

OFFICE FOR SALE & LEASE

8,400 SQ FT-SALE / 7,400 SQ FT-LEASE

916 Monmouth St, Newport, KY 41071



PROPERTY DESCRIPTION

Maximize your investment potential with this remarkable property boasting 8,400 SF of space with a 25 space parking lot, this building is an impressive asset for office or office building investors. Zoned CBD, it offers the versatility and strategic positioning crucial for leveraging Northern Kentucky's thriving commercial market. This well-located property provides ample space for innovative development, making it an attractive prospect for investors seeking to establish a significant presence in this dynamic area. Embrace the opportunity to shape the future of your investment portfolio with this prime asset in the heart of Northern Kentucky's thriving business district.

PROPERTY HIGHLIGHTS

- 25 Space parking lot
- 7,400 SF of versatile space for Lease
- Zoned CBD for strategic leasing
- Prime location in Newport, KY
- 8,400 SF building for Sale

OFFERING SUMMARY

Sale Price:	\$1,899,000
Lease Rate:	\$15 SF/yr (NNN)
Available SF:	7,400 SF
Lot Size:	0.09 Acres
Building Size:	8,400 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	840	2,841	8,196
Total Population	1,916	6,302	17,040
Average HH Income	\$80,573	\$86,967	\$95,701

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

T.J. SCHUTTE JR

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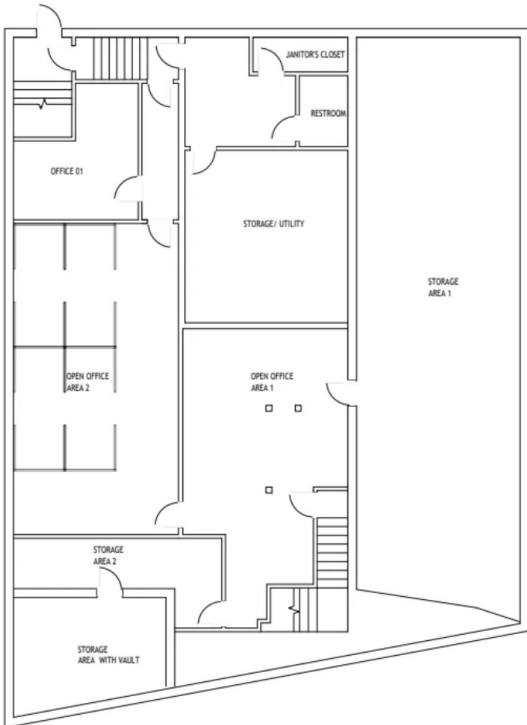
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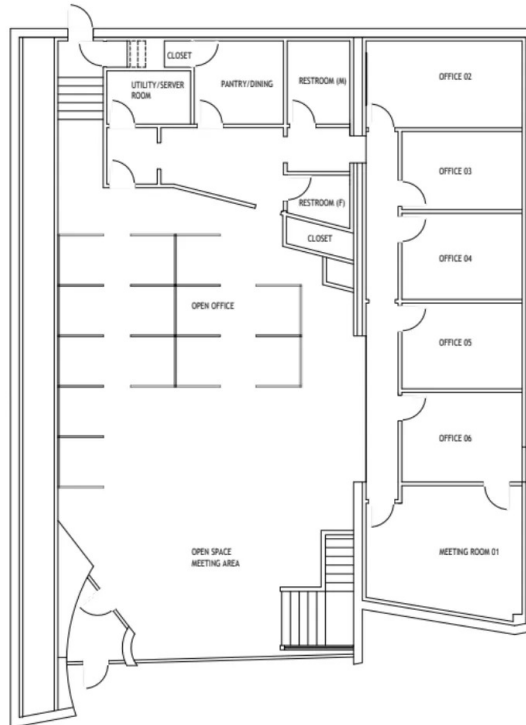
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01 BASEMENT PLAN: BUILDING 01
T-100 3/16" = 1'-0"



