

# FOR LEASE

120 E 3rd Street Newport, KY 41071

## PRIME OFFICE & FLEX SPACE



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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**MalBergman**

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**NAI**Bergman

Flex Space | 4,500 - 17,500 SF

- 13,000-17,500 sf secure space for lease - former jewelry office & manufacturing space
- 1st floor: 4,500 sf warehouse space
- 2nd floor: 7,500 sf furnished office; 5,500 sf factory/warehouse space
- 2nd floor includes several safes
- Located in Newport Entertainment District
- East access to I-75/71
- 20 minutes to CVG

[Click here for more detailed info and photos](#)



Laurence Bergman

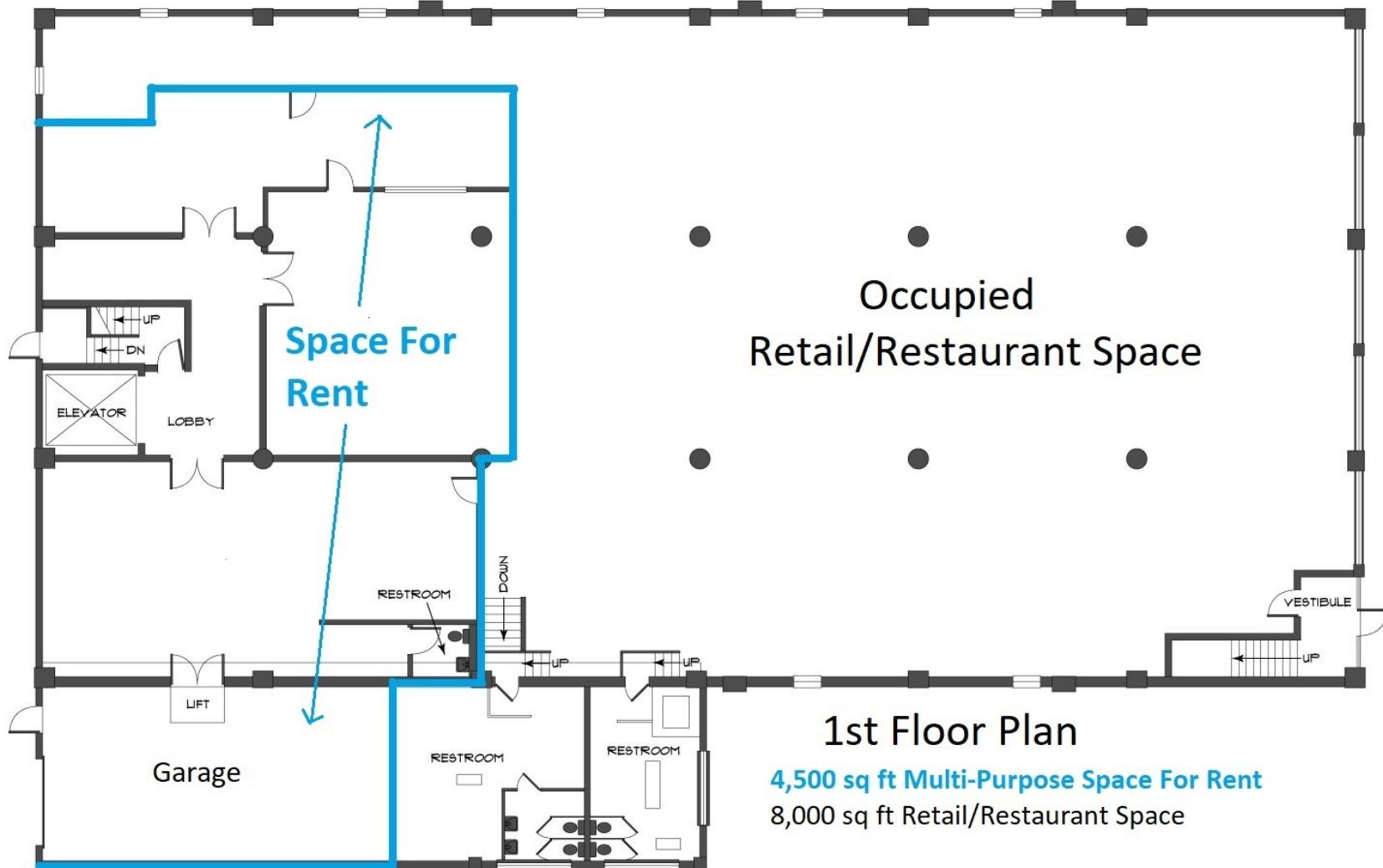
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## 1ST FLOOR



