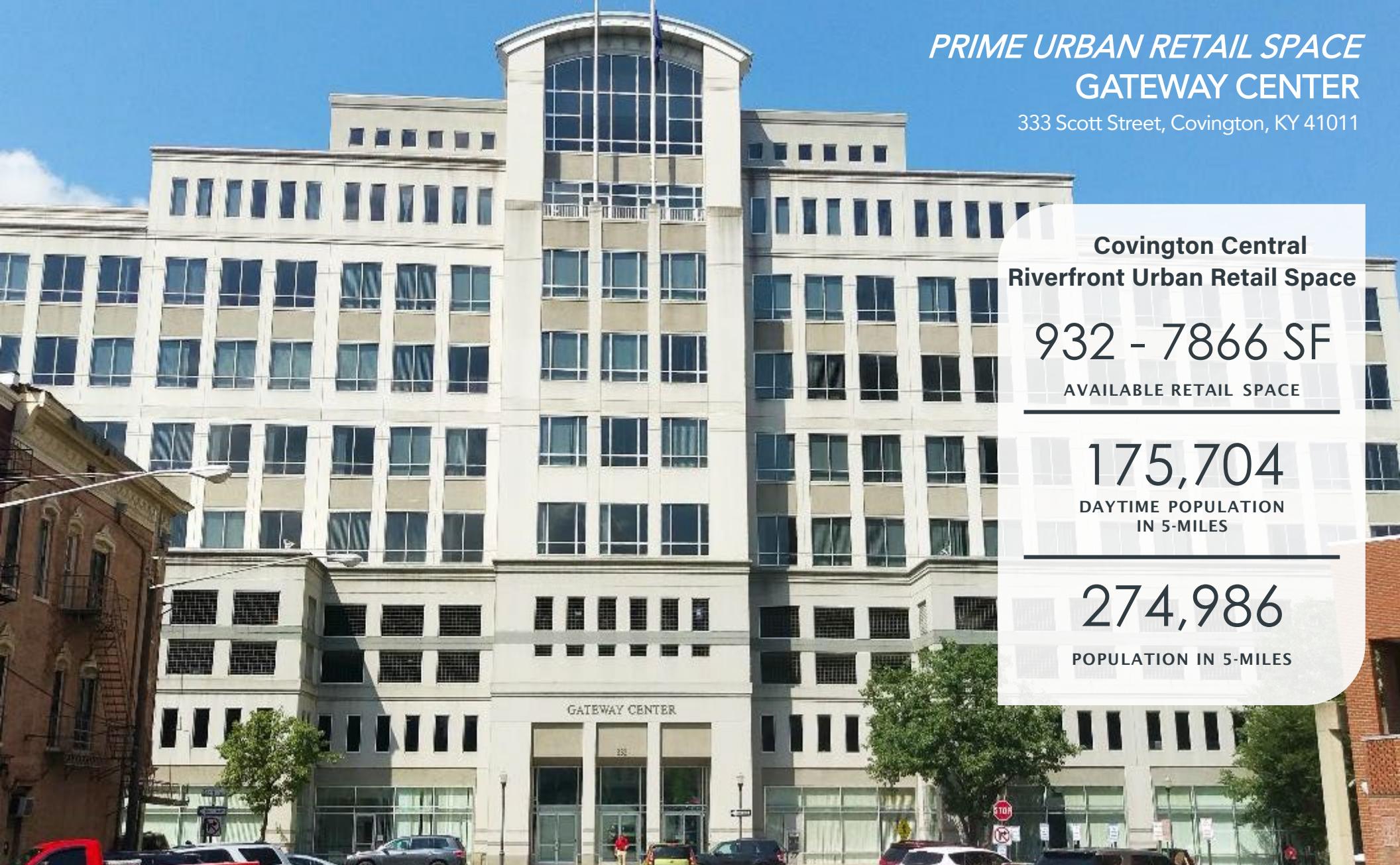
AVAILABLE RETAIL SPACE

175,704

**DAYTIME POPULATION
IN 5-MILES**

274,986

POPULATION IN 5-MILES



Chris Nachtrab
cnachtrab@lee-associates.com
D 513.588.1841

TC Bartoszek
tc@lee-associates.com
D 513.588.1840

Molly Hoffman
mhoffman@lee-associates.com
D 513.588.1843

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



PROPERTY HIGHLIGHTS

FOR LEASE: 932 – 7,866 SF

PRICING: \$15.00 Gross + Utilities

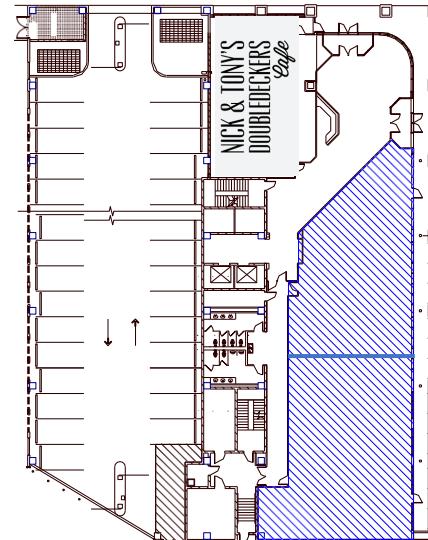
- Urban Retail Space
- 1,900 IRS employees in building
- 1st floor office space with retail exposure
- Former restaurant space
- Across from courthouse
- In close proximity to the new Green on the Levee mixed-use development
- Strong Daytime Population: 42,826 within 1 mile and 175,704 within 5 miles



