

CONFIDENTIAL OFFERING MEMORANDUM

CHART HOUSE

405 RIVERBOAT ROW | NEWPORT, KY 41071

**10+ YEAR LEASE AT WELL BELOW
MARKET RENTS**

**TROPHY LOCATION ALONG THE
BANKS OF THE OHIO RIVER FACING
DOWNTOWN CINCINNATI**

**TENANT WITH LONG HISTORY OF
SUCCESS AT THIS LOCATION**



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The Opportunity

Cushman & Wakefield is pleased to present the opportunity to purchase a leased fee interest in a premier waterfront property occupied by Chart House, a Landry’s, Inc. owned, fine-dining restaurant. Located on the banks of the Ohio River in Newport, Kentucky, with sweeping views of downtown Cincinnati, this trophy asset combines exceptional location with long-term stability from a nationally recognized brand. With twenty years of operating history at the location, Chart House recently renewed its lease for an additional ten years, underscoring their commitment to this irreplaceable site. The property offers investors a rare opportunity to acquire a secure income stream at a rent significantly below current market rates in an irreplaceable location.

TENANT:



ADDRESS: 405 Riverboat Row,
Newport, KY 41071

PRICE: \$1,285,000

CAP RATE: 7.00%

YEAR 1 NOI: \$90,000

LEASE TYPE: Leased Fee NNN

LEASE EXPIRATION: April 30, 2036





Offering Highlights



ATTRACTIVE LEASE TERMS

- Recently renewed through April 2036
- Significantly below market rent at just \$90,000/year
- “Hands-Off” lease with landlord responsibilities limited to structural components of the building
- Being on a ground lease allows for increased accelerated depreciation



PREMIER LOCATION

- Trophy location along the banks of the Ohio River with stunning views of Downtown Cincinnati, Mt. Adams and other Cincinnati landmarks
- Adjacent to Vue 180 Apartments, SouthShore Condominiums and Fairfield Inn hotel providing a built-in customer base
- Immediate Access to I-471 (104,074 VPD)
- Surrounded by destination attractions
 - Downtown Cincinnati (23.6 MM Annual Visits)
 - Newport on the Levee (2.8 MM Annual Visits)
 - The Party Source (554 k Annual Visits)
 - Hofbräuhaus (243 k Annual Visits)
 - Megacorp Pavilion (98 k Annual Visits)



STRONG NATIONAL BRAND

- 22 Chart House locations Nationally
- Under the Landry's, Inc. umbrella of companies, Landry's owns and operates over 600 restaurants, hotels, casinos and other entertainment destinations globally.
- Over 46 years track record of success



OUTSTANDING DEMOGRAPHICS

- 3-Mile Radius
 - Population: 151,857
 - Average HH Income: \$98,632
 - 2025-2030 Proj. Population Growth: 5%