02 FIRST FLOOR PLAN: BUILDING 01
T-100 3/16" = 1'-0"

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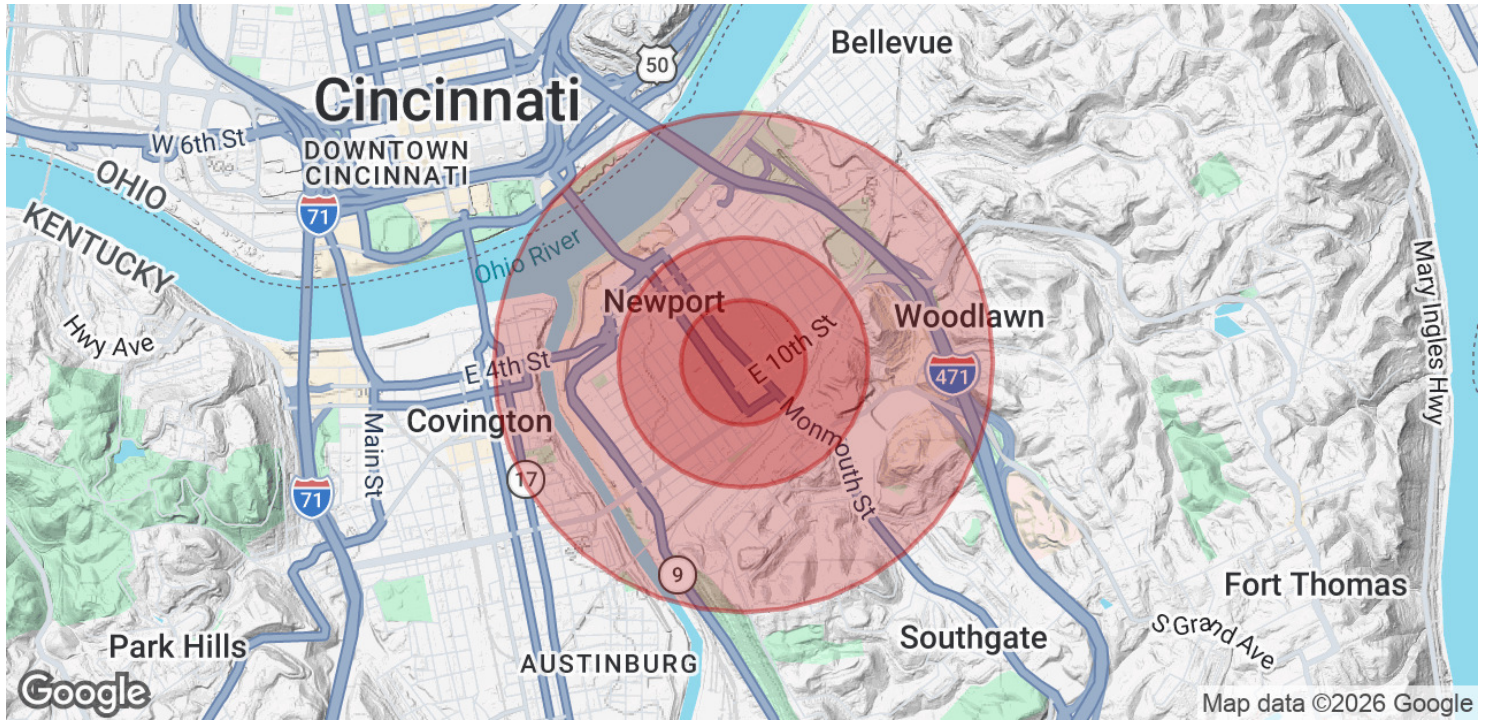
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,916	6,302	17,040
Average Age	38.8	39.5	41.4
Average Age (Male)	37.1	36.5	36.5
Average Age (Female)	41.8	44.4	44.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	840	2,841	8,196
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$80,573	\$86,967	\$95,701
Average House Value	\$434,475	\$406,128	\$317,840

2023 American Community Survey (ACS)

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