

FOR LEASE

GATOR NEWPORT PLAZA II

INVESTMENTS 1301 - 1315 MONMOUTH STREET | NEWPORT, KY 41071

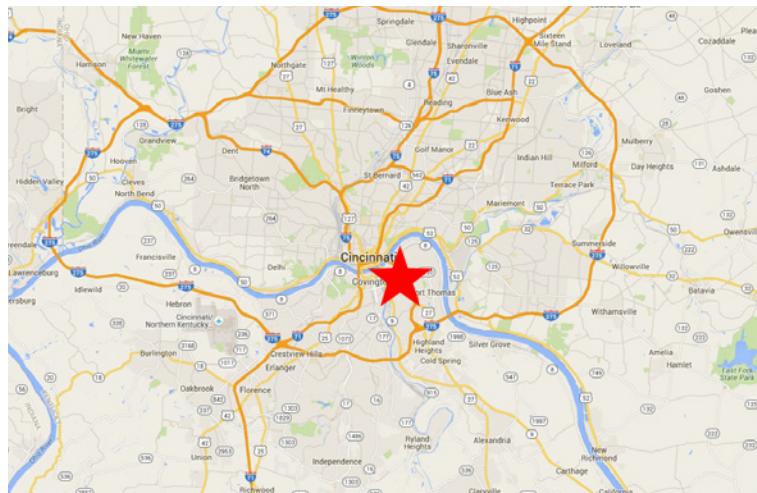


PROPERTY OVERVIEW

- 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
- Intersection Traffic Count: 21,700 AADT

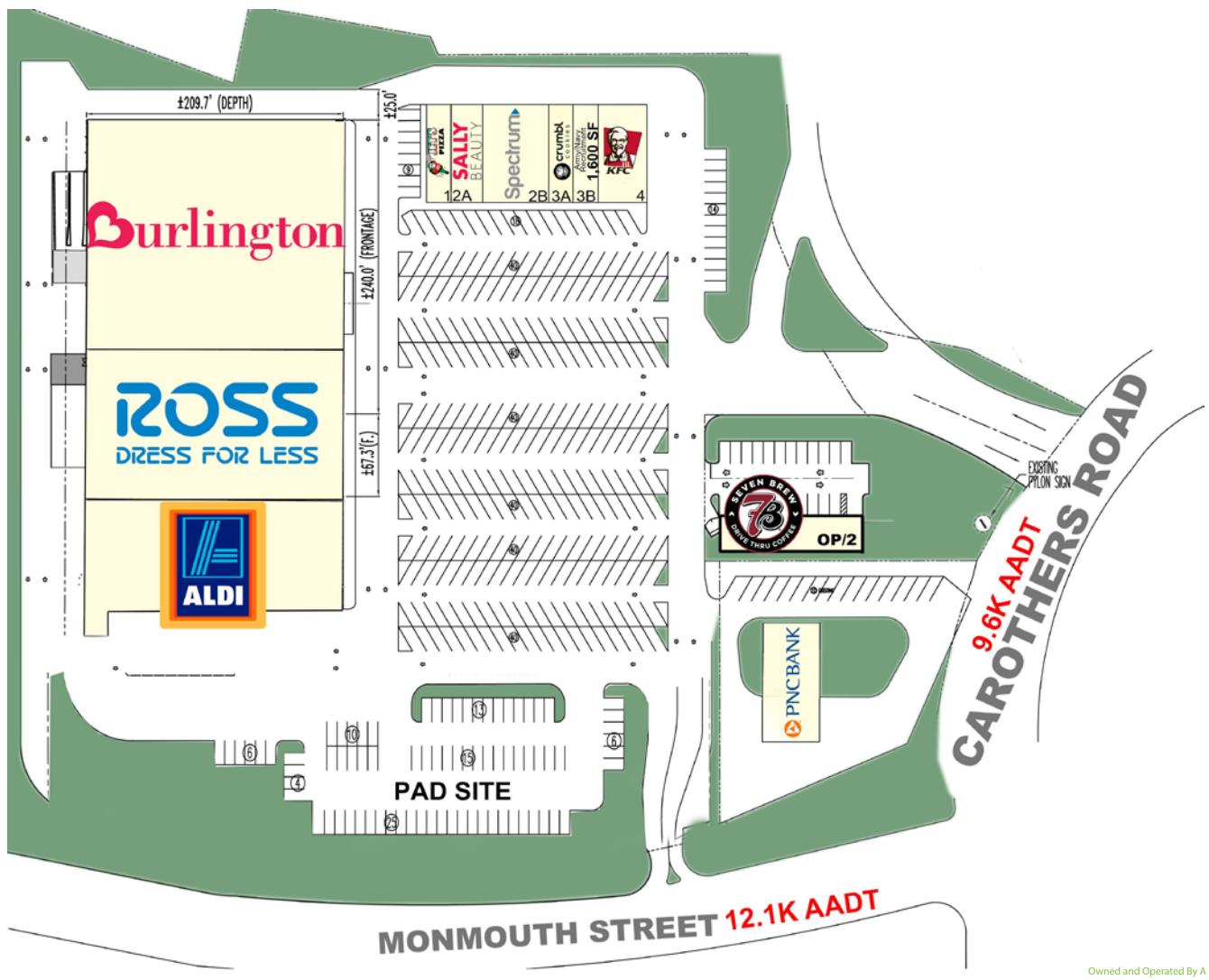


DEMOCRAPHICS

• 2025 Estimates

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

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	16,874	125,196	272,035
AVG. HH INCOME	\$100,706	\$104,122	\$105,222
AVG. AGE	36	35	34



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