Area Overview

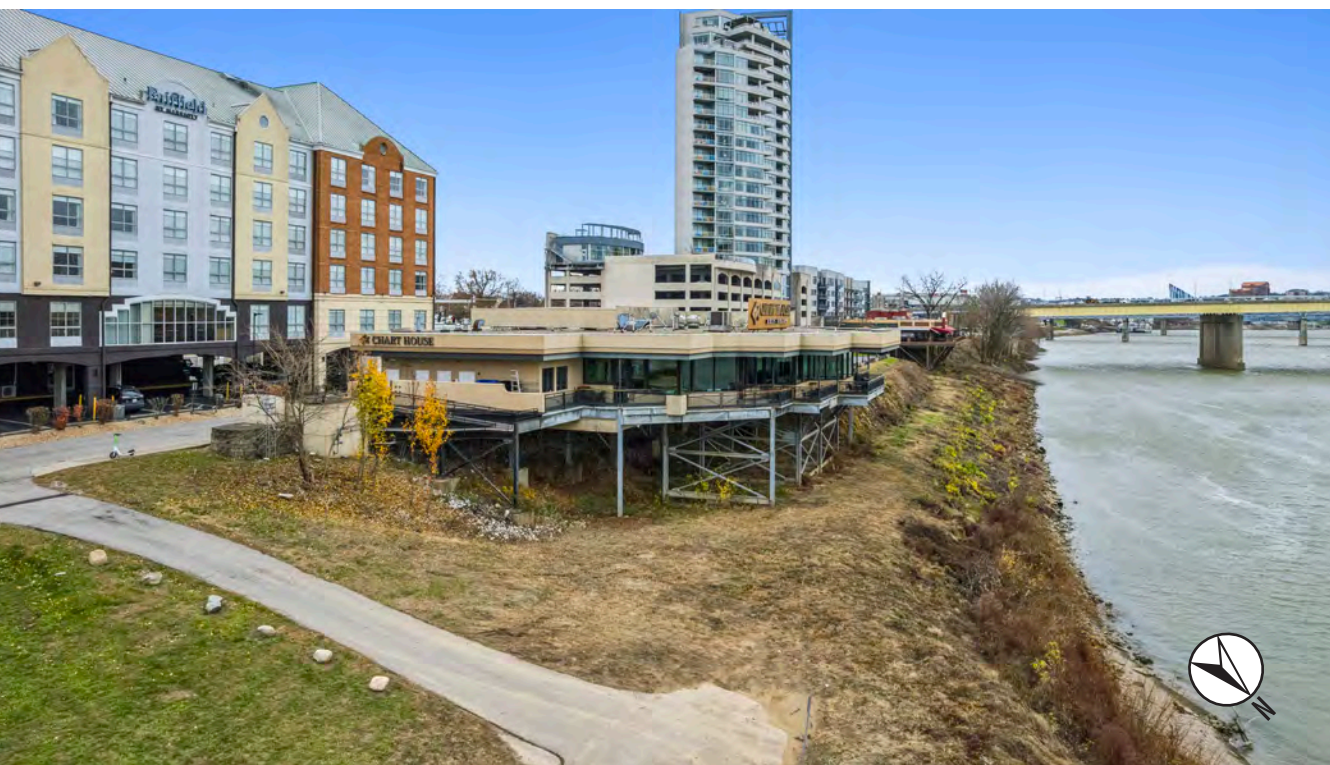
NEWPORT ON THE LEVEE











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Property Overview



Property Overview

	Address	405 Riverboat Row, Newport, KY 41071
	Year Built	1996
	Building Size	7,920 SF Building 1,513 SF Balcony 1,080 SF Covered Porch

	County	Campbell
	Parcel ID	999-99-35-291.00
	Parking	Exclusive right to at least 125 Spaces



Tenant Abstract

SubTenant Name:	Chart House (Chart House, Inc)		
SubLandlord Name:	Schneider Thirty (Schneider Thirty of Kentucky, Inc)		
Lease Documents:	Sublease - 6/21/1993		
	Memorandum of Sublease - 6/21/1993		
	Ground Lease (Chart House parcel) - 1/3/2006		
	Renewal Notice - 10/22/2015		
	Renewal Notice - 10/9/2025		
Premises Address:	405 Riverboat Row, Newport, KY 41071		
Tenant Square Footage:	7,920 SF	Building	Exhibit B
	1,513 SF	Balcony	0.81 Acres
	1,080 SF	Covered Porch	0.63 Acres
Pro rata Share:	100.00%		
Current Term:	10 Years		
Original Lease Commencement:	5/1/1996		
Current Term Commencement:	5/1/2016		
Lease Expiration:	4/30/2036		

Tenant Abstract

	Date		Annually	Rent/SF		
Annual Base Rent:	5/1/1996	-	4/30/2006	\$90,000.00/YR	\$11.36/SF	
	5/1/2006		4/30/2016	\$90,000.00/YR	\$11.36/SF	
	Option #1:	5/1/2016	-	4/30/2026	\$90,000.00/YR	\$11.36/SF
	Option #2:	5/1/2026	-	4/30/2036	\$90,000.00/YR	\$11.36/SF
	Option #3:	5/1/2036	-	4/30/2046	\$90,000.00/YR*	\$11.36/SF
	Option #4:	5/1/2046	-	4/30/2056	\$90,000.00/YR*	\$11.36/SF
* Annual Base Rent adjusts every 10 years to 75% of the annual average rent (base rent + percentage rent) but never less than the previous base rent						
Lease Type:	NNN					
CAM:	Tenant responsible for maintenance & repair of parking and building.					
Real Estate Tax:	Included in Taxes that are paid by tenant.					
	Tenant shall have no liability for increase in Taxes as the result of a sale during the Term. Taxes are also capped at the CPI increases over the Taxes in the first Lease Year.					
Insurance:	Tenant responsible for all insurance.					
Maintenance & Repairs:						
Roof:	Tenant					
Structure:	Landlord					
HVAC:	Tenant					
Utilities:	Separately Metered					
Renewal Options:	Three remaining 10-year renewal options with 6 months' notice.					
	Base rent shall be calculated as 75% of Average Annual Total Rent of the previous 10 years but shall not be less than \$90,000/year					
Right of First Refusal to Purchase:	ROFR to purchase the premises with 15 days' notice of an offer.					

Tenant Abstract

Development Limitations:	Restaurant #2 is the only free-standing restaurant allowed to be built by the Landlord.
Exclusive Use & Noncompete:	Restaurant #2 in the development is limited to: not serve prime rib, not offer dancing to patrons, not imitate the Chart House style of menu or design, maintain an average alcohol sales to total sales ratio of 38%, offer entertainment only as incidental to its restaurant operations, not serve steak or seafood in the Chart House style.
Prohibited Uses:	None of the following uses are permitted: gaming hall, wholesaling, bar, tavern, or night club outside of a restaurant or hotel, massage parlor, adult bookstore, or sex shop, public gym, bowling alley, skating rink, public amusement.
Ceasing Operations:	If Tenant’s sales for any two-consecutive-year periods are under \$2M per year, Tenant may cease operations with 30 days’ notice. Tenant shall still be responsible for rent and expenses thereafter.
Holding Over Rent:	150% of lease rate
Sales Reporting: If Yes, How Often	Yes Quarterly
Percentage Rent:	2.5% up to \$4 Million and 3.25% over \$4 Million LESS Annual Base Rent
Parking:	Exclusive right to at least 125 spaces
Signage:	Right to install reasonable signage
Estoppels:	Within 20 days

Parcel Overview



Property line is approximate and not to scale

Ground Lease Abstract

Tenant Name:	Schneider Thirty (Schneider Thirty of Kentucky, Inc)				
Landlord Name:	The City of Newport Kentucky				
Lease Documents:	Lease Agreement & Amendments 1-4 - from 3/16/1987 to 10/29/1989 Amended & Restated Ground Lease - 2/14/1992 First Amendment of Amended and Restated Lease - 6/24/1996 Second Amendment of Amended and Restated Lease - 1/3/2006 Ground Lease - 1/3/2006 Agreement to Amend and Establish Certain Parking Rights - 6/5/2012 Summe letter - 7/7/2025 *				
Current Term:	33 years				
Original Lease Commencement:	1/1/1992				
Current Term Commencement:	1/1/2023	Auto-renewed			
Lease Expiration:	12/31/2055				
Annual Ground Rent:	Date		Annually		
Auto Option #1:	1/1/1992	-	12/31/2022	\$0.00/YR	Current
Auto Option #2:	1/1/2023	-	12/31/2055	\$0.00/YR	
	1/1/2056	-	12/31/2088	\$0.00/YR	
Lease Type:	NNN				
CAM:	Tenant shall at its own cost maintain the parking areas.				

