



RETAIL/RESTAURANT
Opportunities



Come join the newest mixed-use urban resort in the heart of Newport in Northern Kentucky.

36,000 square feet of retail, 100,000 square feet of Class A office, a 133 key Homewood Suites hotel, the MegaCorp Pavilion event and concert venue, and 88 luxury condos comprise the first stage of the Ovation development.

Stage 2 will include additional condos, office space, retail space, a second hotel, and apartments.

Get in “on the ground floor” of this exciting new community and become part of a unique retail environment within our active and synergistic urban resort.



Location



Ovation Development

Ovation is a 25-acre, urban, mixed-use development at the confluence of the Ohio and Licking Rivers in Northern Kentucky. Located in Newport, this vibrant waterfront resort offers unparalleled accessibility, convenience, and connectivity. With a world-class music venue, modern office spaces, residential options, hotels, green spaces, and distinctive dining and entertainment experiences, Ovation is a hub of activity.

The Boardwalk Residences, Buildings 1, 2, & 3 – open with residents

MegaCorp Pavilion Music & Event Venue

101 W. 4th Street, Newport, KY 41071
promowestlive.com/cincinnati/megacorp-pavilion

Homewood Suites by Hilton Newport Cincinnati

201 W. 4th Street, Newport, KY 41071 • hilton.com

High Note Rooftop Bar (seasonal – Spring thru Fall)

Rooftop of the Homewood Suites • highnoteky.com

Market Bar

Plaza Level next to Homewood Suites
marketbar.org/ovationhome

Ovation Office 1

- St. Elizabeth Physicians Primary Care & Podiatry
- MegaCorp Logistics
- Carlisle & Bray Enterprises

200 W. 3rd Street, Newport, KY 41071

Ovation Parking Garage (Prepaid Parking available)

123 W. 4th Street, Newport, KY 41071

Ovation Car Park (Available for special events)

1500 Ovation Way, Newport, KY 41071

Ovation Roundabout Lot (Available for special events)