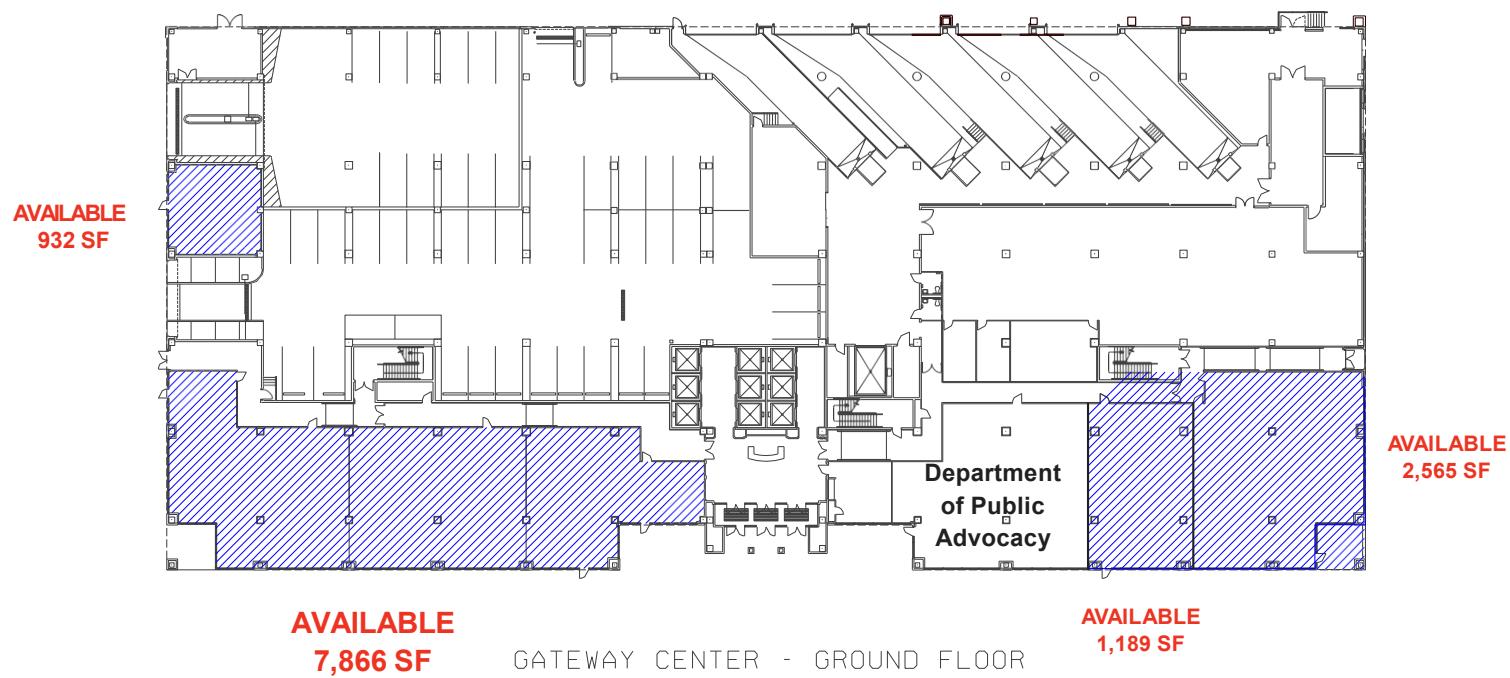
**LEE &
ASSOCIATES**

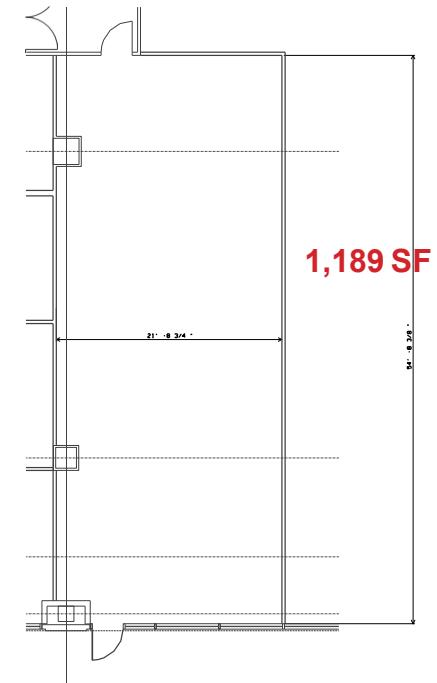