* Final loan payment made and no rent is due for the remainder of the term.

Ground Lease Abstract

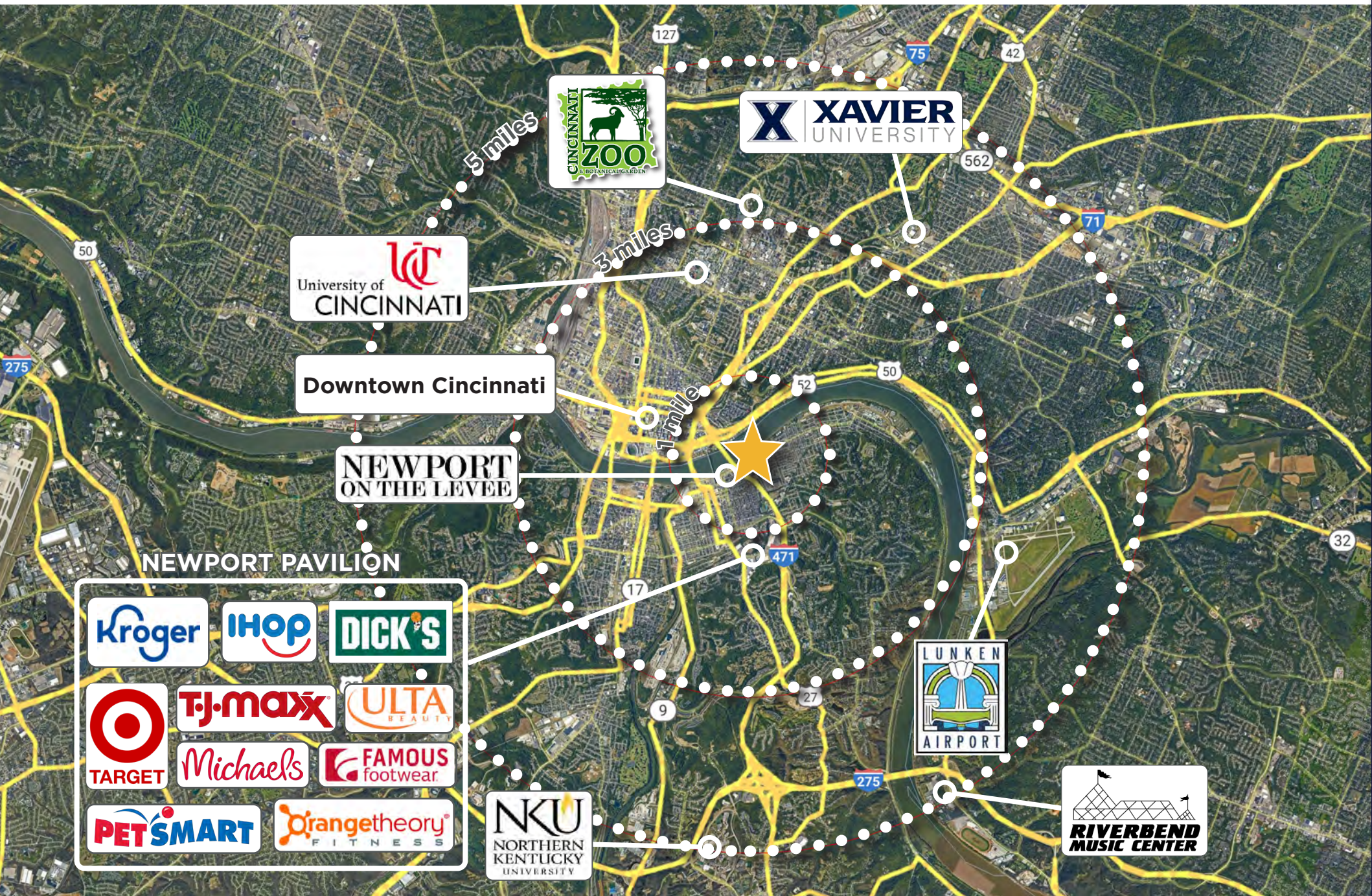
Real Estate Tax:	Tenant, or subsequent Subtenants, shall be responsible for all Taxes.
Insurance:	Tenant shall at its own cost maintain insurance.
Renewal Options:	One remaining 33-year renewal option that auto-renews without 6 months' notice.
Holding Over Rent:	125% of monthly rent
Parking:	Perpetual easement for the purpose of parking in 200 spaces - consisting of 78 spaces in the Premises, 36 spaces under the Daniel Carter Beard Bridge, 45 spaces west of the bridge, & 41 spaces on the ground level of the existing parkings structure under the condos.
Estoppels:	Yes by both parties
Flood Emergency:	In the event of flooding that causes the flood walls to close, the garage spaces shall not be available under the condo building and alternative spaces are not required to be provided.

