

# BELLEVUE PLAZA

119 FAIRFIELD AVE, SUITE 200 | BELLEVUE, KY 41073

FOR LEASE

SUITE 200 - 50,000+ SF

2ND & 3RD FLOORS - FULL FLOORS

FITNESS/HEALTH CLUB

EXPLOSIVE RESIDENTIAL GROWTH

ESTABLISHED FITNESS MARKET

A rare opportunity to lease a high-visibility, 50,000 SF former LA Fitness Club in one of the fastest-growing urban corridors in the Cincinnati MSA. Perfectly positioned for a luxury fitness operator seeking a flagship presence with built-in demand and immediate brand equity

*Windmiller  
Properties*

CONTACT FOR LEASING  
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# EXECUTIVE SUMMARY

119 FAIRFIELD AVE, SUITE 200 | BELLEVUE, KY

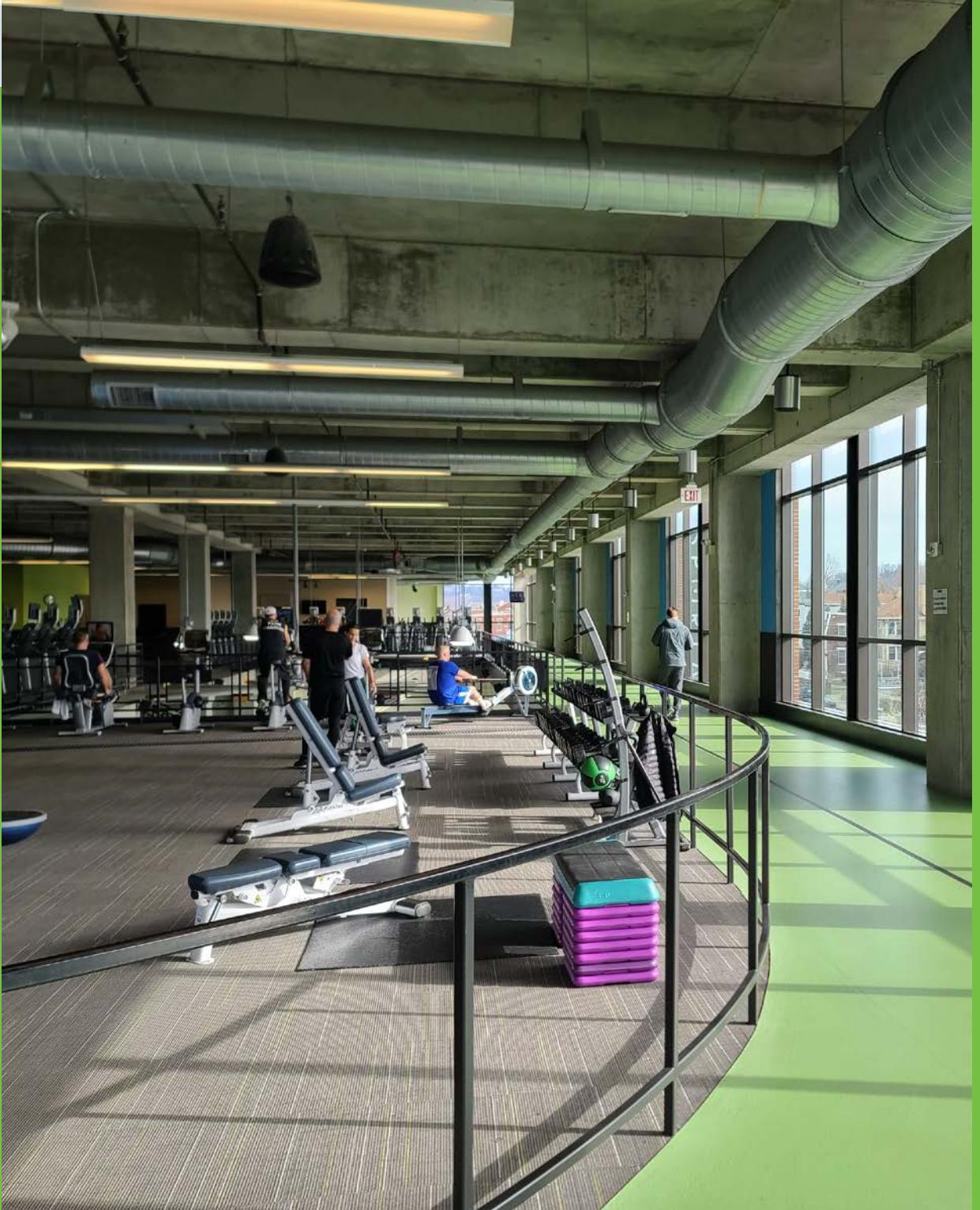


Windmiller Properties presents a premier leasing opportunity at Bellevue Plaza, a four-story mixed-use property located at 119 Fairfield Avenue in Bellevue, Kentucky—just minutes from downtown Cincinnati.

Suite 200 spans the 2nd and 3rd floors, totaling 50,000+ SF with  $\pm$ 25,000 SF floor plates, offering flexible 15–25 year leasing terms and up to \$2 million in tenant improvement funds provided by the landlord.

Currently built out as a fitness and health club, the space features open layouts, abundant natural light, and quality finishes. Formerly anchored by LA Fitness, the existing infrastructure in Suite 200 includes locker rooms, a pool, and a racquetball court, offering a turnkey option for fitness, wellness, or health-focused tenants. The flexible floor plan also allows for conversion to medical, creative office, or other experience-driven uses.

The site benefits from excellent signage, riverfront exposure, and adjacency to I-471 entrance and exit ramps. This is a rare chance to secure a large block of space in one of Northern Kentucky's most vibrant, walkable communities. Bellevue Plaza offers striking interior architecture, excellent visibility from Fairfield Avenue, and proximity to a thriving retail and dining scene along the Ohio River—positioning Suite 200 as a standout location in the greater Cincinnati region.