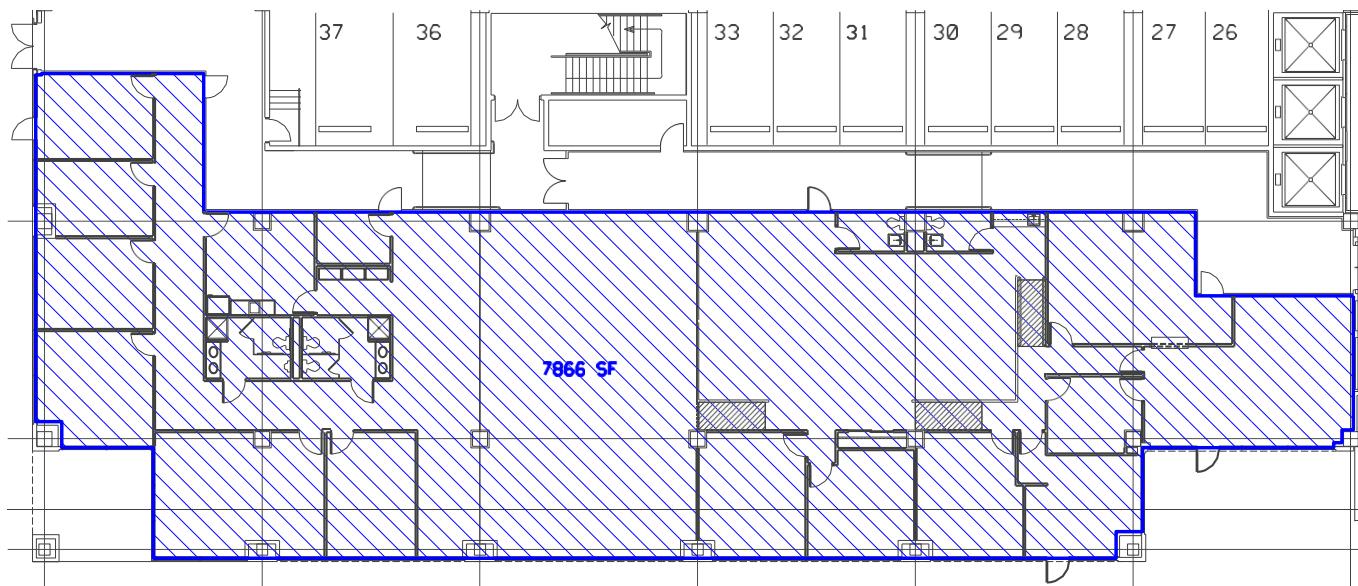
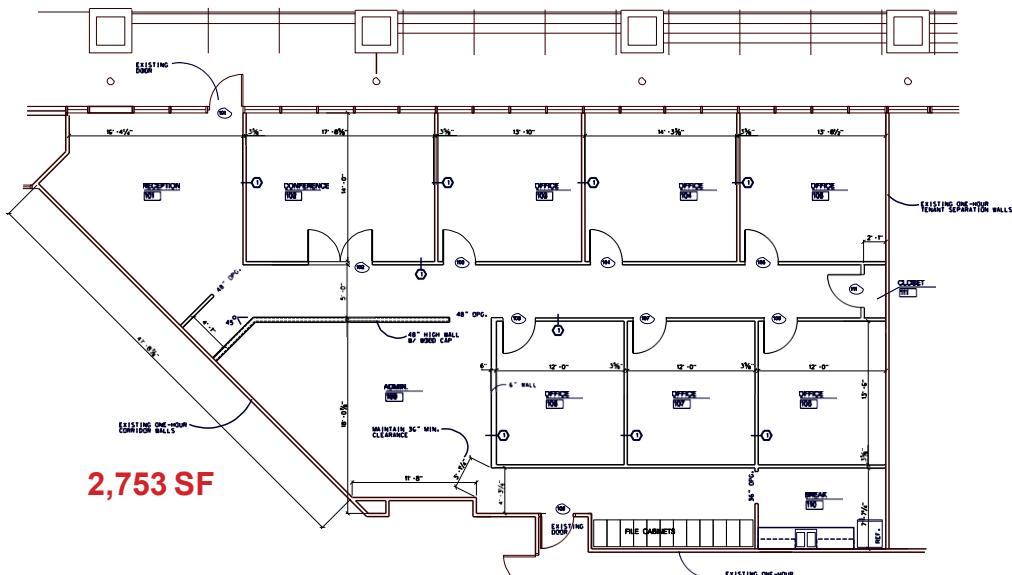
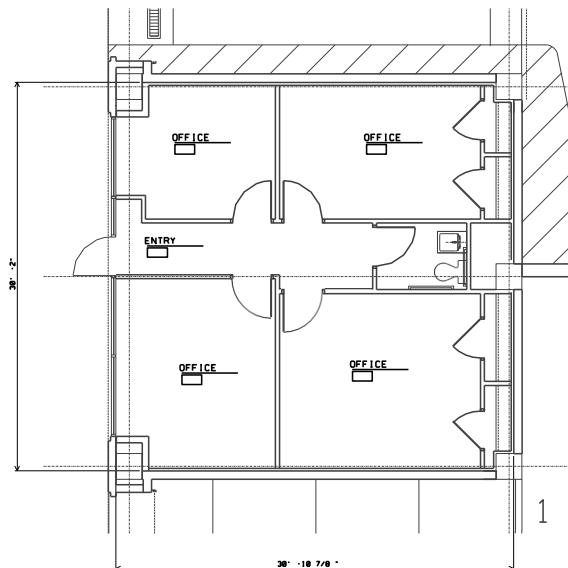
COMMERCIAL REAL ESTATE SERVICES