Parking



Property, line is approximate and not to scale

Surrounding Area



\$102,979

2025 Avg Household Income
Within 5 miles



299,247

2025 Total Population
Within 5 miles



148,187

2025 Total Housing Units
Within 5 miles



187,432

2025 Total Number of Employees
Within 5 miles

Nearby Amenities





03

Tenant Overview

Tenant Overview



chart-house.com

The Chart House concept was born on Independence Day in 1961, the brainchild of famed Hawaiian surfer Joey Cabell and U.S. Navy man Buzzy Bent. The first location was modest, with just a few tables in a converted diner. However, two principles present in 1961 remain staples of every Chart House location – great food and equally impressive views. Today, Chart House restaurants overlook the coasts of both the Atlantic and the Pacific, and other scenic locations in between. And while we stretch from sea to shining sea, every location remains committed and specialized to its local community. Chart House dominated the Open Table list of the 100 restaurants with the most scenic views, accounting for 10 of the 100 multiple years in a row. There are currently 22 Chart House locations across the United States.

Located right on the historic Ohio River in Newport, Kentucky, the Newport, KY Chart House offers magnificent views of both the water and the Cincinnati skyline. This riverfront restaurant combines a beautiful setting with an upscale atmosphere, making it one of the finest seafood restaurants in the Cincinnati area. Just a short drive from the area’s top attractions, Chart House is a great place for an evening on the town, either for happy hour or dinner. Catch stunning views of the Daniel Carter Beard Bridge at sunset while you dine. Enjoy menu favorites like Spiced Yellowfin Ahi, Stuffed Tilapia, Seared Mahi, slow-roasted Prime Rib, Clam Chowder and more. Chart House cuisine is famous for the way it puts a unique twist on local flavors, making every meal an absolute delight.





04

Market Overview

Newport, Kentucky: A Strategic Location for Growth

Newport, Kentucky is a dynamic riverfront city positioned at the heart of Northern Kentucky's urban core. Known for its rich history and vibrant entertainment scene, Newport has evolved into a thriving destination for business, tourism, and residential development. Its strategic location along the Ohio River places it just minutes from Downtown Cincinnati, offering investors access to a bi-state metropolitan area with a population exceeding 2 million.

Founded in 1795, Newport, KY has a rich history and features tons of contemporary development packed into 3.5 square miles. As home to premier area attractions such as Newport Aquarium, a premier entertainment and dining hub, Newport on the Levee, a nationally recognized attraction, MegaCorp Pavilion, Bridgeview Box Park, Hofbrauhaus, and BB Riverboats, it's no surprise that visitors love finding things to do in Newport. The city's riverfront area provides a breathtaking view of the Cincinnati skyline and hosts numerous festivals and events year-round. Home to popular tourist activities as well as unique shops, cafes, and businesses, Newport's riverfront community is brimming with experiences for locals and visitors alike. With ongoing redevelopment projects and strong demand for mixed-use spaces, Newport presents significant opportunities for retail, hospitality, and residential investment.



Newport, KY: Unmatched Connectivity

One of Newport’s most appealing features is its seamless connectivity to Downtown Cincinnati and the broader region through multiple options:

- **I-471 Access:** Direct interstate connection ensures rapid access to Downtown Cincinnati in under 5 minutes and links to I-71 and I-75 for regional travel.
- **Taylor Southgate Bridge:** A vehicular and pedestrian bridge connecting Newport to Cincinnati’s central business district, supporting commuter traffic and business accessibility.
- **Purple People Bridge:** A pedestrian-only landmark providing a scenic, car-free route to Cincinnati’s riverfront attractions.



The **Purple People Bridge**, a pedestrian-only bridge spanning the Ohio River, offers a safe and scenic route for walkers and cyclists. This iconic structure links Newport directly to Cincinnati’s riverfront, making it easy to access major attractions such as **The Banks**, **Great American Ball Park**, and **Smale Riverfront Park** without the need for a car. Whether commuting, enjoying a leisurely stroll, or exploring dining and entertainment options, the bridge provides a unique and convenient way to experience both cities.

Newport, KY: Key Attractions

Newport offers a vibrant mix of entertainment, dining, and cultural experiences that enhance its investment appeal:



NEWPORT AQUARIUM
100,000 sq ft facility with 20,000 animals, 70 exhibits, and unique Shark Bridge experience.



NEWPORT ON THE LEVEE
Premier entertainment hub with dining, retail, AMC theater, and riverfront views.



BRIDGEVIEW BOX PARK
Open-air container park offering craft food, drinks, games, and skyline views.



HOFBRÄUHAUS NEWPORT
Authentic Bavarian beer hall with on-site brewing and traditional German cuisine.



MEGACORP PAVILION
State-of-the-art concert venue hosting 110-180 events annually with indoor/outdoor spaces.



BB RIVERBOATS
Iconic river cruises offering sightseeing, dining, and themed experiences along the Ohio River.

Newport, KY: Recent Development Projects





World Peace Bell Site Redevelopment: The mixed-use development includes two Hilton brand hotels (TRU and Home 2 Suites), office space, apartment space, 400+ space parking garage. It is located on a prime site in downtown Newport, bordered by Monmouth, York, Fourth, and Fifth streets, which was previously occupied by the World Peace Bell. North Shore Construction and Development Services is the designer, developer, and builder of the projects.



