

SALE OPPORTUNITY IN THE HEART OF COVINGTON

607 MADISON AVENUE

Covington, KY 41011



TC Bartoszek
tc@lee-associates.com
C 513.535.0563

Dean Misleh
dmisleh@lee-associates.com
C 513.543.9710

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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COVINGTON BUILDING FOR SALE

607 MADISON AVENUE

Covington, KY 41011

FOR LEASE: 2,916 SF

PRICING: Call for Details

PROPERTY HIGHLIGHTS:

- 3 Floors
- Incentives available through the City of Covington
- Located in the heart of Covington, just four blocks from 23-acre Covington Central Riverfront redevelopment site
- Walking distance to the Ohio River, Roebling Bridge, and Mainstrasse Village
- Surrounded by popular destinations like Braxton Brewing, Hotel Covington, and Republic Bank headquarters
- Average household income of \$97,344 with population of 286,911 within 5-mile radius

TRAFFIC COUNTS:

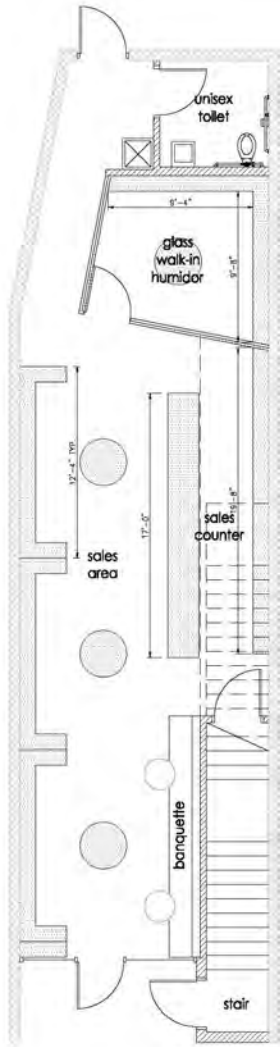
- Madison Avenue – 7,224 VPD



COVINGTON BUILDING FOR SALE

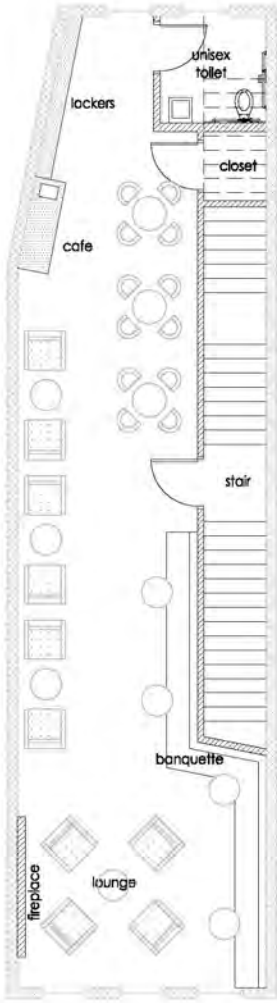
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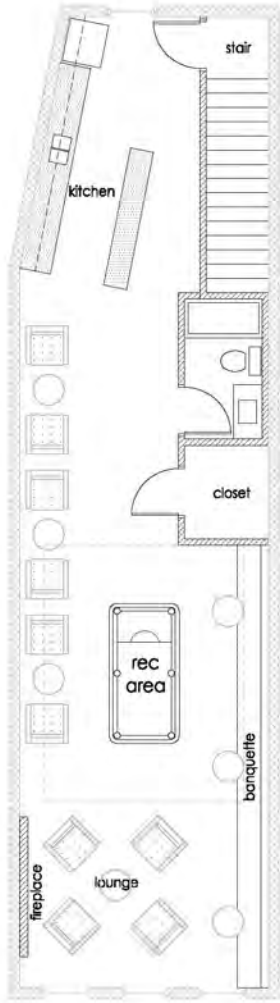
PROPOSED
1ST FLOOR

SCALE: 1/8" = 1'-0"

