



newport pavilion

GROCERY ANCHORED
POWER CENTER

130 PAVILION PARKWAY
NEWPORT, KY 41071

nuveen



CRAWFORD SQUARE
REAL ESTATE ADVISORS

property highlights

Located in Newport, Kentucky within the Cincinnati MSA, this super-regional power center benefits from a highly accessible position just minutes from the Central Business District.

The property is strategically situated along I-471 with strong visibility, interstate frontage, and convenient access via multiple interchanges.

Anchored by Kroger Marketplace and supported by a strong lineup of national retailers, the center offers a dynamic mix of shopping, dining, and service-oriented tenants.



STRONG CUSTOMER TRAFFIC

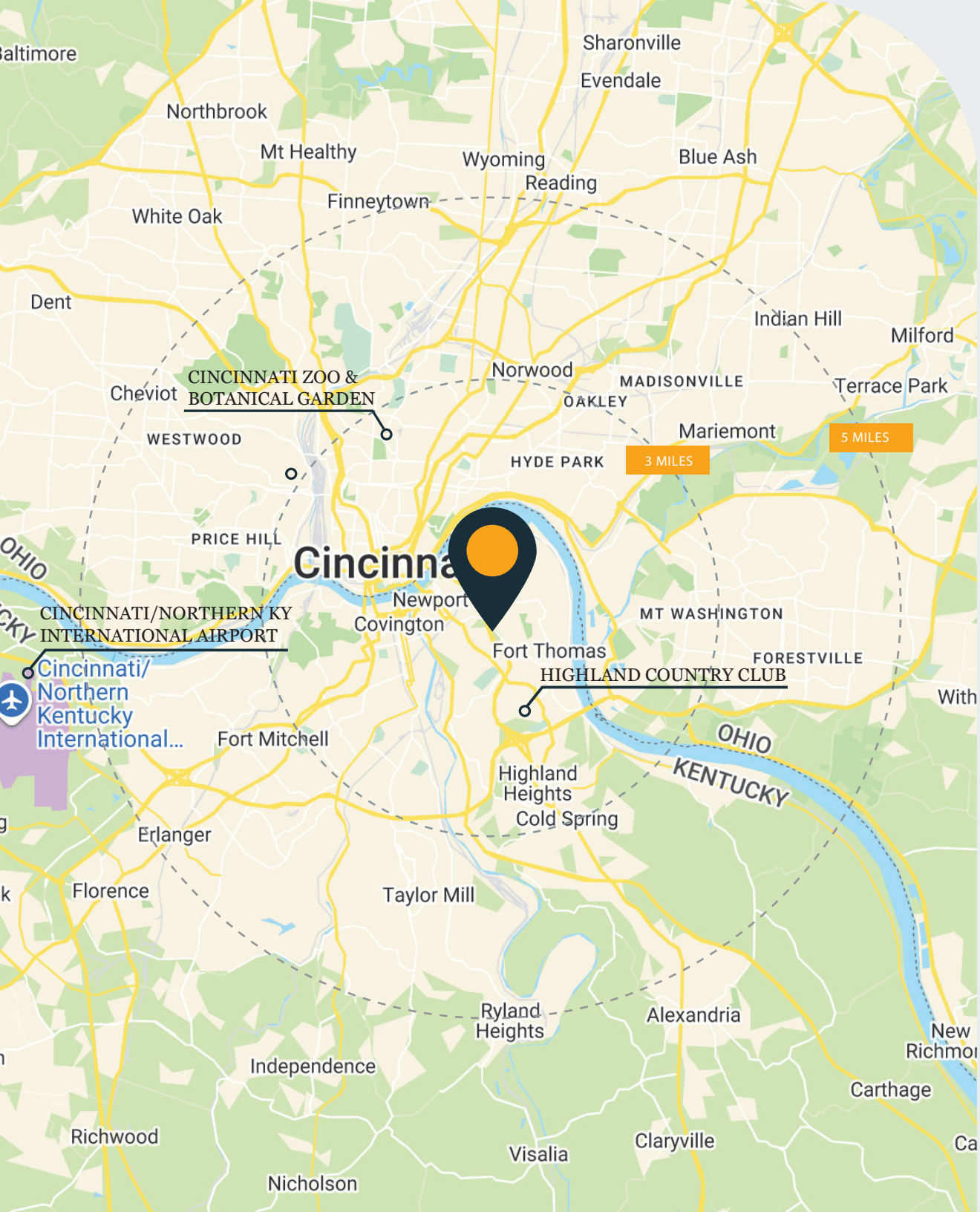
#1 MOST VISTED
KROGER NATIONWIDE

216,995

Daytime population within a 3-mile radius



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market overview

Newport Pavilion is a dominant, grocery-anchored power center located in Newport, Kentucky within the greater Cincinnati market, just minutes from the urban core. It benefits from exceptional visibility and access along I-471, serving a dense and established trade area with strong regional connectivity.

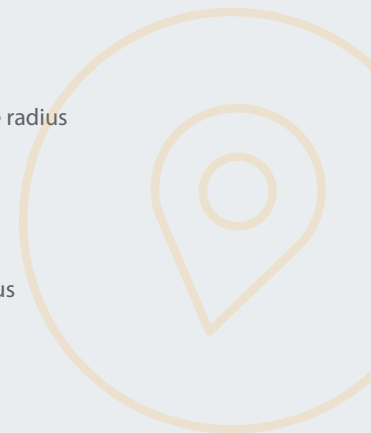
The center features a diverse mix of national retailers, restaurants, and service providers, complemented by ample parking and convenient access points. Its proximity to downtown Cincinnati, surrounding residential neighborhoods, and continued growth in the Northern Kentucky submarket further strengthen its position as a premier retail destination.

121,989

Total households within a 3-mile radius

129,874

Residents within a 5-mile radius





SUITE	TENANT	SF	SUITE	TENANT	SF
83	Buffalo Wild Wings	6,102	144	Subway	1,200
85	Care First Urgent Care	3,456	146	Mattress Firm	4,125
87	T-Mobile	1,500	148	Aspen Dental	3,200
89	Family Allergy & Asthma	2,540	150	Kroger Storage	3,817
91A	Zivel Sports	1,533	152	Famous Footwear	5,500
91B	Sport Clips	1,200	154	Ulta Salon, Cosmetics & Fragrance	10,372
93	Chipotle Mexican Grill	2,240	156	Petsmart	14,173
102	Domino's Pizza	2,384	158	Michaels	21,779
104	Mens Gameday Health	1,500	158	Michaels	21,779
105	IHOP (GL)	4,916	165	Nasu (Fuji Japanese)	6,129
106	New China Buffet	6,116	169	Panera	4,703
108	Monmouth Jewelers	3,030	175	Dicks Sporting Goods	45,000
110	Fifth Third Bank	3,795	179	TJ Maxx	23,250
111	Kroger Liquor	8,000	185	Orangetheory Fitness	3,395
115	Tire Discounters (GL)	5,910	187	The UPS Store	1,300
130	Kroger Marketplace (GL)	116,432	189	Massage Envy	3,410
140	AT&T	4,000	191	European Wax Center	1,400
142	Wing Eyecare	2,402	193	Noodles & Co	2,500

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newport's dominant power center

SHOP AND DINE





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