265 W. 5th Street, Newport, KY 41071



Site Plan



GEN. JAMES
TAYLOR PARK

Retail Site Plan

P PARKING GARAGE
1600 SPACES

GROUND FLOOR
BOARDWALK RETAIL

GROUND FLOOR
BOARDWALK RETAIL

GROUND FLOOR
BOARDWALK RETAIL

Ovation Way

APARTMENTS & CONDOMINIUMS

APARTMENTS

APARTMENTS

GROUND FLOOR
RETAIL

HOTEL

PEDESTRIAN
BRIDGE

3RD STREET

HIGH NOTE

OFFICE
100K SF

133 KEYS

MARKET BAR

- RETAIL SPACE - AVAILABLE NOW
- RETAIL SPACE - FUTURE
- NON-RETAIL SPACE

Ovation

Retail at OVATION

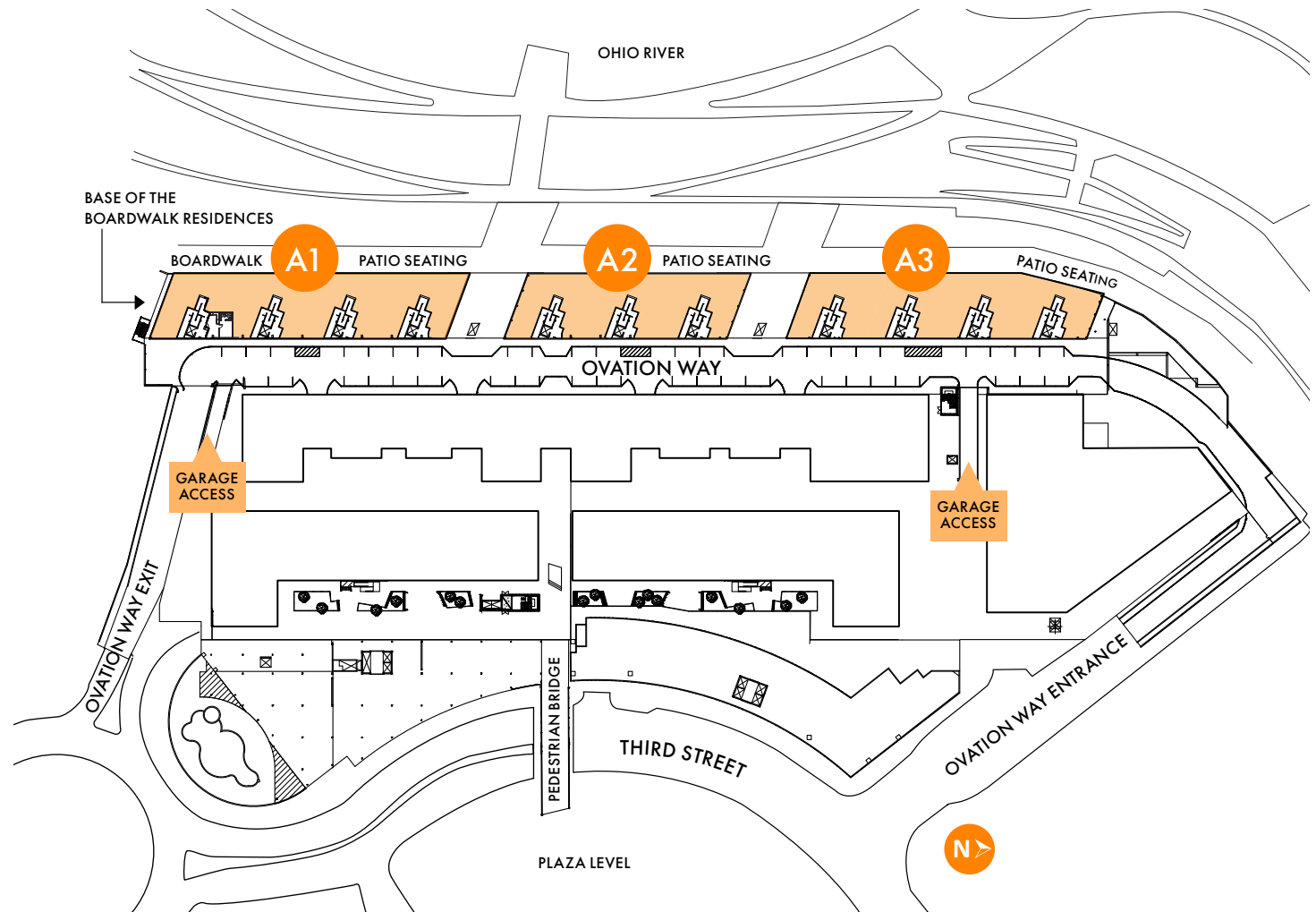
- Up to 13,005 contiguous SF
- Tenant improvement allowance available
- Dedicated patio space on the riverfront boardwalk
- Ample parking available in 2 connected garages
- Flexible square footage options available
- 15-minute walk to Cincinnati's riverfront
- Unparalleled views of the Cincinnati skyline
- Ovation EDC (Entertainment Destination Center) established to allow guests to carry alcoholic beverages in branded cups throughout designated public areas



Retail Options

BOARDWALK RESTAURANT SITE PLAN

- A1** 13,005 SF *(divisible)*
CONDO BUILDING GROUND FLOOR
- A2** 10,080 SF *(divisible)*
CONDO BUILDING GROUND FLOOR
- A3** 12,965 SF *(divisible)*
CONDO BUILDING GROUND FLOOR