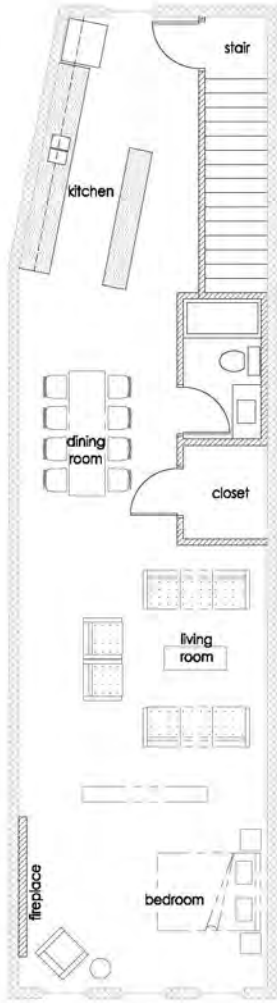


PROPOSED
2ND FLOOR

SCALE: 1/8" = 1'-0"



commercial



residential

PROPOSED
3RD FLOOR

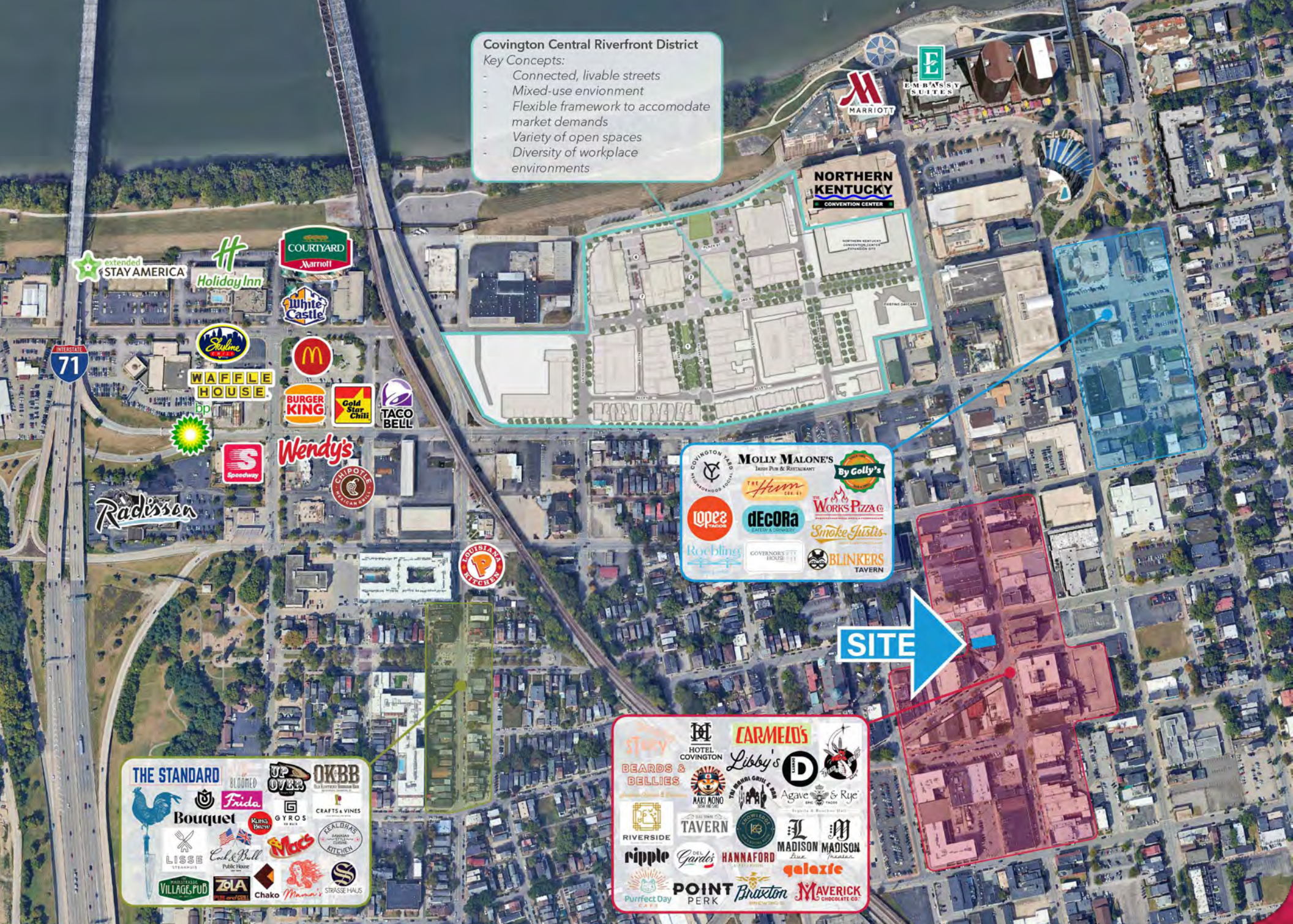
SCALE: 1/8" = 1'-0"