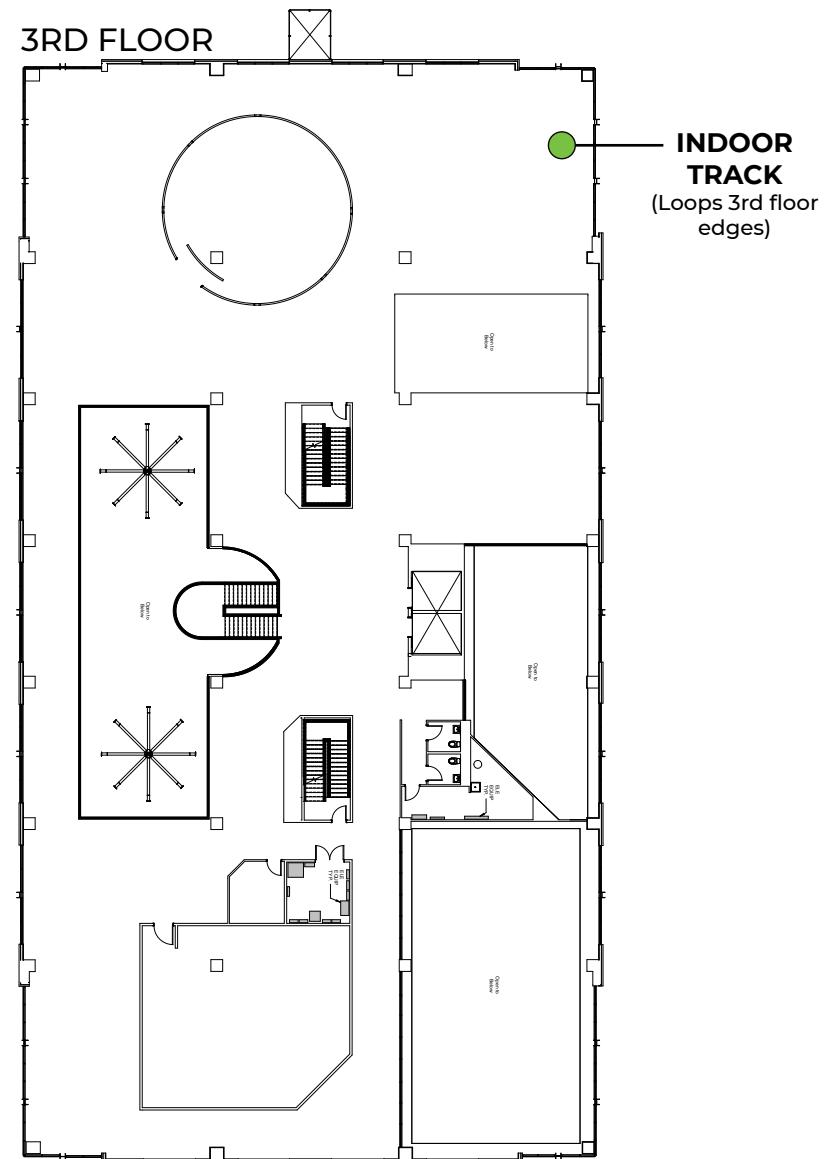
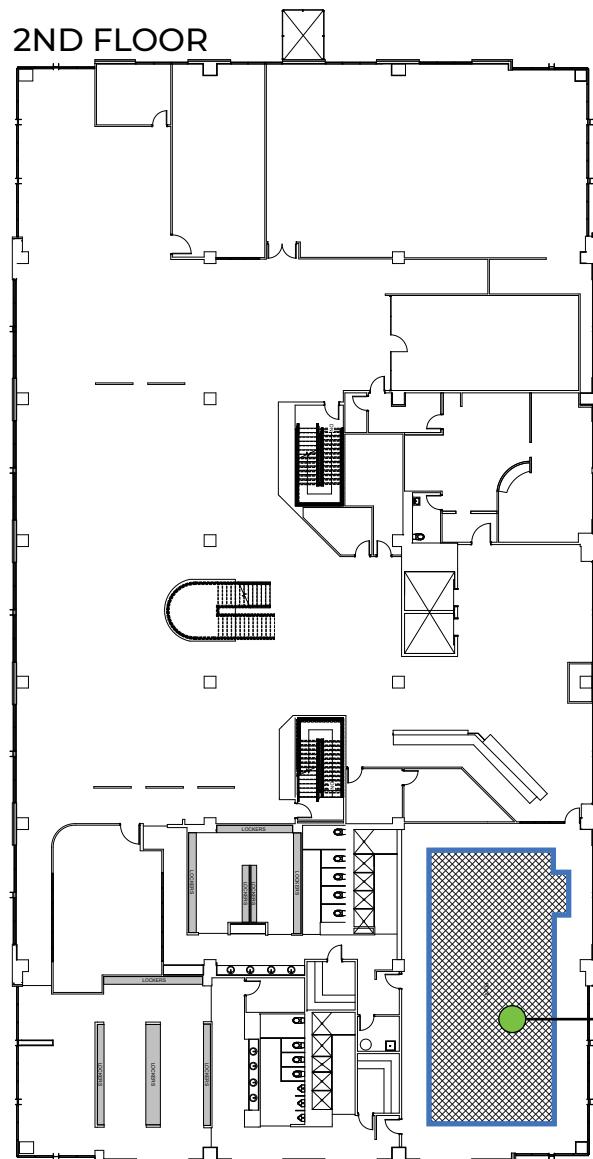


**View from 50,000+ SF Turn-  
Key Fitness Center Space**



# FLOOR PLANS - SUITE 200

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## BUILDING AMENITIES



### CLASS A BUILDING

Four-story mixed-use building (~102,800 SF total) built in 2008 with premium finishes



