

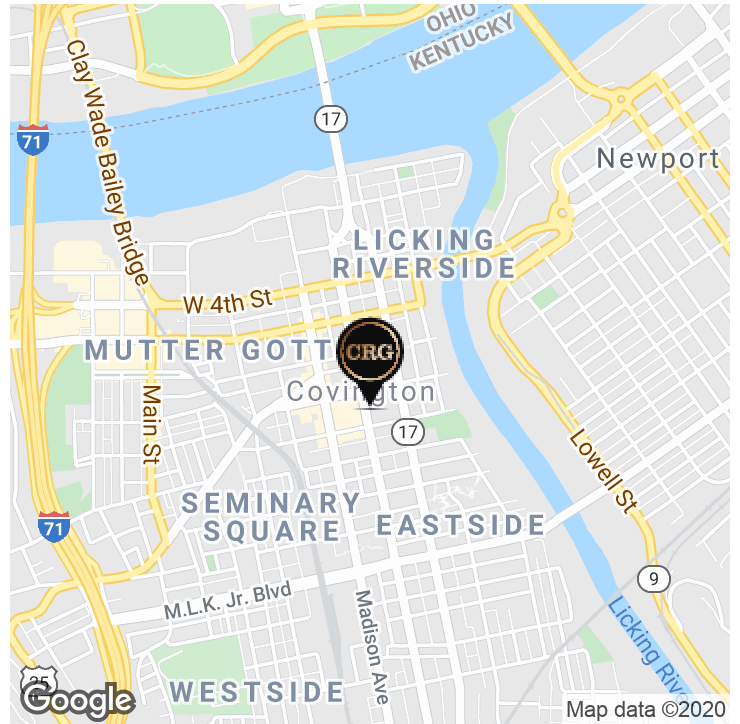
URBAN OFFICE / RETAIL BUILDING FOR LEASE

722 SCOTT ST

COVINGTON, KY 41011



Rendering showing 1st floor restaurant w/ offices above



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	11,526 SF
Available SF:	3,298 - 11,526 SF
Market:	Covington
Submarket:	Cincinnati

PROPERTY OVERVIEW

11,526 Sq Ft office building with 40 on-site parking spots.

Centrally located in downtown Covington, steps away from exciting new restaurants and retail.

Owner has demo'd the 1st floor to show the open floor plan. With a single story addition, the 1st floor can easily vent a kitchen hood for a restaurant. It is equally well suited to be an office space, along with the two upper floors.