PLK Steel Mill Redevelopment: PLK Communities is proud to bring new life to Newport's west side with a proposed 195-unit mixed-use development at the former Newport Steel site along the Ohio River. This 17-acre community will include a thoughtful mix of two- and three- bedroom apartments and townhomes—creating fresh opportunities for vibrant, connected living. The project will also feature generous green space, a dog park, and improved bike and pedestrian connectivity to the surrounding neighborhood and riverfront.



Ovation Riverfront Mixed-Use Development: Nestled along the riverfront in Northern Kentucky with the best views of downtown Cincinnati, Ovation is a \$1 billion, 25-acre, mixed-use development comprised of 1,000 residential units (condos and apartments), 500,000 square feet of office space, multiple hotels, 150,000 square feet of retail and entertainment spaces, and access to a private membership social, health and wellness club. Corporex is the master developer of the Ovation project in Newport, Kentucky at the southeast intersection of the Ohio and Licking Rivers.

Thriving Industry Sector Headquarters

Northern Kentucky is comprised of Boone, Kenton, and Campbell counties and is centrally located where the Midwest meets the South at the Ohio River. Northern Kentucky is a vital part of the 15-county Greater Cincinnati region, a thriving metro area with professional sports teams; significant arts and cultural institutions; prominent public and private universities; a modern streetcar line; and nationally recognized restaurant, craft beer, and live music scenes. NKY also celebrates their identity around supportive communities, historic neighborhoods, and Kentucky's famous bourbon and horse culture.

The area is a one-day drive from 54% of the U.S. population, the nexus where three interstate highways meet, including I-75 linking Michigan to Florida. It's also home to the Cincinnati/Northern Kentucky International Airport (CVG), which offers 55+ nonstop destinations and is home to DHL's North America super-hub and the Amazon Air cargo hub. The region also boasts seven Fortune 500 companies' headquarters.

FORTUNE 500 COMPANIES IN GREATER CINCINNATI REGION

Rankings and Revenue in Billions (\$B) as of June 2024



#25
\$150B



#50
\$82B



#284
\$14B



#321
\$12B



#393
\$10B



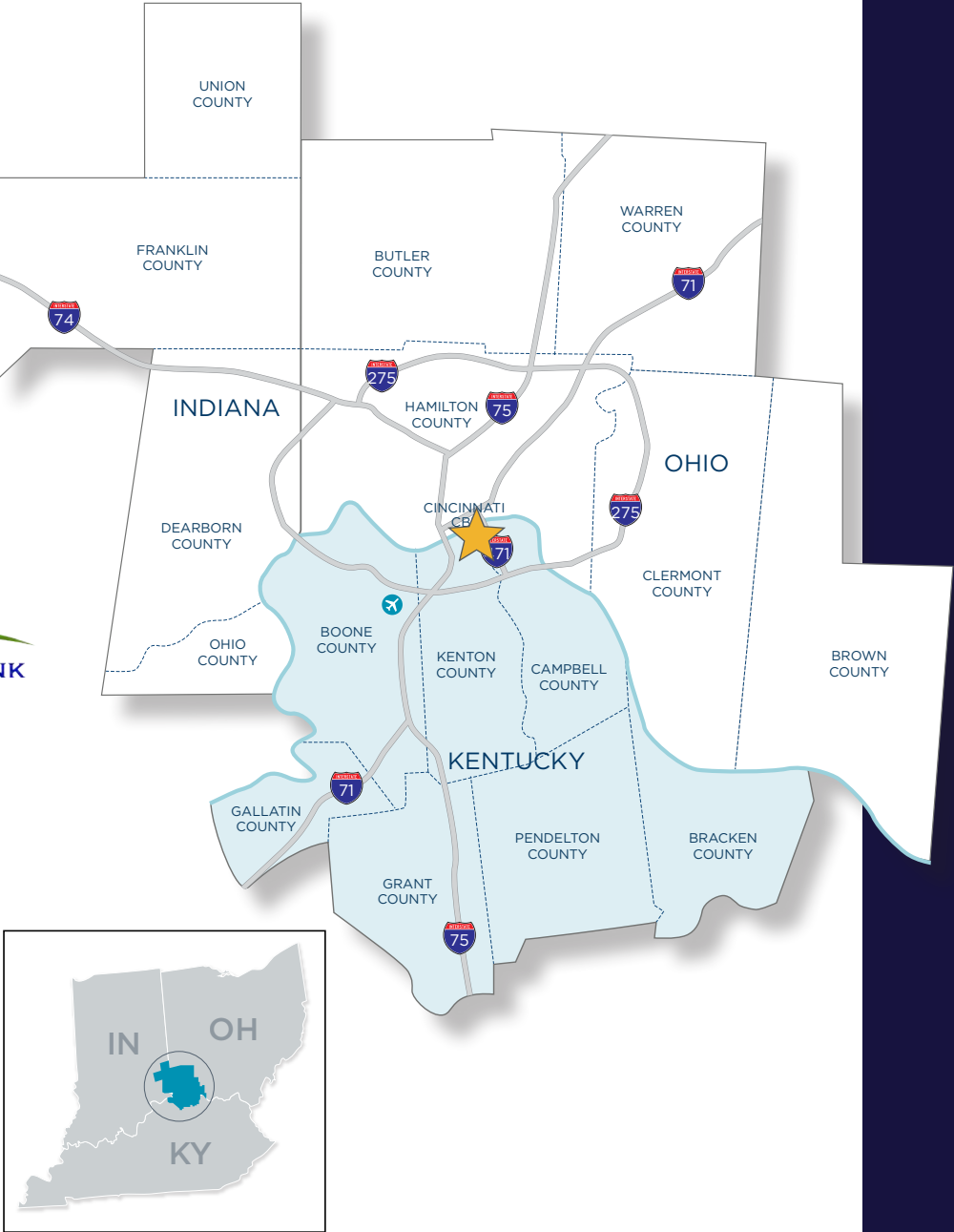
#473
\$8.8B



#470
\$7.8B



**expected to join the Fortune 500 list*



#1
FASTEST
GROWING
REGION IN KY

#1
BEST CITY
FOR COLLEGE
GRADUATES






2
AIR CARGO
HUBS AT CVG






7
FORTUNE 500
COMPANIES

Why Northern Kentucky?