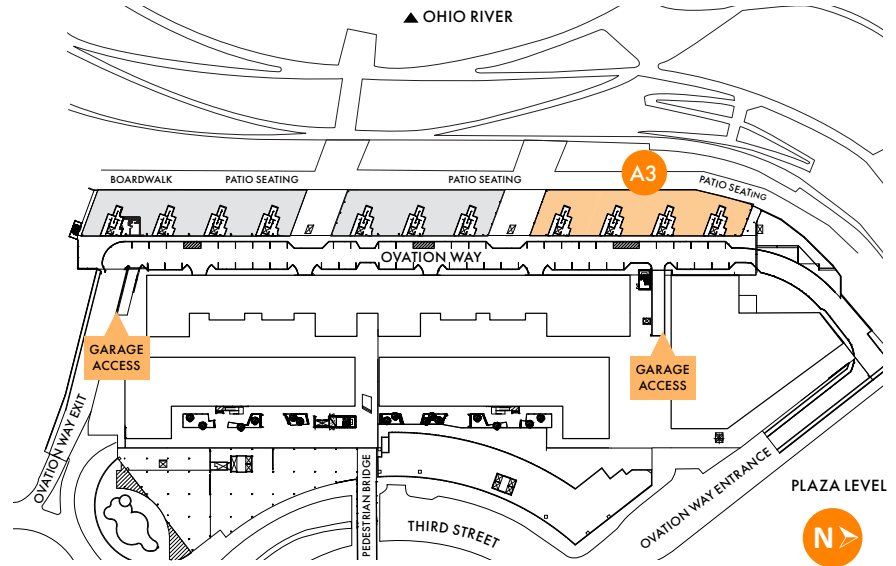
Bert Hehman | Director of Sales & Leasing
859.630.4196 cell | bhehman@corporex.com

100 E. RiverCenter Blvd., Suite 1100, Covington, KY 41011

Annashea Carlisle | Leasing Specialist
513.600.5455 cell | acarlisle@corporex.com

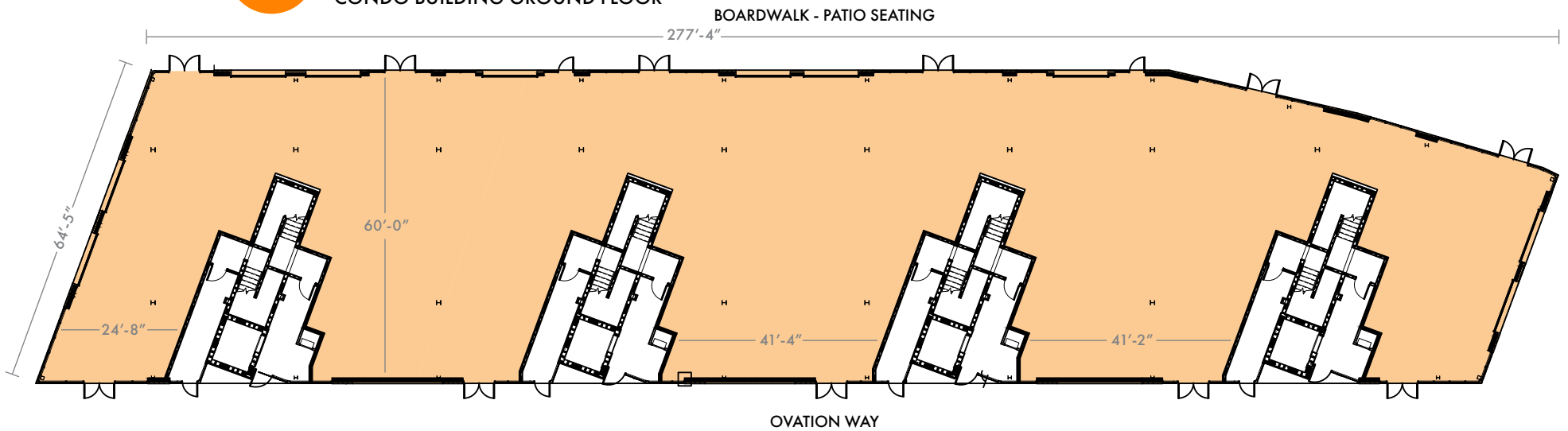
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A3