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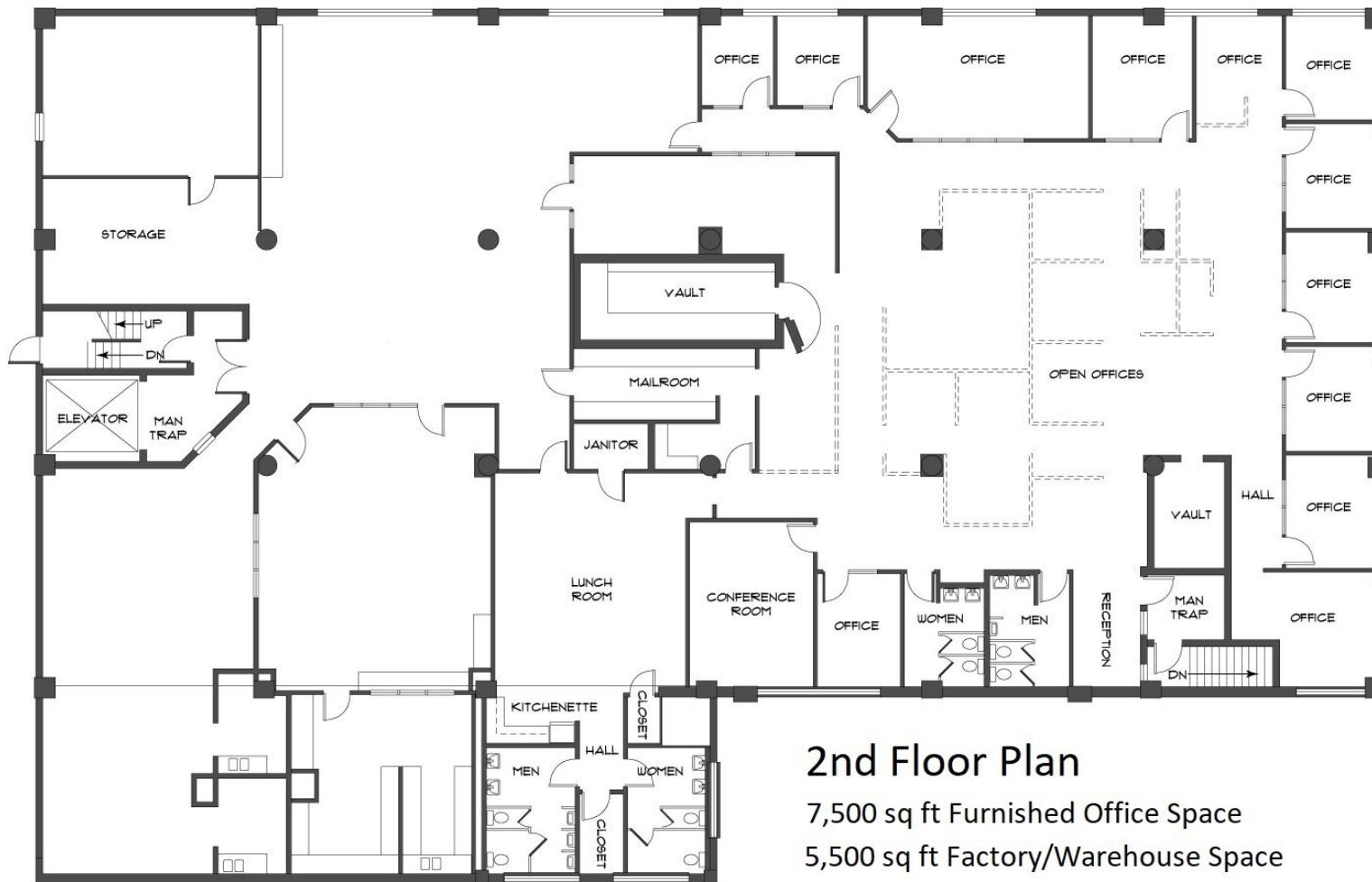
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## 2ND FLOOR



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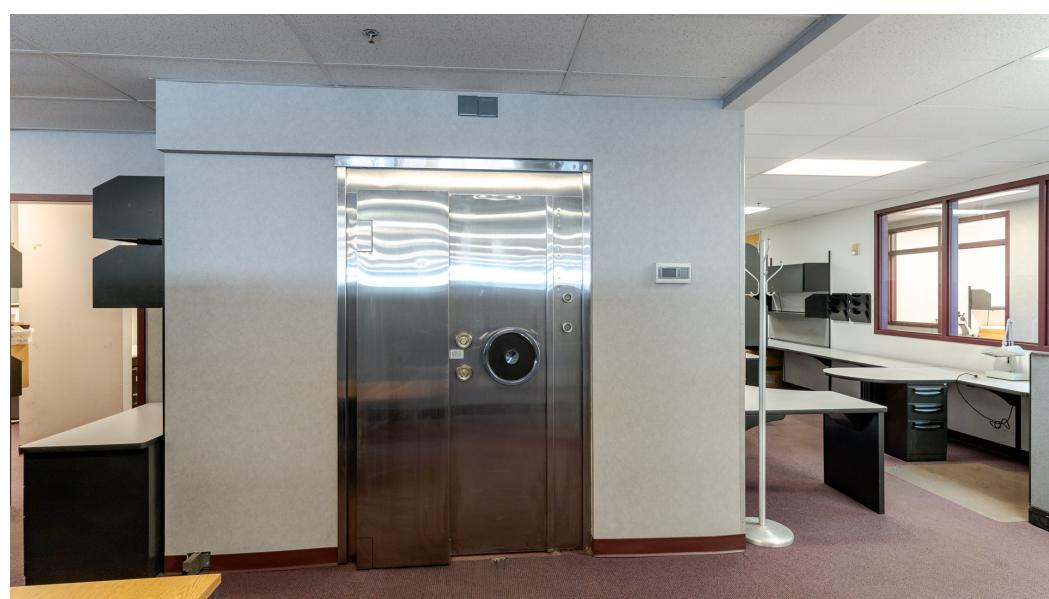
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## INTERIOR PHOTOS