Whether it's the state of the business environment including taxes, access to a strong workforce, availability of transportation or a strong utility infrastructure; much needed incentives and opportunities; or a great place to live and work, businesses and residents choose the Northern Kentucky region.

NORTHERN KENTUCKY'S LARGEST EMPLOYERS

Rank	1	2	3	4	5
					
Total NKY Employees	10,180	9,000	5,450	4,800	4,000
Business description	Health care system	Supermarket retailer	Financial services company	Global logistics and international shipping company	Public School district

Rank	6	7	8	9	10
					
Total NKY Employees	1,900	1,834	1,000	891	718
Business description	Financial services company	Public university	Automobile steering systems manufacturer and developer	Automotive component manufacturer	Manufacturer of paper bags and sacks

Top Medical Facilities

Greater Cincinnati is home to many distinguished medical facilities. Cincinnati’s premier health facilities attract thousands of people to the area each year and these top-notch facilities are consistently growing and expanding.



St. Elizabeth Edgewood ranked #2 by U.S. News & World Report for Best Regional Hospital in Kentucky and Greater Cincinnati.



The U.S. News rankings rank as the #1 hospital in the region and the #4 hospital in the State of Ohio.



Bethesda North Hospital ranked No. 3 hospital in Greater Cincinnati.



Mercy Hospitals in Ohio awarded ‘A’ grades in the fall Leapfrog Hospital Safety Grade.



Ranked by U.S. News & World Report as the #1 children’s hospital in the United States.



Five-star recipient for of heart failure for 6 years in a row.

GREATER CINCINNATI LARGEST PHYSICIAN GROUPS

Business	Local Physicians	Locations	Specialties
University of Cincinnati	1,326	153	93 specialties & subspecialties
TriHealth	643	150	Primary care & most major specialties
St. Elizabeth Physicians	498*	120*	Most major specialties, plus bariatric surgery, business health, urgent care, hospitalists, wound care
Christ Hospital Physicians	357	208	Most major specialties, plus hematology & oncology, infectious diseases, long-term care, behavioral health & hospitalist care
Mercy Health Physicians	322	175	Most major specialties
Seven Hills Anesthesia LLC	108	37	Anesthesiology, perioperative & critical care
Cincinnati Eye Institute	94	16	Ophthalmology
Beacon Orthopaedics & Sports Medicine	62	24	Orthopedic & sports medicine, spine, hand & upper extremity, foot & ankle surgery, physical medicine & rehabilitation, pain management, on-site surgery center, imaging & physical therapy
OrthoCincy Orthopaedics & Sports Medicine	47	14	Orthopedics & sports medicine, joint replacement, spine surgery, hand & upper extremity, foot & ankle, knee surgery, orthopedic trauma, complex fracture management
The Urology Group	45	8	Urological conditions: prostate, bladder, kidney & testicular cancer, urinary issues, overactive bladder, enlarged prostate, erectile dysfunction, low testosterone, pelvic floor issues, kidney stones
Qualified Emergency Specialists	44	5	Emergency medicine
Radiology Associates of Northern Kentucky	39	11	All imaging & interventional radiology subspecialties
Gastro Health	38	14	Gastroenterology & hepatology, colorectal cancer, pancreaticobiliary endoscopy & ultrasound-guided biopsies, liver biopsy, liver elastography, anorectal manometry, HyGleaCare Prep Center
Professional Radiology Inc.	36	14	Diagnostic and interventional radiology
Kidney & Hypertension Center	36	26	Nephrology care
Riverhills Neuroscience	29	4	Neurology, neurosurgery, pain management, rheumatology, behavioral medicine

*800 providers and 169 locations across Kentucky, Ohio, and Indiana.

Transportation & Infrastructure

CINCINNATI/NORTHERN KENTUCKY INTERNATIONAL AIRPORT (CVG)

- Served more than 9.2 million travelers in 2024, a 5.3% increase over 2023.
- 55+ nonstop destinations, including 38 of the top 40 U.S. markets
- 6th largest cargo airport in North America and 12th largest globally
- Two major cargo hubs operate out of CVG; DHL Express Global Superhub and Amazon Prime Air Hub. FedEx also has a presence.



CENTER OF THREE MAJOR INTERSTATES

- 3 interstate highway systems (Interstates 71, 74 and 75) and 2 interstate connectors (Interstates 275 and 471)
- More than 900 interstate common motor-freight carriers and 29 freight forwarders serve the Tri-state area.
- Twenty major metro areas are within one day's truck driving time
- Kentucky is home to UPS World Port, DHL Americas Hub, Amazon Air Global Port and several large FedEx Ground hubs throughout the state.

