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HIGHLAND HEIGHTS GATEWAY



1,205 Sq. Ft. For Lease

FEATURES

- Retail space available in high growth market
- Next to Northern Kentucky University (15,056 students, faculty, and staff)
- New development projects coming to the market, including NKU Town Center, Cold Spring Town Center, and a New Kroger
- Join co-tenants Five Guys Burgers, AT&T, Jimmy John's, Chipotle, and Donato's Pizza
- Excellent visibility from Alexandria Pike
- Nearby big-box retailers include Kroger, Lowe's, and Furniture Fair
- Located in the center of Highland Heights/Cold Springs, right off of I-275

TRAFFIC COUNTS

Street/Intersection	VPD
I-275	84,093
I-471	39,609
Alexandria Pike	8,688

DEMOGRAPHICS

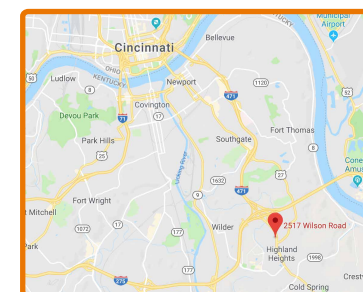
Radius	1 Mile	3 Mile	5 Mile
Population	5,801	40,468	126,536
Daytime Population	9,804	39,613	124,529
Households	2,375	17,749	56,576
Average HH Income	\$92,217	\$99,469	\$103,250

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AERIAL

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SITE PLAN

HIGHLAND HEIGHTS GATEWAY

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2025 Demographics

Highland Heights Gateway
2517 Wilson Rd, Newport, Kentucky, 41076
Rings: 1, 3, 5 mile radii

Latitude: 39.03763
Longitude: -84.45483

Population	1 mile	3 miles	5 miles
2025 Total Population	5,801	40,468	126,536
2030 Total Population	5,655	40,060	127,118
2024-2029 Population: Annual Growth Rate	-0.51%	-0.20%	0.09%
2025 Total Daytime Population	9,804	39,613	124,529
2025 Female Population	3,049	20,879	63,694
2025 Male Population	2,752	19,589	62,842
2025 Median Age	28.3	38.7	38.7
Households	1 mile	3 miles	5 miles
2025 Total Households	2,375	17,749	56,576
2030 Total Households	2,337	17,831	57,713
2024-2029 Households: Annual Growth Rate	-0.32%	0.09%	0.40%
2025 Average Household Size	1.98	2.19	2.18
Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$92,217	\$99,469	\$103,250
2030 Average Household Income	\$99,825	\$109,022	\$113,306
2025 Median Household Income	\$75,989	\$74,164	\$76,077
2030 Median Household Income	\$78,262	\$79,566	\$82,047
2024-2029 Median Household Income: Annual Growth	0.59%	1.42%	1.52%
2025 Per Capita Income	\$37,774	\$43,737	\$46,202
2030 Per Capita Income	\$41,251	\$48,643	\$51,497
2024-2029 Per Capita Income: Annual Growth Rate	1.78%	2.15%	2.19%
Home Value	1 mile	3 miles	5 miles
2025 Average Home Value	\$193,534	\$243,679	\$269,079
2030 Average Home Value	\$275,225	\$323,108	\$363,424
2025 Median Home Value	\$193,534	\$243,679	\$269,079
2030 Median Home Value	\$243,584	\$291,366	\$322,380
Race	1 mile	3 miles	5 miles
Diversity Index	34.4	26.4	36.4
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	32	450	2,184
9-12th Grade/No Diploma	57	1,024	3,811
High School Diploma	835	6,304	19,189
GED/Alternative Credential	188	1,373	4,234
Some College/No Degree	564	4,427	13,794
Associate's Degree	273	2,464	8,002
Bachelor's Degree	868	7,316	23,529
Graduate/Professional Degree	470	4,683	15,147
Educational Attainment Base	3,287	28,041	89,890
Business Summary	1 mile	3 miles	5 miles
Total Businesses	254	1,387	4,919
Total Employees	7,929	19,499	61,046
Total (SIC01-99) Sales (\$000)	\$491,265,184	\$2,351,395,965	\$7,613,897,108
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2025 Annual Budget Expenditures	\$192,197,731	\$1,533,155,385	\$5,068,737,416
2030 Annual Budget Expenditures	\$204,631,695	\$1,688,210,624	\$5,676,335,965
2025 Retail Goods	\$7,898,288	\$62,061,047	\$206,551,410
2030 Retail Goods	\$66,229,645	\$553,763,371	\$1,852,378,315