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## RETAILER MAP



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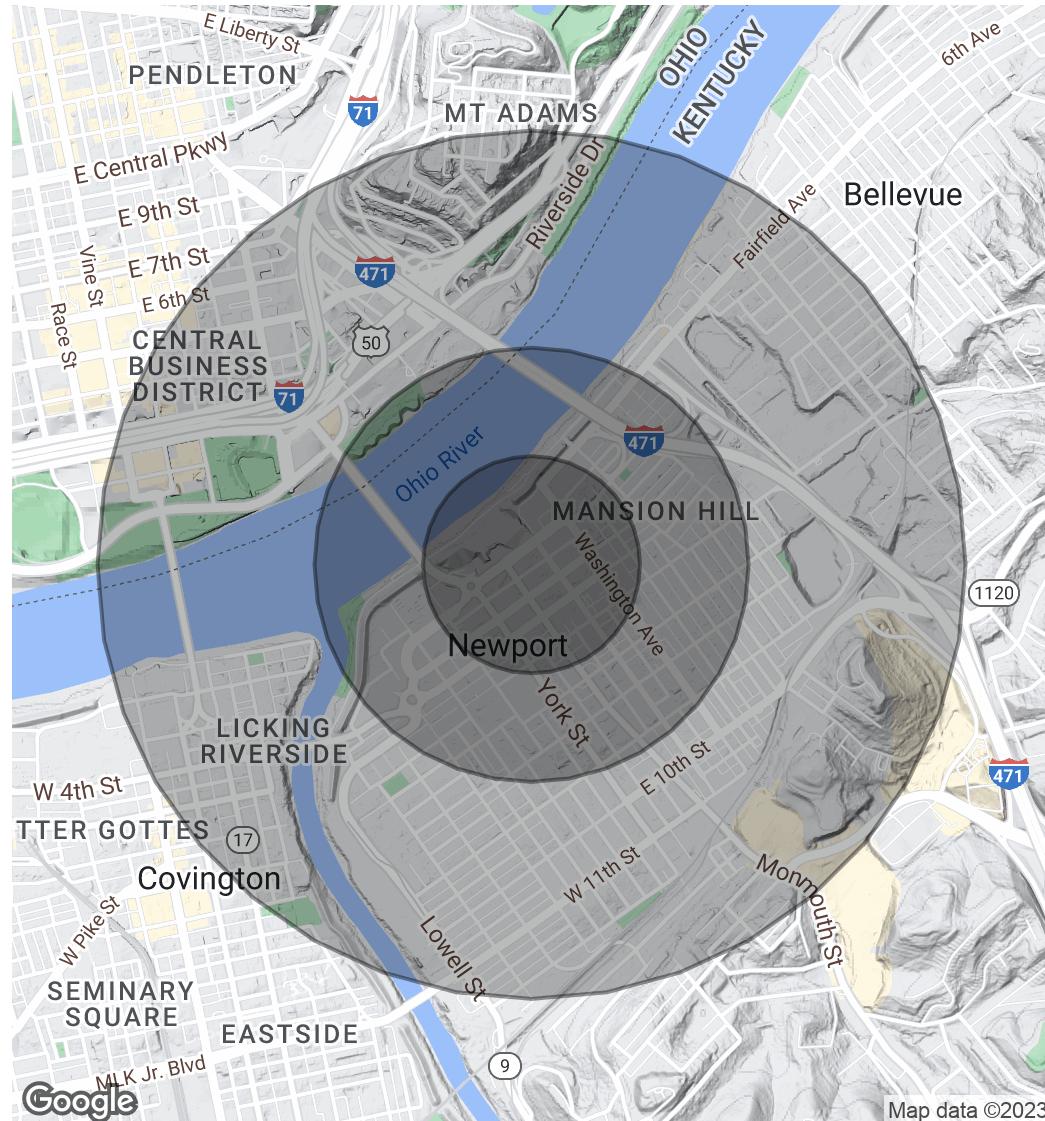
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,290	4,888	17,298
Average Age	30.7	33.6	37.7
Average Age (Male)	30.2	33.4	36.4
Average Age (Female)	34.9	35.8	40.2

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	512	2,276	9,355
# of Persons per HH	2.5	2.1	1.8
Average HH Income	\$59,626	\$69,727	\$74,803
Average House Value	\$242,007	\$225,216	\$224,359

\* Demographic data derived from 2020 ACS - US Census



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