POLLY BENZING

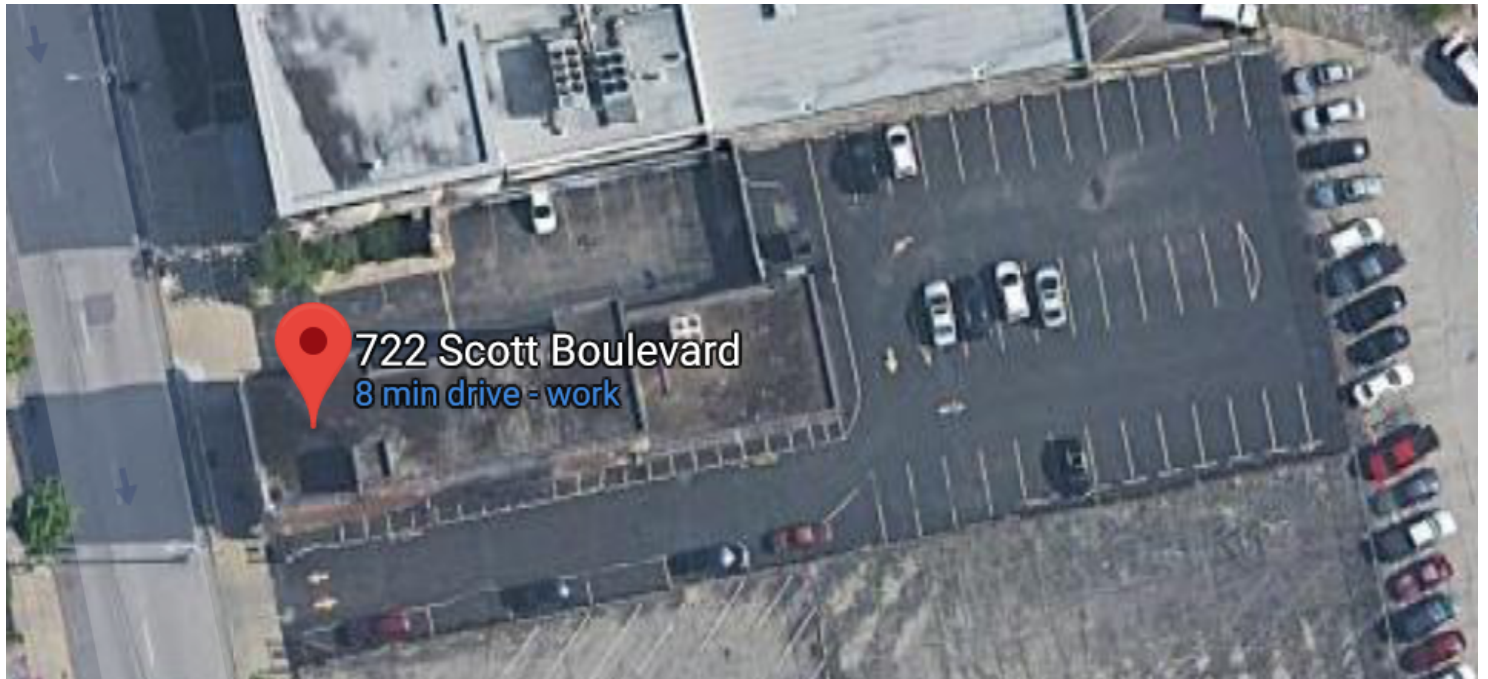
513.415.9513

polly@copperwoodrg.com

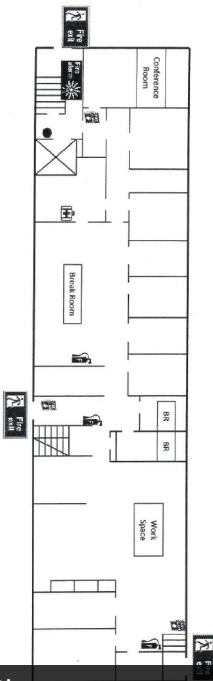
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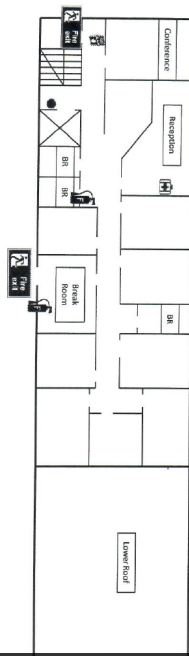
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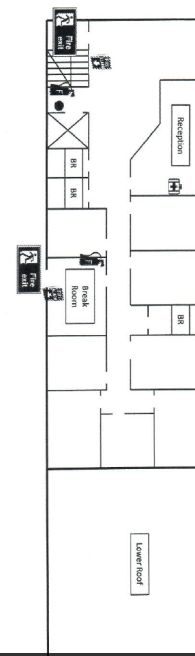
40 on-site parking spots



1st Floor Plan



2nd Floor Plan



3rd Floor Plan

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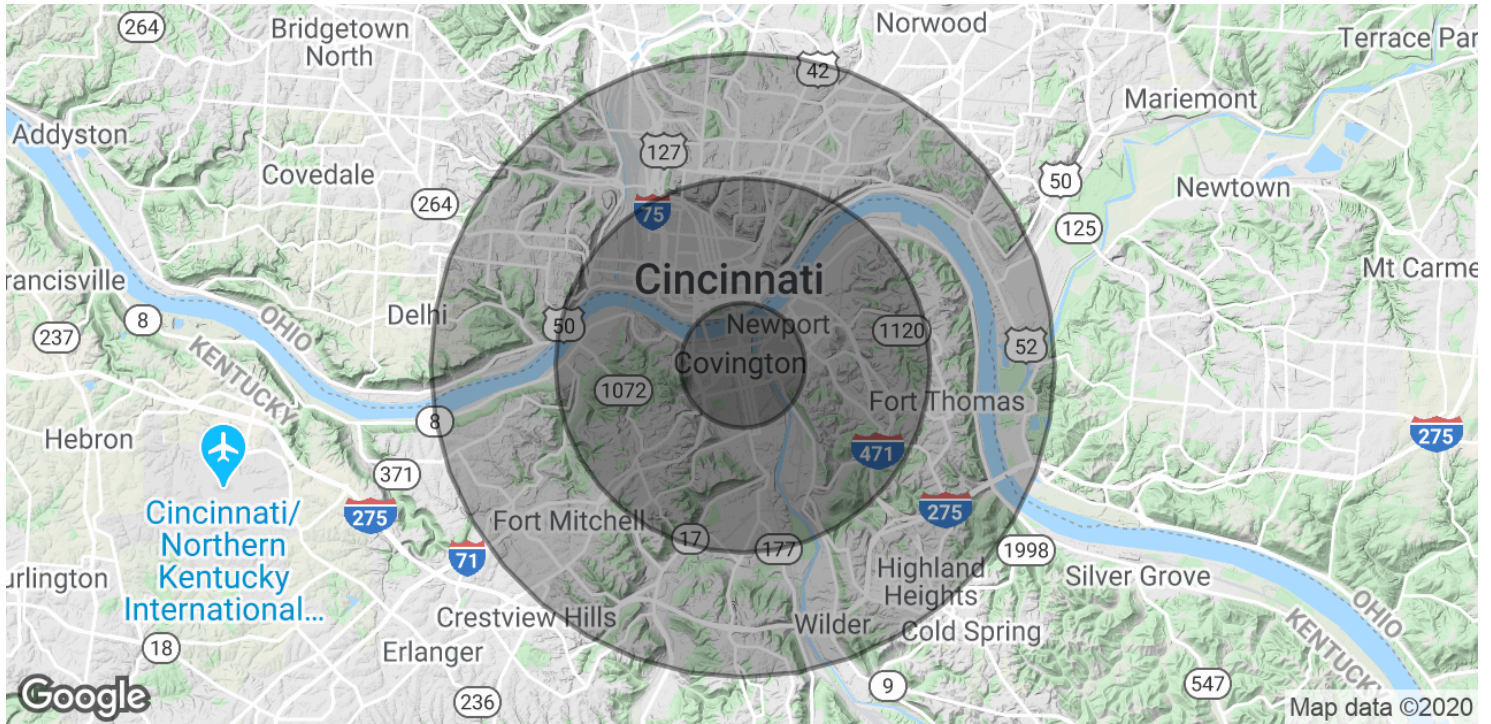
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,618	121,420	266,019
Average age	36.6	35.0	34.2
Average age (Male)	36.4	34.6	33.0
Average age (Female)	37.9	36.0	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,438	54,284	114,221
# of persons per HH	2.1	2.2	2.3
Average HH income	\$42,361	\$51,137	\$52,847
Average house value	\$107,570	\$162,586	\$178,432

* Demographic data derived from 2010 US Census

POLLY BENZING

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