



Newport Pavilion

130 Pavilion Parkway • Newport, KY 41071

Property Highlights

- » 336,907 SF Class A super-regional power center located in Newport, KY (Cincinnati metropolitan area) with 98% occupancy
- » Grocery-anchored by Kroger Marketplace and shadow-anchored by Target
- » Located less than two miles southeast of the Cincinnati CBD, along I-471 with over half a mile of interstate frontage and immediate access to two full interchanges
- » In addition, there is 105,984 square feet of complementary shop space consisting of retail, service, and restaurant tenants
- » Some national shop space tenants include Chick-Fil-A, AT&T, T-Mobile, Buffalo Wild Wings, Tire Discounters, Orangetheory Fitness, The UPS Store, and more

Key Tenants

- » Dick's Sporting Goods
- » Kroger Marketplace
- » Michaels
- » PetSmart
- » TJ Maxx
- » ULTA

Demographics

2023 Est. Demographics	3-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population	116,775	267,452	774,336
Total Households	52,798	116,607	325,569
Median Household Income	\$57,147	\$54,129	\$58,586
Median Age	38.9	36.5	37.5



Space Available

SUITE	SF
91A	1,533

Area Traffic Counts

- » I-471 - 97,361 VPD
- » Memorial Pkwy - 14,775 VPD
- » N Grand Ave - 19,775 VPD

