

45 W 7th Street, Covington, KY 41011

### PROPERTY HIGHLIGHTS

-  1,023 SF & 2,375 SF Retail Space
-  Located in the Heart of Historic Covington
-  1st Floor Space to 110 Luxury Apartments
-  Plenty of Convenient Parking Available
-  Just Minutes from Mainstrasse Village, Newport on the Levee and Downtown Cincinnati
-  Surrounded by Unique Shops, Restaurants, Pubs, Galleries and Entertainment Venues
-  Within Steps to Hotel Covington, Braxton Brewery, Agave & Rye, Noche & The Madison Event Center

### DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
<b>Estimated Population</b>	21,259	127,870	284,851
<b>Median Income</b>	\$58,839	\$68,989	\$68,449
<b>Average HH Income</b>	\$88,150	\$98,835	\$97,054
<b>Daytime Population</b>	11,580	103,154	169,020



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JOHN A. ROEBLING  
SUSPENSION BRIDGE

Cincinnati  
1 Mile

Newport  
1 Mile



NORTHERN KENTUCKY  
CONVENTION CENTER

8  
SMOKE  
HOUSE

BLINKERS  
Tavern

MOLLY MALONES  
IRISH PUB

KEystone  
Tavern

White Castle

McDonald's

TACO BELL

Wendy's

CHIPOTLE

W 4th St

W 4th St

W 5th St

W 5th St

RIVERHAUS

FOURTEEN  
LEGENDS

GOODFELLAS  
PIZZERIA

FLYING AXES

Amerasia

Wokest

W 7th St

E 7th St

MADISON

MADISON  
Theater

Libby's  
SWEET COUNTRY

ST. LOUIS APARTMENTS

HALLA

W Pike St

Madison Ave

Scott St

Greenup St

Licking River

Licking River

Ludlow  
2.5 Miles

SITE

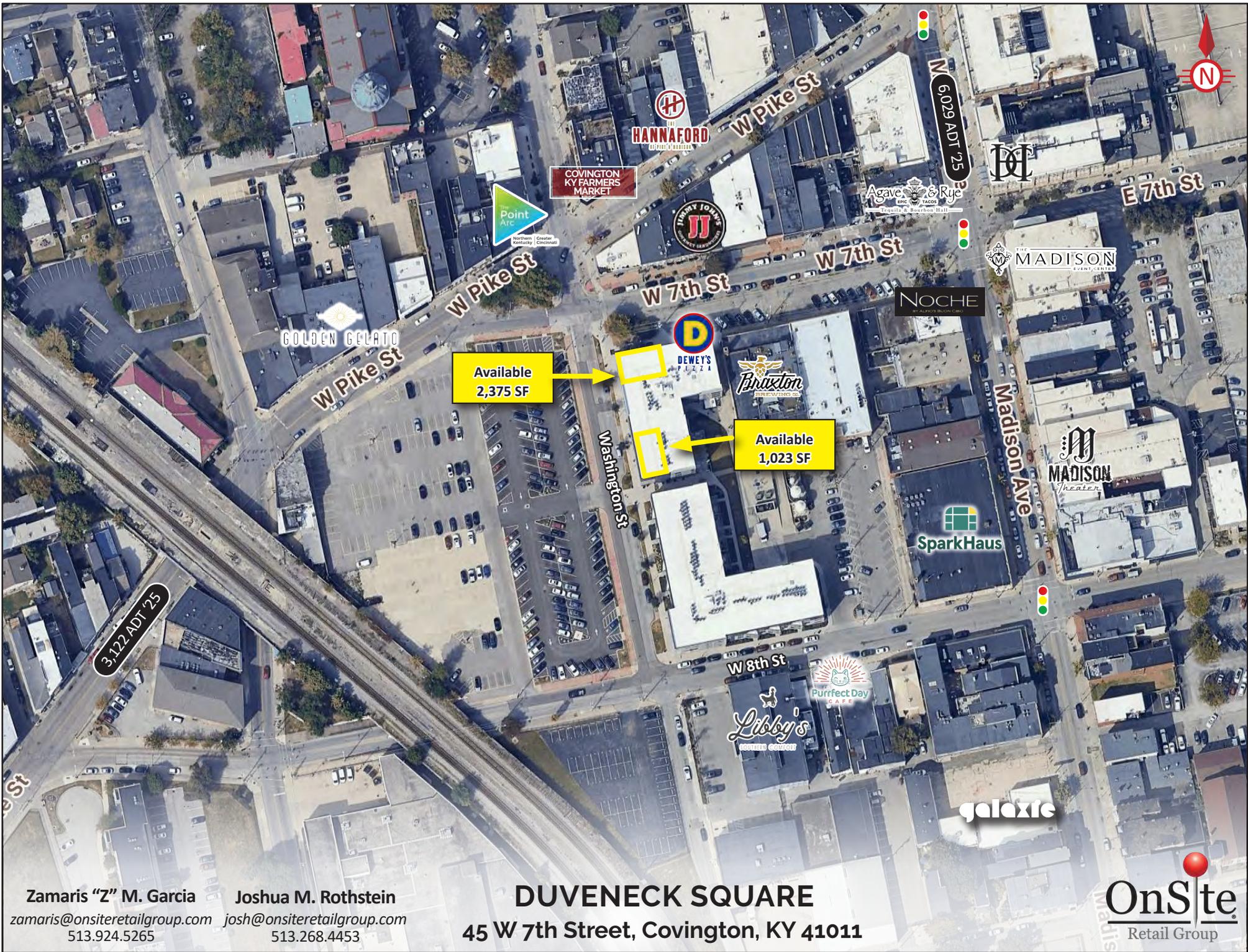
# DUVENECK SQUARE

45 W 7th Street, Covington, KY 41011

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Retail Group

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Available  
2,375 SF

Available  
1,023 SF

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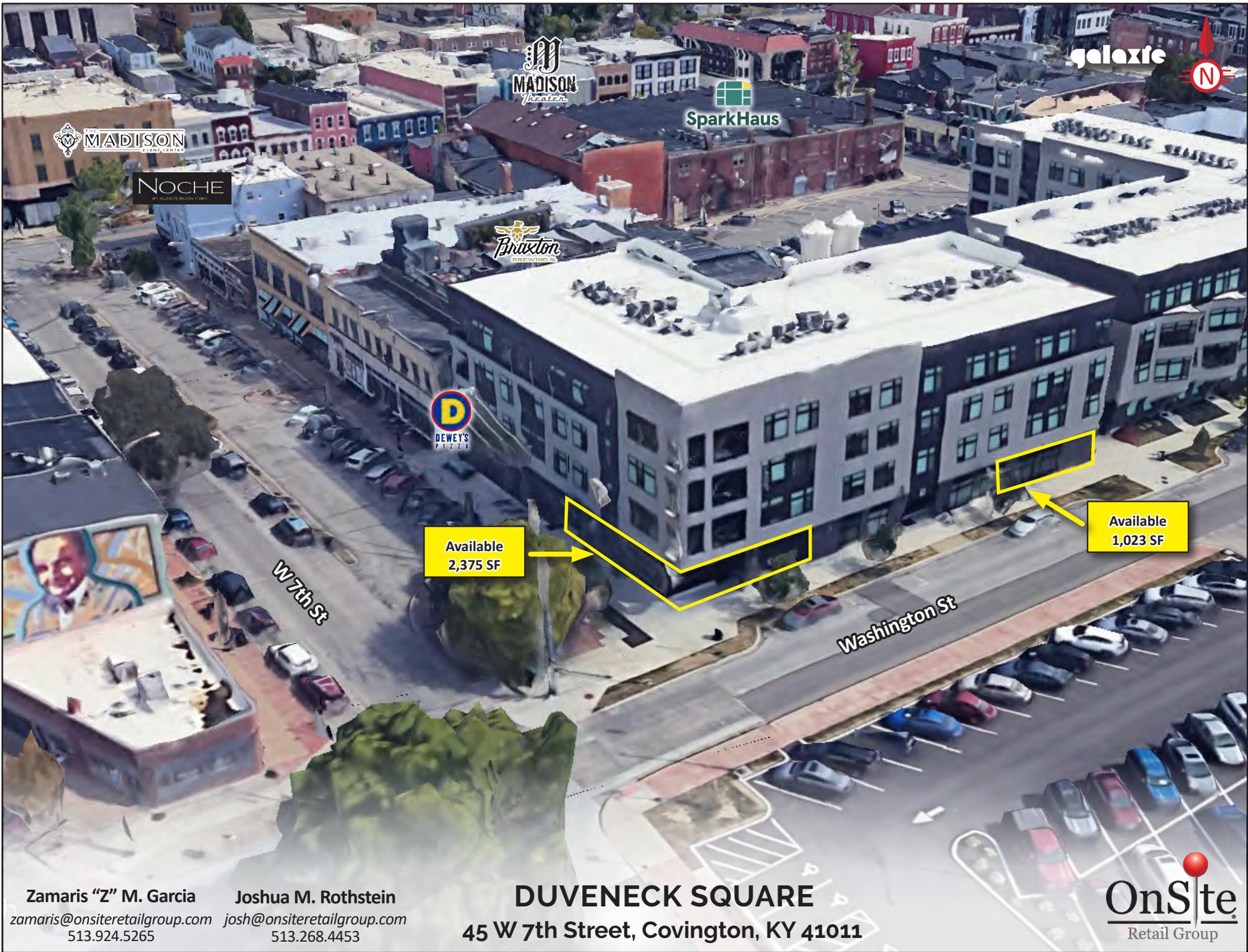
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MADISON  
Theater