GATEWAY WEST - GROUND FLOOR



ALLEY

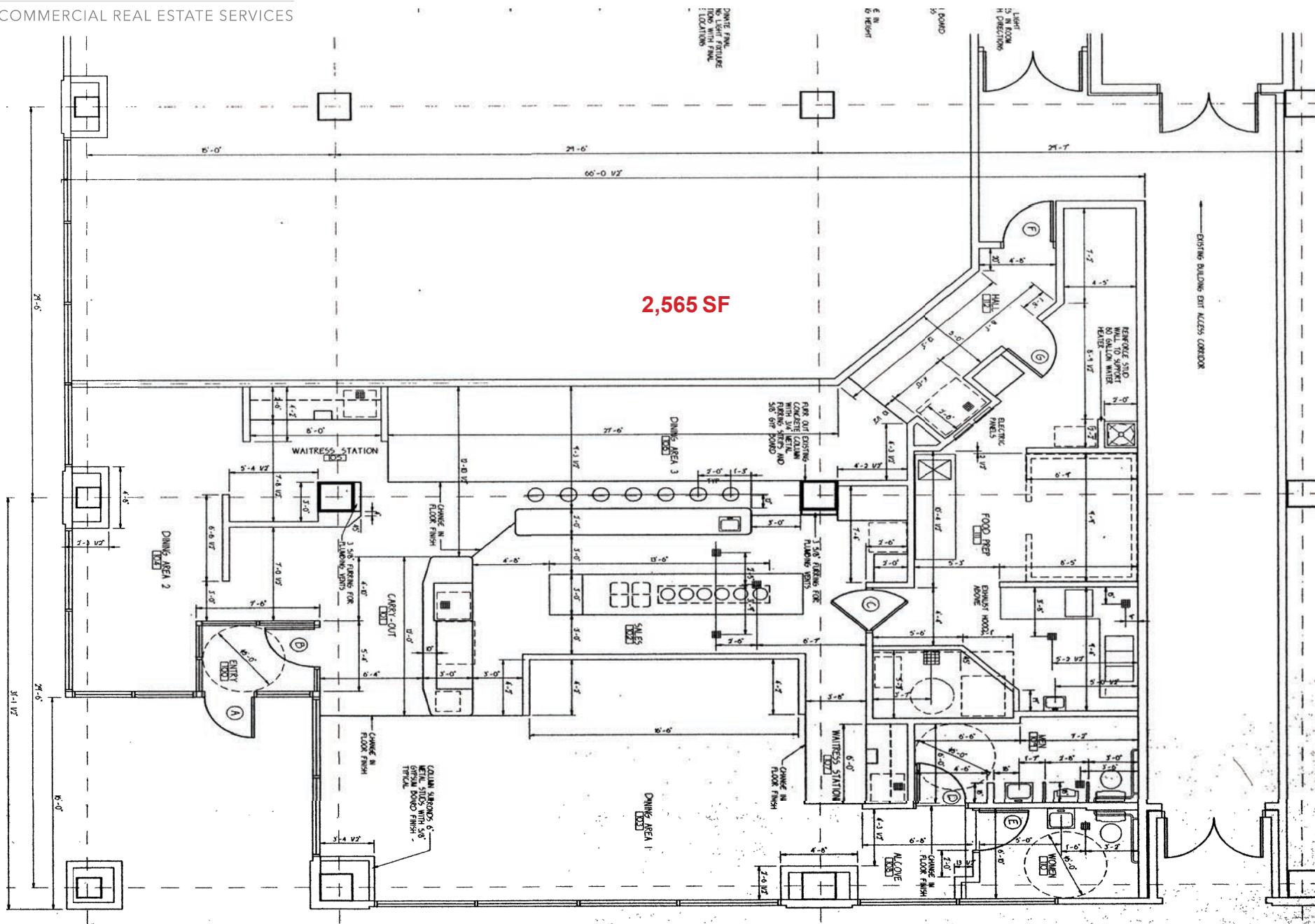






LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES





| | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| POPULATION | | | |
| 2020 Estimated Population | 17,601 | 131,081 | 274,986 |
| 2025 Projected Population | 19,315 | 138,755 | 290,548 |
| 2010 Census Population | 16,266 | 124,023 | 265,093 |
| 2000 Census Population | 17,693 | 133,992 | 291,133 |
| Projected Annual Growth 2020 to 2025 | 1.9% | 1.2% | 1.1% |
| Historical Annual Growth 2000 to 2020 | - | -0.1% | -0.3% |
| HOUSEHOLDS | | | |
| 2020 Estimated Households | 8,522 | 58,567 | 117,476 |
| 2025 Projected Households | 9,327 | 62,413 | 124,555 |
| 2010 Census Households | 7,370 | 54,238 | 112,386 |
| 2000 Census Households | 8,059 | 58,241 | 123,880 |
| Projected Annual Growth 2020 to 2025 | 1.9% | 1.3% | 1.2% |
| Historical Annual Growth 2000 to 2020 | 0.3% | - | -0.3% |
| AGE | | | |
| 2020 Est. Population Under 10 Years | 11.2% | 11.2% | 11.8% |
| 2020 Est. Population 10 to 19 Years | 9.7% | 12.3% | 13.6% |
| 2020 Est. Population 20 to 29 Years | 19.8% | 20.0% | 18.7% |
| 2020 Est. Population 30 to 44 Years | 22.5% | 20.4% | 19.5% |
| 2020 Est. Population 45 to 59 Years | 17.2% | 16.8% | 16.7% |
| 2020 Est. Population 60 to 74 Years | 14.6% | 14.0% | 14.0% |
| 2020 Est. Population 75 Years or Over | 4.9% | 5.3% | 5.6% |