Property Aerial



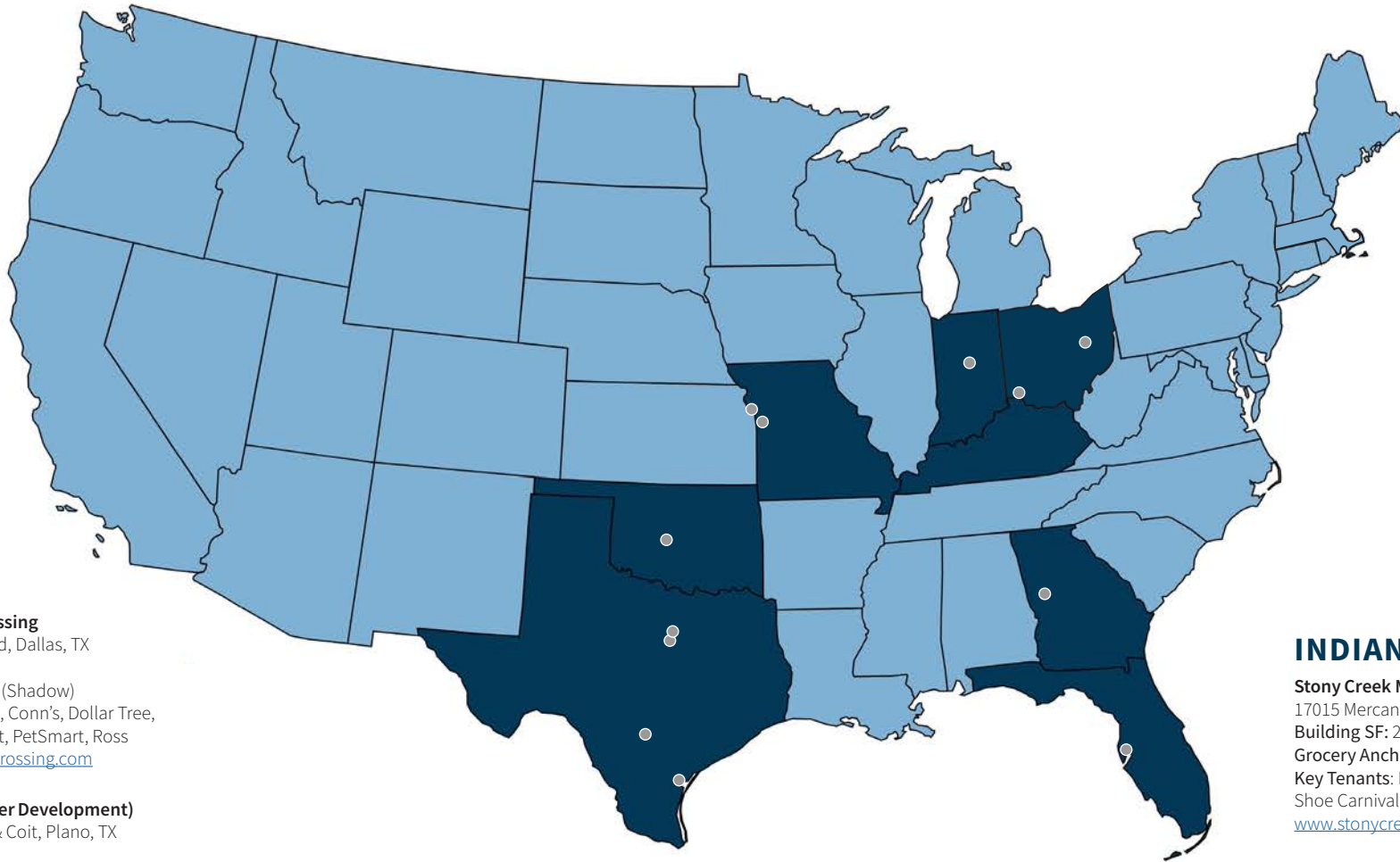
Newport Pavilion Site Plan



Available Square Feet:
1,533



The Rainier Companies Retail Portfolio



TEXAS

Wheatland Towne Crossing

2525 W. Wheatland Road, Dallas, TX

Building SF: 205,854

Grocery Anchor: Target (Shadow)

Key Tenants: CitiTrends, Conn's, Dollar Tree, Five Below, Office Depot, PetSmart, Ross

www.wheatlandtownecrossing.com

Coit Marketplace (Under Development)

SW Corner of HWY 121 & Coit, Plano, TX

Building SF: 178,675

Grocery Anchor: Kroger

Key Tenants: Starbucks, Chipotle, Great Clips, Jersey Mike's, Frost Bank, Bojangles

San Antonio Crossing

11600 Bandera Road, San Antonio, TX

Building SF: 145,819

Grocery Anchor: HEB Plus (Shadow)

Key Tenants: Academy, Conn's, MOD Pizza, Starbucks, Torchy's

www.shopsatcrossing.com

Moore Plaza

5425 Padre Island Drive, Corpus Christi, TX

Building SF: 379,035

Grocery Anchor: HEB Plus (Shadow) & Target (Shadow)

Key Tenants: Burlington, Half Price Books, Hobby Lobby, Marshalls, Office Depot

www.mooreplazashopping.com

OKLAHOMA

University Town Center

1690 24th Avenue NW, Norman, OK

Building SF: 416,766

Grocery Anchor: Target (Shadow)

Key Tenants: Academy Sports, DSW, HomeGoods, Kohls, Michaels, Ulta

www.theuniversitytowncenter.com

KENTUCKY

Newport Pavilion

130 Pavilion Parkway, Newport, KY

Building SF: 336,907

Grocery Anchor: Kroger, Target (Shadow)

Key Tenants: Dick's Sporting Goods, Michael's, TJ Maxx, Ulta

www.newportpavilion.com

GEORGIA

Dawson Marketplace

GA 400 & Dawson Market Way, Dawsonville, GA

Building SF: 366,677

Grocery Anchor: Kroger (Shadow)

Key Tenants: Burlington, Hobby Lobby, HomeGoods, Marshall's, Ross

www.dawsonshopping.com

FLORIDA

Woodlands Square

3150 Tampa Road, Oldsmar, FL

Building SF: 315,084

Grocery Anchor: Earth Fare

Key Tenants: AMC, Beall's, Five Below, Marshall's, PetSmart, Ulta

www.woodlandssquare.com

MISSOURI

Summit Woods Crossing

1700 NW Chipman Road, Lee Summit, MO

Building SF: 545,204

Grocery Anchor: Target (Shadow)

Key Tenants: Best Buy, Kohl's, Lowe's, TJ Maxx, Ulta

www.summitwoodsshopping.com

Truman's Marketplace

12400 15th Street, Grandview, MO

Building SF: 309,130

Grocery Anchor: Price Chopper

Key Tenants: Burlington, Dollar Tree, Five Below, Ross, TJ Maxx

www.trumansmarketplace.com

INDIANA

Stony Creek Marketplace

17015 Mercantile Blvd, Noblesville, IN

Building SF: 204,811

Grocery Anchor: Meijer

Key Tenants: Best Buy, HomeGoods, Ross, Shoe Carnival, TJ Maxx

www.stonycreekshopping.com

OHIO

32 Eastgate

Eastgate S Dr, Cincinnati, OH

Building SF: 188,912

Grocery Anchor: Jungle Jim's Market (Shadow)