### RIVER-VIEW SETTING

Striking waterfront location with direct Fairfield Avenue visibility



### 24/7 SECURITY

Secure access, controlled entry, CCTV, and on-site property management



### ON-SITE PARKING

±440 spaces (surface + covered) for customers and staff



### WALKABILITY SCORE

Walk Score 81, bike-friendly, and public transit accessible



### ON-SITE DINING

VIP experience courtesy of MRBL Steak House



### COMPREHENSIVE SYSTEMS

Air conditioning, modern ventilation, ADA-compliant layout



### VERSATILE USE

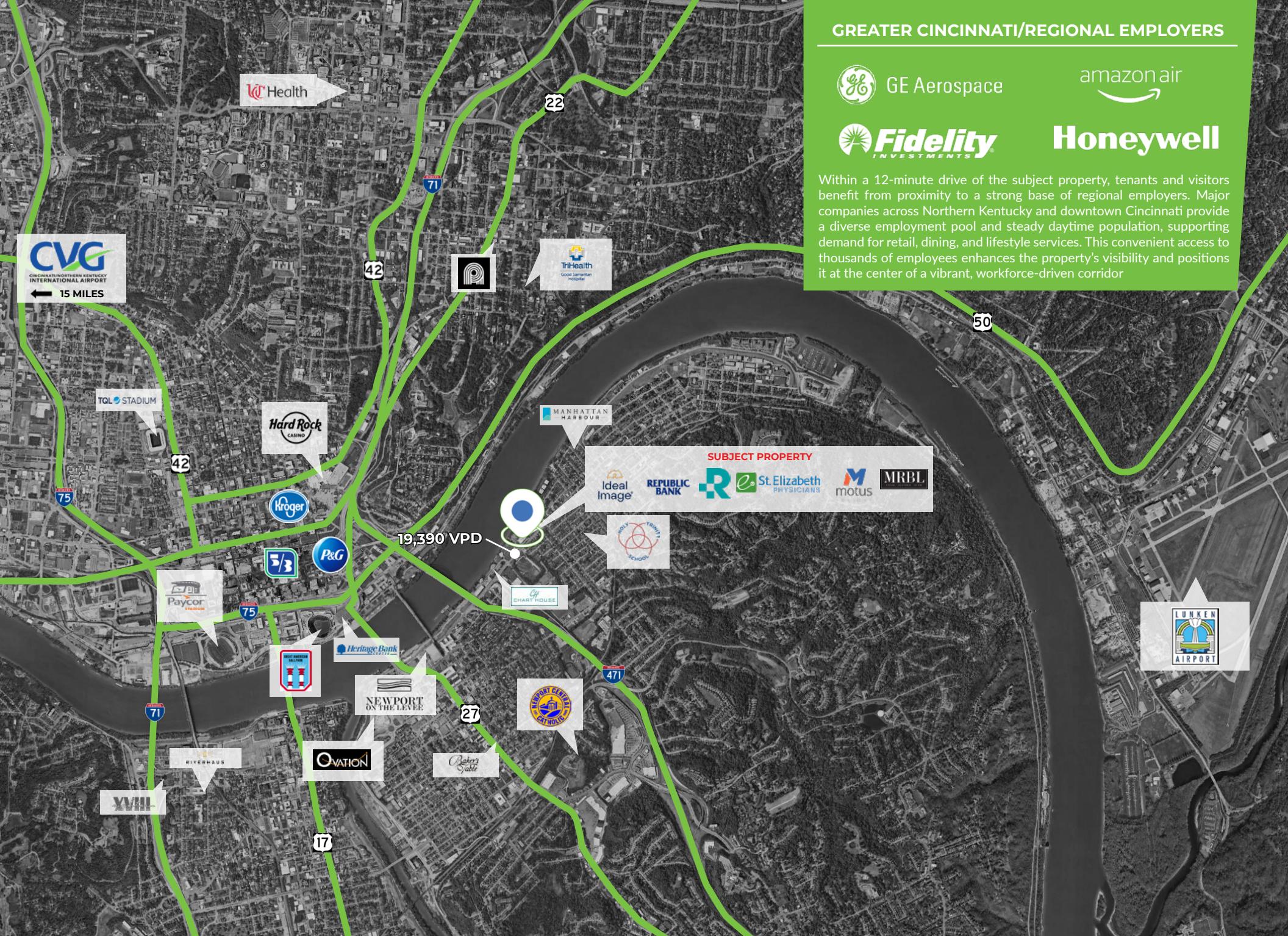
Ideal for medical, creative office, retail, and fitness-oriented operations