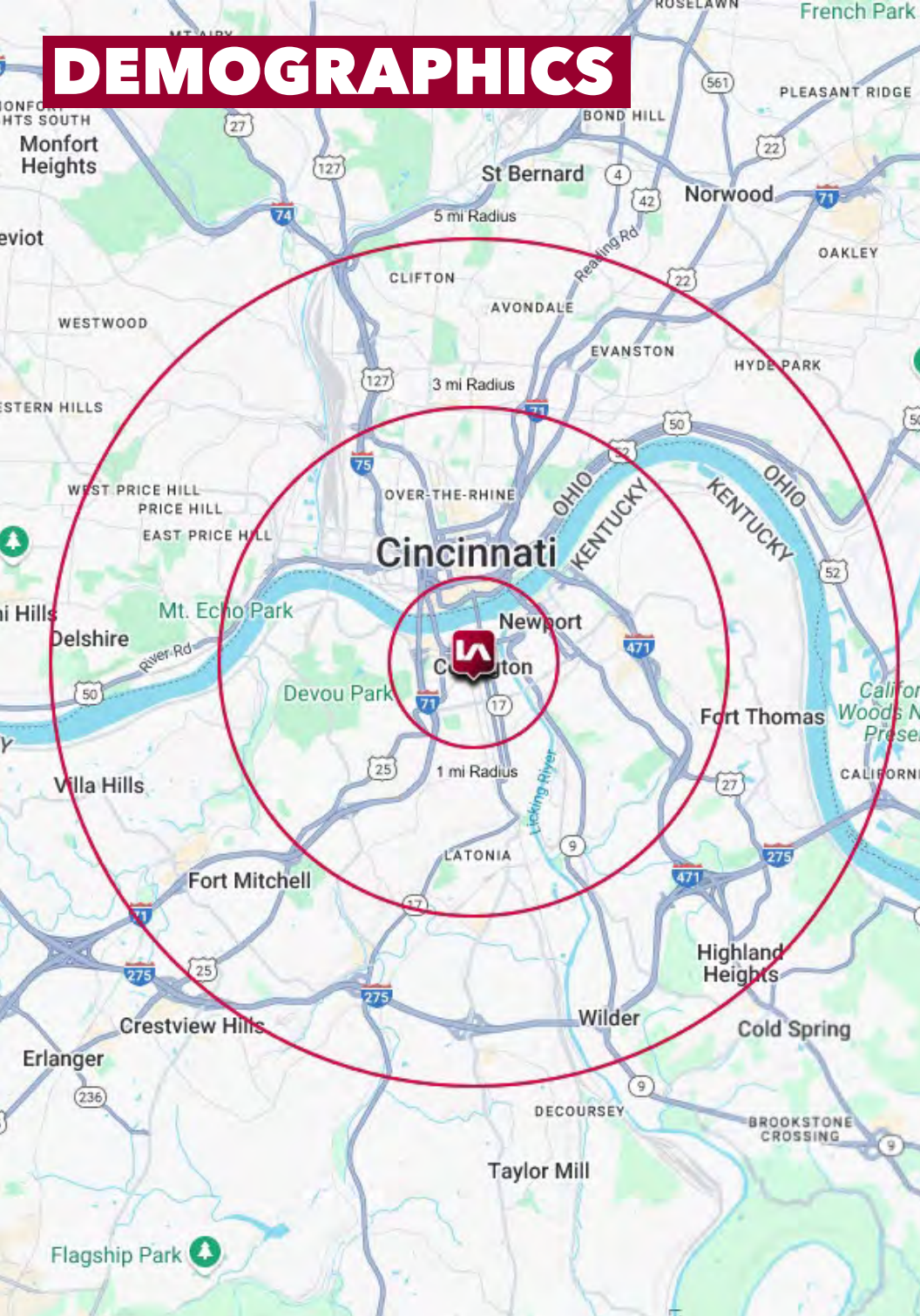
Covington Central Riverfront District

Key Concepts:

- Connected, livable streets
- Mixed-use environment
- Flexible framework to accommodate market demands
- Variety of open spaces
- Diversity of workplace environments



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	20,685	134,218	286,911
2030 Projected Population	21,965	140,235	293,431
2020 Census Population	18,079	119,865	265,412
2010 Census Population	18,235	118,840	262,778
Projected Annual Growth 2025 to 2030	1.2%	0.9%	0.5%
Historical Annual Growth 2010 to 2025	0.9%	0.9%	0.6%
HOUSEHOLDS			
2025 Estimated Households	10,379	64,658	127,325
2030 Projected Households	11,371	68,889	132,373
2020 Census Households	8,837	56,446	115,633
2010 Census Households	7,975	52,722	111,516
Projected Annual Growth 2025 to 2030	1.9%	1.3%	0.8%
Historical Annual Growth 2010 to 2025	2.0%	1.5%	0.9%
AGE			
2025 Est. Population Under 10 Years	11.0%	10.9%	11.2%
2025 Est. Population 10 to 19 Years	8.7%	9.8%	12.9%
2025 Est. Population 20 to 29 Years	19.1%	19.9%	19.9%
2025 Est. Population 30 to 44 Years	25.4%	23.5%	21.2%
2025 Est. Population 45 to 59 Years	16.9%	16.1%	15.4%
2025 Est. Population 60 to 74 Years	14.7%	14.8%	14.5%