Key Tenants: Burlington, Five Below, HomeGoods, Kirkland's, Michaels, Ulta

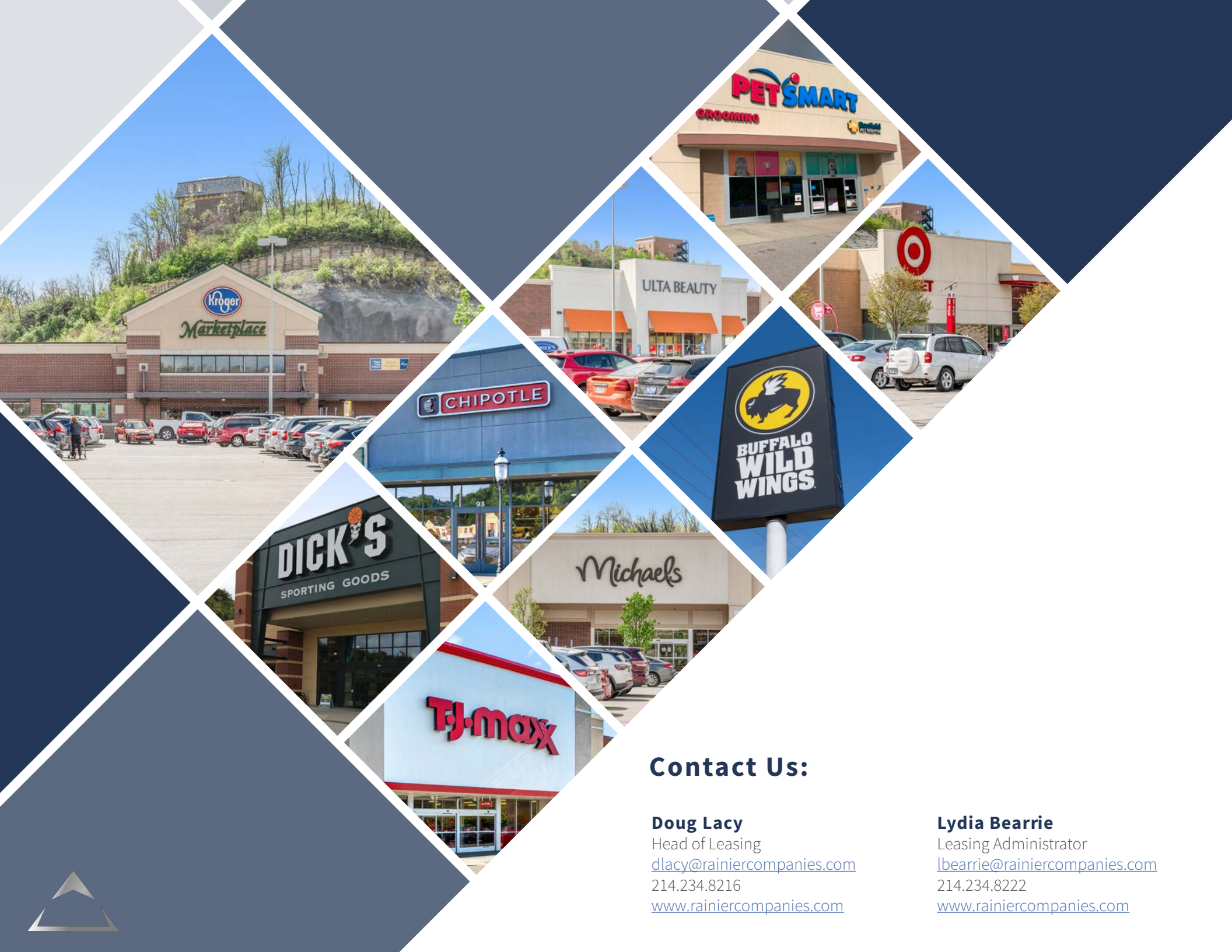
Belden Park Crossings

I-77 & Everhard Rd NW, North Canton, OH

Building SF: 484,360

Grocery Anchor: Target (Shadow)

Key Tenants: Cost Plus World Market, DSW, Fresh Thyme Supermarket, Joann's, Kohl's



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