| 2020 Est. Median Age | 34.5 | 34.3 | 34.4 |
| MARITAL STATUS & GENDER | | | |
| 2020 Est. Male Population | 52.7% | 51.0% | 49.8% |
| 2020 Est. Female Population | 47.3% | 49.0% | 50.2% |
| 2020 Est. Never Married | 47.2% | 51.3% | 50.0% |
| 2020 Est. Now Married | 24.9% | 27.0% | 29.2% |
| 2020 Est. Separated or Divorced | 20.9% | 16.8% | 15.8% |
| 2020 Est. Widowed | 6.9% | 4.9% | 4.9% |
| INCOME | | | |
| 2020 Est. HH Income \$200,000 or More | 6.0% | 5.3% | 6.6% |
| 2020 Est. HH Income \$150,000 to \$199,999 | 3.6% | 4.3% | 4.5% |
| 2020 Est. HH Income \$100,000 to \$149,999 | 9.9% | 12.2% | 11.3% |
| 2020 Est. HH Income \$75,000 to \$99,999 | 10.7% | 10.3% | 10.6% |
| 2020 Est. HH Income \$50,000 to \$74,999 | 16.2% | 17.2% | 16.6% |
| 2020 Est. HH Income \$35,000 to \$49,999 | 11.6% | 11.2% | 11.6% |
| 2020 Est. HH Income \$25,000 to \$34,999 | 10.5% | 10.3% | 9.9% |
| 2020 Est. HH Income \$15,000 to \$24,999 | 13.0% | 10.1% | 10.1% |
| 2020 Est. HH Income Under \$15,000 | 18.4% | 19.1% | 18.9% |
| 2020 Est. Average Household Income | \$72,794 | \$71,268 | \$75,940 |
| 2020 Est. Median Household Income | \$50,668 | \$52,952 | \$54,858 |
| 2020 Est. Per Capita Income | \$36,265 | \$32,586 | \$33,016 |
| | | | |
| 2020 Est. Total Businesses | 2,469 | 7,620 | 11,957 |
| 2020 Est. Total Employees | 42,826 | 115,110 | 175,704 |