## GREATER CINCINNATI/REGIONAL EMPLOYERS



**Honeywell**

Within a 12-minute drive of the subject property, tenants and visitors benefit from proximity to a strong base of regional employers. Major companies across Northern Kentucky and downtown Cincinnati provide a diverse employment pool and steady daytime population, supporting demand for retail, dining, and lifestyle services. This convenient access to thousands of employees enhances the property's visibility and positions it at the center of a vibrant, workforce-driven corridor.



# CINCINNATI: YOUNG, AFFLUENT, GROWING



Across the Ohio River, Cincinnati stands as the region's economic and cultural anchor, offering a larger, higher-income customer base than surrounding submarkets. The city is experiencing an influx of new residential development, with luxury apartments and high-end condominiums attracting young professionals and affluent households seeking urban convenience with premium amenities.

This rapid growth has fueled strong demand for health, wellness, and lifestyle offerings. The concentration of higher-earning residents, paired with the city's reputation as a hub for dining, entertainment, and riverfront living, creates an ideal environment for a next-generation fitness or wellness operator. With thousands of new units underway and a demographic that values community, convenience, and quality, Cincinnati delivers the scale and spending power to support a flagship facility that can thrive within the metro's most dynamic growth corridor.

Just minutes from the subject property, these vibrant neighborhoods provide access to a dense population of active, health-conscious residents who prioritize premium fitness and lifestyle experiences. This strong demand base positions Suite 200 to capture and retain a loyal membership, ensuring long-term success in one of the Midwest's hottest growth markets.

# LUXURY ON THE RIVERFRONT

## LUXURY ON THE RIVERFRONT

Ovation is a \$1 billion+ riverfront community transforming Northern Kentucky's skyline. The 25-acre master plan combines luxury condominiums, townhomes, retail, dining, office, and entertainment in one walkable destination. Anchored by a 4,500-seat concert venue and boardwalk retail, Ovation elevates the region's profile and attracts affluent residents and visitors seeking world-class amenities. Nearby projects such as Manhattan Harbour and RiverHaus Apartments further complement this momentum, adding density and reinforcing demand for lifestyle-driven residential and retail offerings across the urban riverfront.



Northern Kentucky offers urban energy with suburban convenience. Ovation's residences, priced from \$1M+, highlight the rising demand for luxury housing, while nearby developments like Manhattan Harbour continue to add high-end options for a growing professional class. The region delivers unmatched access: 165+ nonstop flights from CVG, connections to three interstates, and average commutes of just 23 minutes. Paired with world-class dining, sports, arts, and recreation, Northern Kentucky captures the momentum of a market primed for growth and investment.