SparkHaus

galaxie



MADISON  
EVENT CENTER

NOCHE  
BY ALFARO'S BUON CIBO

Panaxton  
COMMERCIAL REAL ESTATE

DEWEY'S  
PIZZA

Available  
2,375 SF

Available  
1,023 SF

W 7th St

Washington St

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## Summary Profile

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



Lat/Lon: 39.0827/-84.5114

<b>716 Washington St Covington, KY 41011</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2025 Estimated Population	21,259	127,870	284,851
2030 Projected Population	22,306	133,833	292,001
2020 Census Population	18,422	113,723	262,326
2010 Census Population	18,820	113,400	259,835
Projected Annual Growth 2025 to 2030	1.0%	0.9%	0.5%
Historical Annual Growth 2010 to 2025	0.9%	0.9%	0.6%
2025 Median Age	34.3	34.9	34.1
<b>Households</b>			
2025 Estimated Households	10,486	62,187	127,095
2030 Projected Households	11,354	66,578	132,937
2020 Census Households	8,815	53,780	114,404
2010 Census Households	8,166	50,297	110,330
Projected Annual Growth 2025 to 2030	1.7%	1.4%	0.9%
Historical Annual Growth 2010 to 2025	1.9%	1.6%	1.0%
<b>Race and Ethnicity</b>			
2025 Estimated White	73.8%	74.5%	68.9%
2025 Estimated Black or African American	14.2%	17.6%	21.9%
2025 Estimated Asian or Pacific Islander	1.2%	1.8%	2.6%
2025 Estimated American Indian or Native Alaskan	0.5%	0.2%	0.2%
2025 Estimated Other Races	10.3%	5.9%	6.4%
2025 Estimated Hispanic	10.0%	5.1%	5.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$88,150	\$98,835	\$97,054
2025 Estimated Median Household Income	\$58,539	\$68,989	\$68,449
2025 Estimated Per Capita Income	\$43,733	\$48,301	\$43,704
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	5.8%	3.0%	3.1%
2025 Estimated Some High School (Grade Level 9 to 11)	7.9%	6.1%	6.0%
2025 Estimated High School Graduate	26.4%	24.2%	24.9%
2025 Estimated Some College	15.9%	16.3%	16.6%
2025 Estimated Associates Degree Only	7.1%	6.9%	7.4%
2025 Estimated Bachelors Degree Only	21.8%	26.4%	24.2%
2025 Estimated Graduate Degree	15.1%	17.1%	17.8%
<b>Business</b>			
2025 Estimated Total Businesses	1,202	7,940	12,936
2025 Estimated Total Employees	11,580	103,154	169,020
2025 Estimated Employee Population per Business	9.6	13.0	13.1
2025 Estimated Residential Population per Business	17.7	16.1	22.0

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