TWO CLASS I RAILROADS & ONE CLASS II RAILROAD

- Two Class I railroads and one Class II railroad
- CSX operates approximately 60 trains a day through the region
- Norfolk-Southern has direct service to 22 states and Ontario, with an average of 35-40 trains per day traveling through the region transportation infrastructure.
- RailAmerica operates two short-line railroads in the region: Indiana and Ohio Railroad (IORY) and Central Railroad of Indiana (CIND)

THE PORTS OF CINCINNATI AND NORTHERN KENTUCKY

- The Ohio River and its seven navigable tributaries comprises over 2,500 miles of waterways
- Ports of Cincinnati and Northern Kentucky moves nearly 48 million tons of cargo a year, ranking it 15th among all U.S. ports and the busiest inland port in the US.
- The Ports of Cincinnati & Northern Kentucky includes 226.5 miles of commercially navigable waterways of the Ohio River and Licking River
- The newly designated ports are comprised of 129 active docks and terminals, with 68 on the Ohio side of the Ohio River, 54 along the Kentucky shoreline, and seven along the Licking River.

TWO ACTIVE FOREIGN TRADE ZONES

- The Greater Cincinnati FTZ (46) and Northern Kentucky FTZ (47) operate within the region
- FTZ 46 and 47 is a business operations focused federal program designed to help regional businesses compete in the global marketplace through the elimination, deferral or reduction of customs duties on imported and exported/re-exported merchandise.
- FTZ 47 service area covers Boone, Kenton, and Campbell counties in Kentucky.

Cincinnati/Northern Kentucky International Airport

The Cincinnati/Northern Kentucky International Airport (CVG) has been serving commercial passengers since 1947. With more than 7,700 acres of land, four runways, a diversified base of operations on and near the campus.

CVG is an economic driver for the Cincinnati Metropolitan Statistical Area (MSA). In 2022, CVG had a \$9.3 billion annual economic impact. This is a \$6 billion increase over the past 10 years, according to a recent study conducted by the University of Cincinnati Economics Center based on 2022 data. In 2022, CVG supported more than 49,000 direct and indirect jobs with the Cincinnati MSA.

Epic Flight Academy opened its \$8 million facility in April of 2024. The joint venture between Epic Flight Academy and FEAM Aero offers valuable on-site educational opportunities for future aircraft mechanics. DHL is also investing \$192 million to build a 305,000-square-foot aircraft maintenance facility at its Global Superhub. This expansion is part of a larger \$292 million project that also includes an expanded aircraft apron, with eight new aircraft gates and three new maintenance gates. The facility is expected to create 300 jobs and be completed by the end of 2025.

CVG earned top spots in Skytrax Awards:

#2

North America's Best Regional (Domestic) Airport

#3

North America's Best Airport Staff

#6

World's Best Airport 5-10 Million Passengers

#6

North America's Cleanest Airport

#10

World's Best Regional Airport

A customer-centric experience is a top priority at CVG. These results showcase their superior customer service and focus on keeping their facilities welcoming and clean.



AT A GLANCE

55+

NONSTOP DESTINATIONS

6th

LARGEST CARGO AIRPORT IN NORTH AMERICA

7,700

ACRES OF AIRPORT PROPERTY

1.7M

TONS OF CARGO

47,000

TOTAL JOBS SUPPORTED

115+

CARGO PLANE PARKING SPOTS

GLOBAL CARGO HUBS AT CVG

amazon Prime Air

DHL

ATLAS AIR

ABX AIR

KALITAE AIR

Amazon at CVG & NKY

In 2019, Amazon broke ground on the Amazon Air Hub, an 800,000-square-foot facility to support our growing air cargo network. Located at the Cincinnati/Northern Kentucky International Airport, the centrally located hub is ideally situated to more closely connect Amazon to customers all across the country. 2,000 dedicated Amazonians work at the Air Hub to bring this \$1.5 billion investment in the Northern Kentucky region to life.

The Amazon Air Hub is unlike any other site in the Amazon network, equipped with innovative uses of robotics technology to transport and sort packages. The hub features mobile drive units that move packages quickly across the floor, ergonomic workstations that support a comfortable work environment for employees, and the Robin robotic arms that inject packages onto robotic drives. This facility serves as the hub of operations for an interconnected network of more than 40 sites where Amazon Air exists.

Amazon’s total space at CVG spans 600 acres that feature seven buildings totaling more than three million square feet of space, an expansive new ramp for aircraft parking, and a multi-story vehicle parking structure. Amazon has created more than 18,000 jobs in Kentucky since 2010 and invested more than \$20 billion across the state. These investments have contributed an additional \$18 billion to the Kentucky economy and have helped create over 49,000 indirect jobs on top of Amazon’s direct hires—from jobs in construction and logistics to professional services.



\$1.5 BILLION
INVESTMENT AT CVG



100+ PRIME AIR
CARGO PLANES



2,000 JOBS
ADDED TO THE 10K
EMPLOYEE BASE

Industry Sectors

The Northern Kentucky region is targeting four industry clusters based on their employment momentum and growth potential: Advanced Manufacturing, Information Technology, Life Sciences, and Supply Chain Management & Support Services. These four clusters include 13 subclusters with more than 550 primary industry companies, representing strong diversity and innovation. Annual wages for jobs in these clusters are \$10,000 above the regional average. According to the report, the four target clusters are diverse in nature and companies in those sectors vary in size, which creates opportunities for a wide spectrum of businesses from startups to Fortune 500.