\$1B+ invested in  
Ovation's landmark  
development



Luxury condos and  
townhomes priced  
from \$1M+

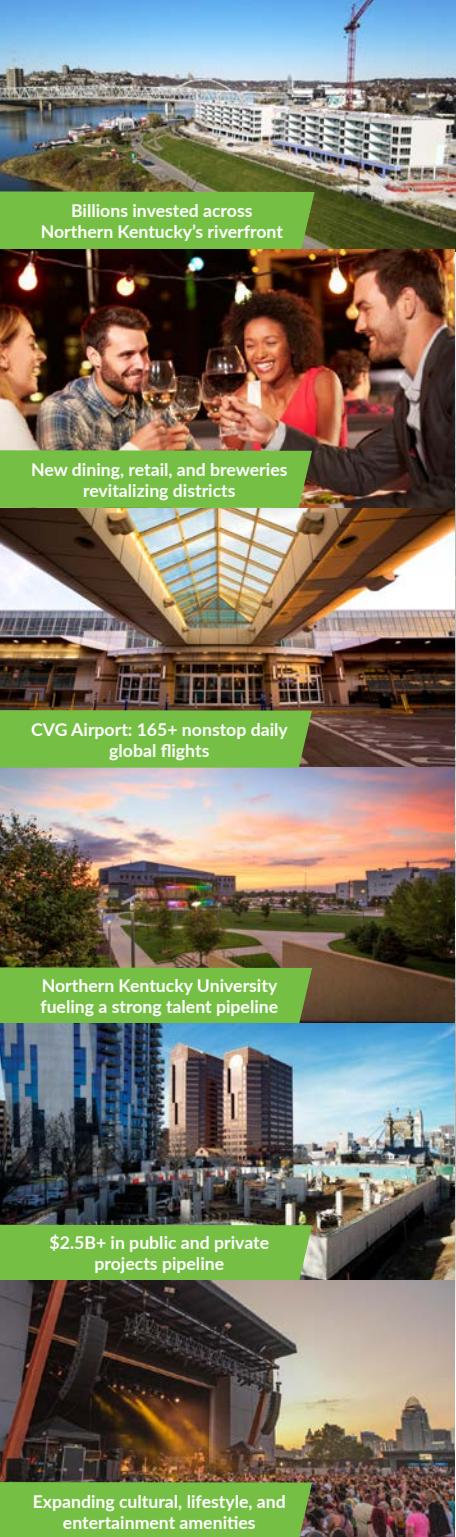


Residential + lifestyle  
growth =  
unmatched opportunity



A wave of new housing permits across Northern Kentucky underscores the region's momentum. Newport, Covington, and Bellevue are experiencing sustained growth, expanding the customer base for retail, dining, and lifestyle offerings. Developments such as RiverHaus, Manhattan Harbour, and other upscale communities are bringing in younger, higher-income residents alongside Ovation's mix of upscale residential and destination amenities. Together, these projects create an ecosystem where affluent buyers and new households drive demand for both everyday essentials and luxury experiences.