2025 Est. Population 75 Years or Over	4.1%	4.9%	4.9%
2025 Est. Median Age	34.6	34.8	34.1
MARITAL STATUS & GENDER			
2025 Est. Male Population	52.9%	51.7%	52.6%
2025 Est. Female Population	47.1%	48.3%	47.4%
2025 Est. Never Married	49.0%	48.9%	50.1%
2025 Est. Now Married	26.6%	30.4%	30.4%
2025 Est. Separated or Divorced	18.6%	15.7%	14.8%
2025 Est. Widowed	5.8%	5.0%	4.6%
INCOME			
2025 Est. HH Income \$200,000 or More	10.9%	10.3%	10.3%
2025 Est. HH Income \$150,000 to \$199,999	4.4%	6.6%	6.5%
2025 Est. HH Income \$100,000 to \$149,999	13.5%	15.4%	13.8%
2025 Est. HH Income \$75,000 to \$99,999	13.4%	11.0%	10.6%
2025 Est. HH Income \$50,000 to \$74,999	13.5%	14.6%	14.8%
2025 Est. HH Income \$35,000 to \$49,999	11.1%	11.9%	12.1%
2025 Est. HH Income \$25,000 to \$34,999	7.7%	7.2%	7.8%
2025 Est. HH Income \$15,000 to \$24,999	9.9%	8.2%	8.9%
2025 Est. HH Income Under \$15,000	15.7%	14.8%	15.1%
2025 Est. Average Household Income	\$92,412	\$96,582	\$97,344
2025 Est. Median Household Income	\$59,931	\$67,463	\$68,283
2025 Est. Per Capita Income	\$46,604	\$46,764	\$43,612
2025 Est. Total Businesses	1,304	8,103	12,969
2025 Est. Total Employees	12,811	104,858	169,623