INFORMATION TECHNOLOGY

Most companies know information technology (IT) as critical infrastructure – the software and hardware, data security and internet applications that literally make business possible. Far from being merely a back-of-the-house function, though, IT is one of the most dynamic areas of the American – and Northern Kentucky – economy. Between 2019 and 2024, local IT employment grew by 8%.

56

INDUSTRY COMPANIES

23,407

INDUSTRY EMPLOYEES

\$113,972

AVG. ANNUAL WAGES

19.6%

PROJECTED EMPLOYMENT GROWTH (2024-2029)

MAJOR EMPLOYERS:

Software/IT Companies



Electronics Manufacturing



IT Operations Centers



Logistics Technology



Industry Sectors

ADVANCED MANUFACTURING

Northern Kentucky is well poised to support advanced manufacturing from R&D to production to the supply chain and access to your customers. Major manufacturing companies such as Mubea, Mazak, Safran Landing Systems, Parker Meggitt, Fives, and Celanese have already chosen Northern Kentucky for its competitive business advantage.

With a labor shed of over 1.5 million people and more than 48,000 people currently employed in advanced manufacturing, Northern Kentucky has a strong core of both professional and production workers. Supply chain programs, custom apprenticeships, and a highly recognized informatics program ensure that the future manufacturing workforce is equipped with skills and hands-on experience in engineering, operations, maintenance and repair, materials, data analytics, and information technology.

316

INDUSTRY COMPANIES

50,561

INDUSTRY EMPLOYEES

\$94,016

AVG. ANNUAL WAGES

6.4%

PROJECTED EMPLOYMENT GROWTH (2024-2029)

MAJOR EMPLOYERS:

Headquarters



Food & Flavoring



Automotive Manufacturing



Medical Device Manufacturing



Aerospace



Industry Sectors

LIFE SCIENCES

Northern Kentucky is home to many life science organizations, with concentrations in key sectors including biomedical research, gene therapy, medical device manufacturing, and health informatics.

The Cincinnati region has a strong record of firsts in life science, medical research, and healthcare. From the polio vaccine to Benadryl and the FAST (F-face, A-arm, S-speech, T-time) method for identifying signs of a stroke.

20+

RESEARCH LABS

11,218

INDUSTRY EMPLOYEES

\$103,729

AVG. ANNUAL WAGES

21.5%

PROJECTED EMPLOYMENT
GROWTH (2024-2029)

MAJOR EMPLOYERS:

Headquarters

CompMed

 CTI CLINICAL TRIAL & CONSULTING

 HealthWarehouse

Laboratory Equipment Manufacturing

ASAP



ANDRITZ

Healthcare Providers

 Cincinnati Children's

 OrthoCincy
Orthopaedics & Sports Medicine

 St. Elizabeth
HEALTHCARE

 The Christ Hospital
Physicians

 UC Health

Medical Device Manufacturing

 ABB
Optical Group

 beam
technologies

 BECKMAN
COULTER

 ZEISS

Biomedical Research & Gene Therapy

 Bexxion
PHARMACEUTICALS

 ethos laboratories

 GRAVITY
DIAGNOSTICS

 ThermoFisher
SCIENTIFIC

 VIACORD

 Wood Hudson
Cancer
Research
Laboratory

Industry Sectors

SUPPLY CHAIN

Northern Kentucky is a logistics and distribution juggernaut. The Cincinnati/Northern Kentucky International Airport (CVG) is now the fifth busiest cargo airport in the continental United States. Total cargo volumes at the facility have tripled during the past decade, and cargo activity at the airport is likely to experience significant growth in the years ahead.

Amazon rapidly built out its \$1.5 billion Air Hub at CVG, with operations launching in August 2021, and CVG is officially Amazon Air’s primary U.S. air cargo hub. DHL also opened its North American super-hub at CVG. The region is served by three interstates. Additionally, the Ports of Cincinnati and Northern Kentucky are among the busiest inland port districts in the nation. Northern Kentucky is home to leading global supply chain companies, with concentrations in aviation maintenance, logistics management & consulting, logistics technology, and materials & packaging.

GRADE A

INDUSTRY HEALTH

9,387

INDUSTRY EMPLOYEES

\$95,474

AVG. ANNUAL WAGES

3.9%

PROJECTED EMPLOYMENT GROWTH (2024-2029)

MAJOR EMPLOYERS:

Cargo & Shipping



Aviation Maintenance



Logistics Management & Consulting



Materials & Packaging



Logistics Technology



Workforce Development

The Cincinnati region, including Northern Kentucky, is home to a skilled and educated young workforce. With prominent public and private academic centers such as Northern Kentucky University, Xavier University, University of Cincinnati, Miami University, Thomas More University and Gateway Community & Technical College, our region has robust workforce development opportunities and strong talent.

Every year, more than 80,000 degrees are awarded to students at higher education institutions within 75 miles of Northern Kentucky. These institutions represent a combined annual enrollment of more than 250,000 students.

REGIONAL COLLEGES & UNIVERSITIES



REGIONAL TECHNICAL & COMMUNITY COLLEGES



#1
BEST CITY
FOR COLLEGE
GRADS

#2
UNIVERSITY OF CINCINNATI
TOP PUBLIC UNIVERSITY IN
OHIO

#4
UNIVERSITY OF CINCINNATI
NATIONALLY FOR CO-OPS &
INTERNSHIPS

#103
MIAMI UNIVERSITY
TOP NATIONAL
UNIVERSITY

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