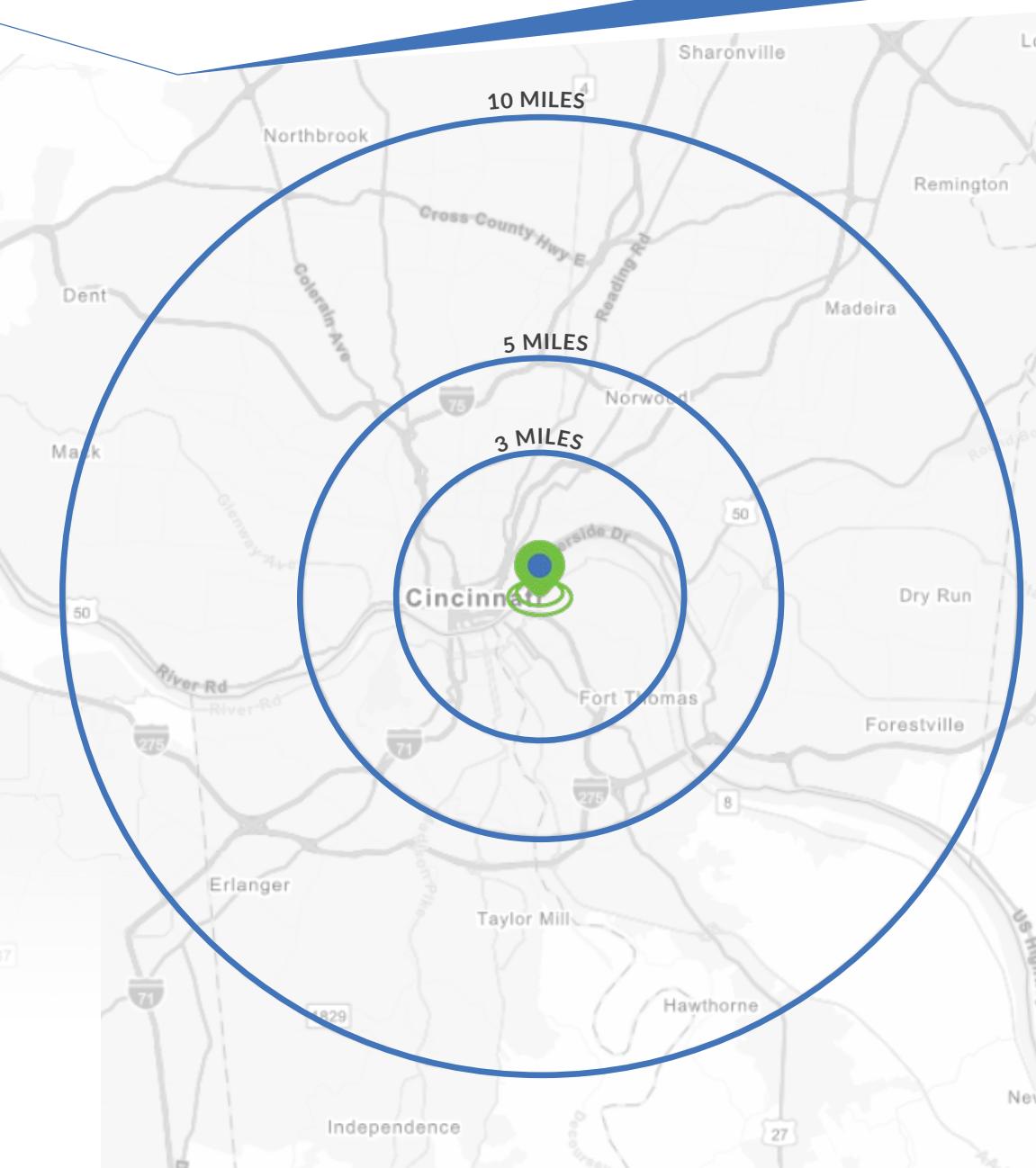
# REGION ON THE RISE



Northern Kentucky's riverfront is entering a new era of growth and reinvestment. Major developments, infrastructure upgrades, and public-private partnerships are drawing unprecedented attention to the Cincinnati metro's south bank. With billions in capital fueling residential, retail, hospitality, and entertainment projects, the area is transforming into one of the Midwest's premier live-work-play destinations, attracting affluent buyers, new residents, and regional employers alike.

# DEMOGRAPHICS

119 FAIRFIELD AVE, SUITE 200 | BELLEVUE, KY



	2025	2030
3 MILES	143,146	147,069
5 MILES	289,654	294,676
10 MILES	813,018	818,936



3 MILES	65,056	67,614
5 MILES	130,411	133,625
10 MILES	347,496	351,058



3 MILES	\$98,784	\$109,525
5 MILES	\$101,960	\$113,008
10 MILES	\$105,716	\$118,860



3 MILES	\$62,498	\$69,911
5 MILES	\$64,623	\$71,902
10 MILES	\$69,919	\$78,594



3 MILES	32.6	33.6
5 MILES	33.7	34.9
10 MILES	37.2	38.4

- **1,000+ MULTIFAMILY UNITS IN PIPELINE** – expanding residential base fuels long-term demand.
- **STRONG FITNESS MARKET DEMAND** – growing population seeking premium health and wellness.
- **UNDERSERVED LUXURY FITNESS SEGMENT** – opportunity for a flagship operator to capture high-income demographic.

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Prospective tenants are encouraged to conduct their own independent investigations and due diligence concerning all aspects of the property, including but not limited to zoning, permitted uses, physical condition, and lease terms. Windmiller Properties expressly disclaims any liability for inaccuracies or omissions and assumes no obligation to update or revise the contents of this Memorandum.

All sizes, dimensions, and property conditions are approximate and subject to change. Future availability of Suite 200 is contingent on current tenant lease expiration and renewal terms, and no guarantee of timing or final availability is expressed herein.

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