

**FOR SALE
OR LEASE**

22 E 7th St
Newport, KY 41071

CURO•BRKG

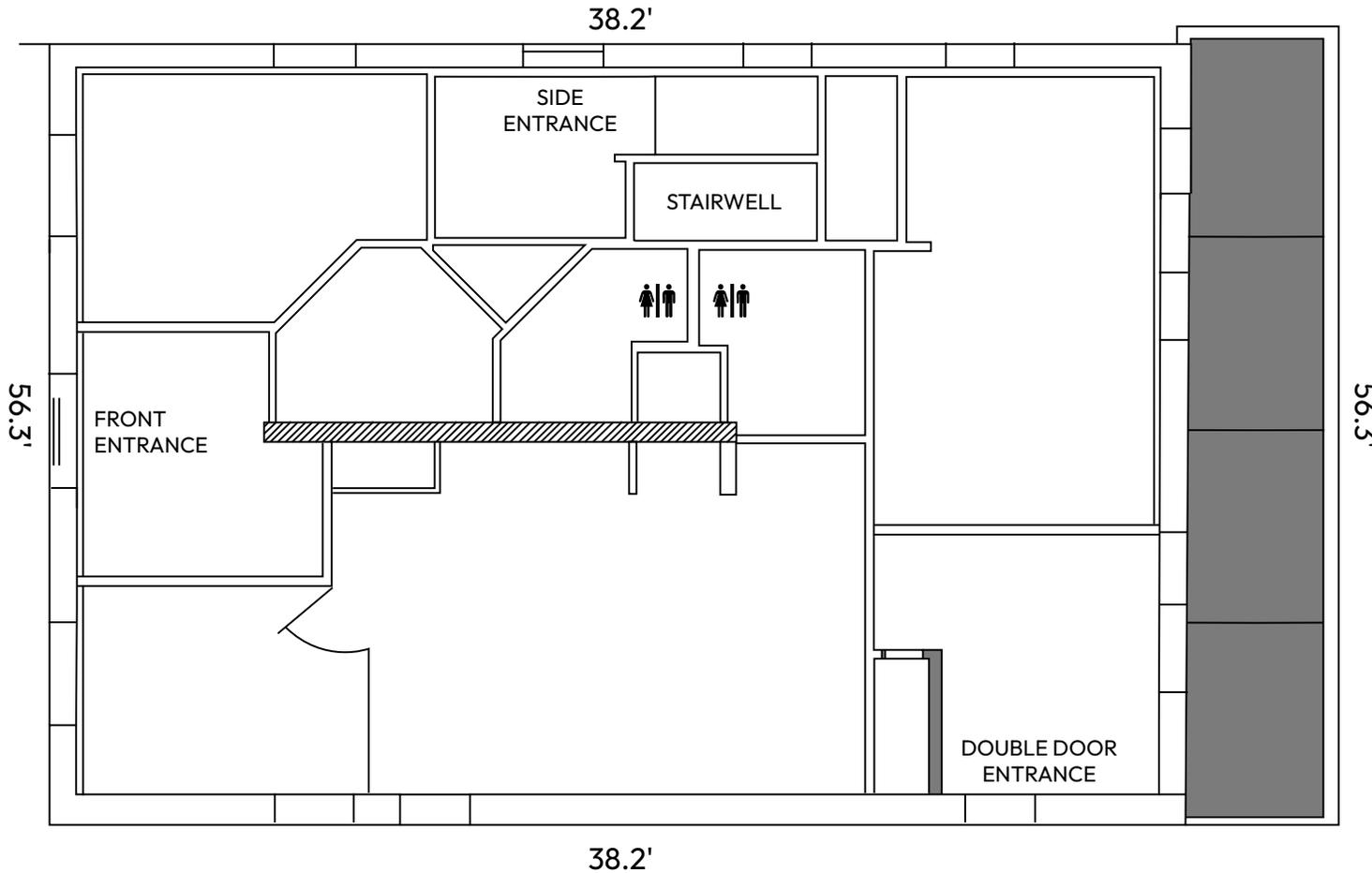


CURO•BRKG

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FIRST FLOOR PLAN



PROPERTY DETAILS

Year Built: 1875

Year Modeled: 2008

Total SF: 4,301 SF

Heat: Natural gas

Parking: 18 stalls

A/C: Central

Stories: 2

Construction: Brick

Roof: Asphalt shingle

Foundation: Concrete

Office features: Kitchenette, 4 ADA Restrooms (2 per floor)

1ST FLOOR ENTRANCE



1ST FLOOR ROOM



2ND FLOOR OFFICE



1ST FLOOR STORAGE ROOM



1ST FLOOR LARGE ROOM



1ST FLOOR ROOM



2ND FLOOR KITCHENETTE



2ND FLOOR RESTROOM



2ND FLOOR OFFICE





PARCELS

- » 999-99-00-078.00
- » 999-99-00-077.00
- » 999-99-00-076.00
- » 999-99-02-159.00



	3 MILES	5 MILES	7 MILES
Population	125,482	262,247	459,300
Households	59,807	118,739	205,008
Avg HH Income	\$91,895	\$95,867	\$93,742
Total Employees	106,323	241,141	304,578

Information provided by US Census 2023



AADT	
Monmouth St	5,671
I-471	52,446



ZONING

- » CBD - Central Business District



CURRENT
AT|THE|BANKS

- 592 Units
- 337,000 SF Total of Office Spaces



NEWPORT ON THE LEVEE
A WORLD AWAY FROM THE EVERYDAY

NEWPORT AQUARIUM
A Million Gallons Of Fun

AMC THEATRES

AQUA
ON THE LEVEE

- 239 Units

ACADEMY

- 202 Units

MONMOUTH BUSINESS DISTRICT

CINCINNATI, OH

OVATION

- 88 Luxury Condominiums
- Restaurants & Entertainment
- \$1 Billion+ Development

Marriott INTERNATIONAL

EMBASSY SUITES
by Hilton

NORTHERN KENTUCKY
CONVENTION CENTER

COVINGTON, KY

SUBJECT PROPERTY
22-24 E 7TH ST

NEWPORT, KY