A3

12,965 SF
CONDO BUILDING GROUND FLOOR



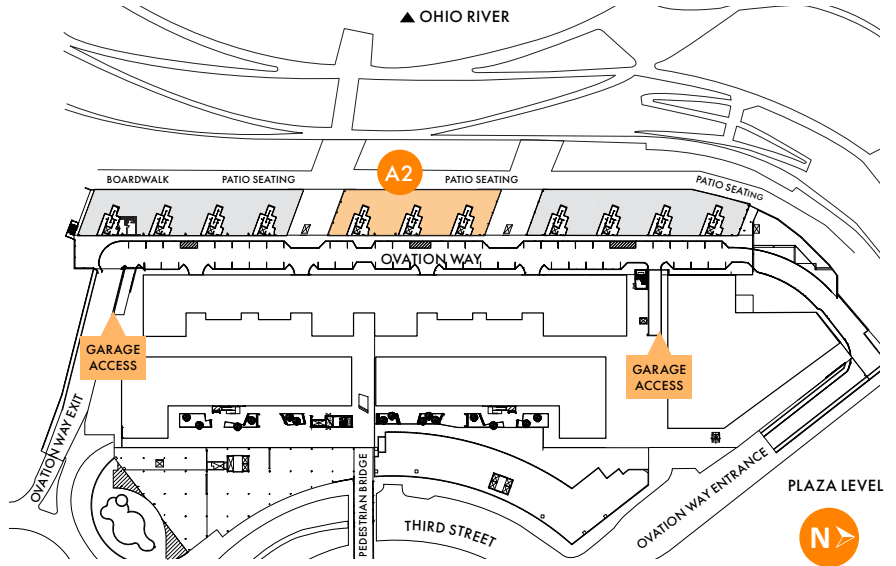
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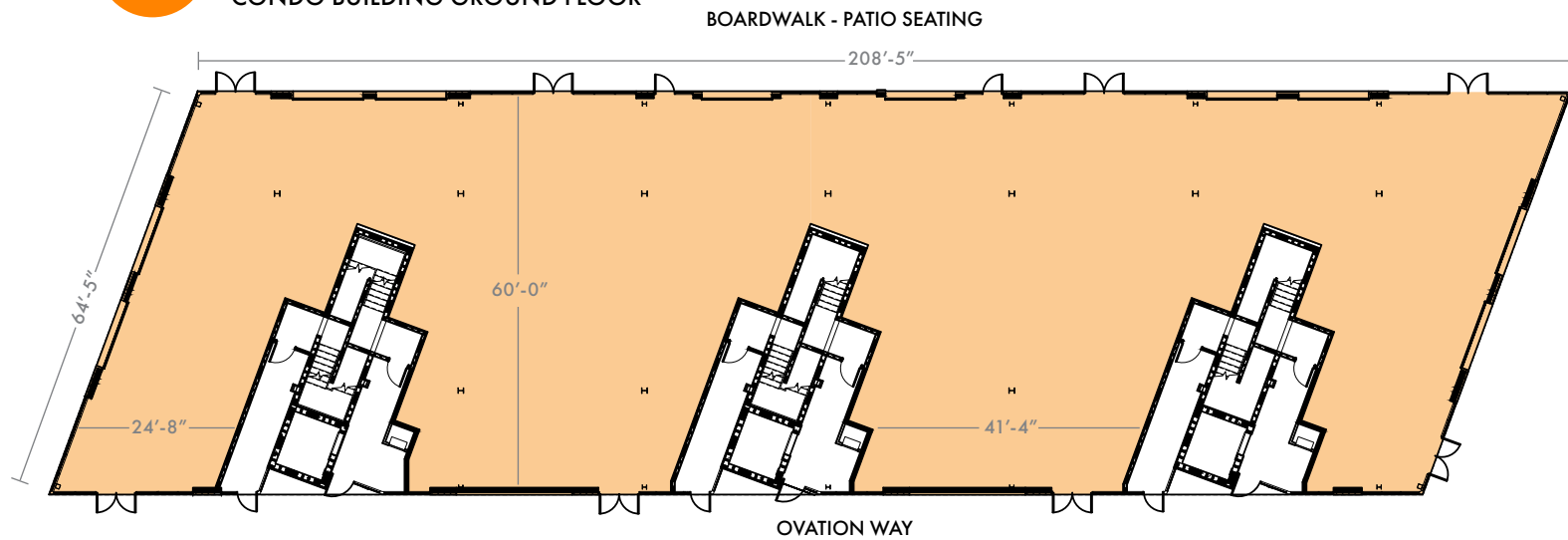
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A2



A2

10,080 SF
CONDO BUILDING GROUND FLOOR



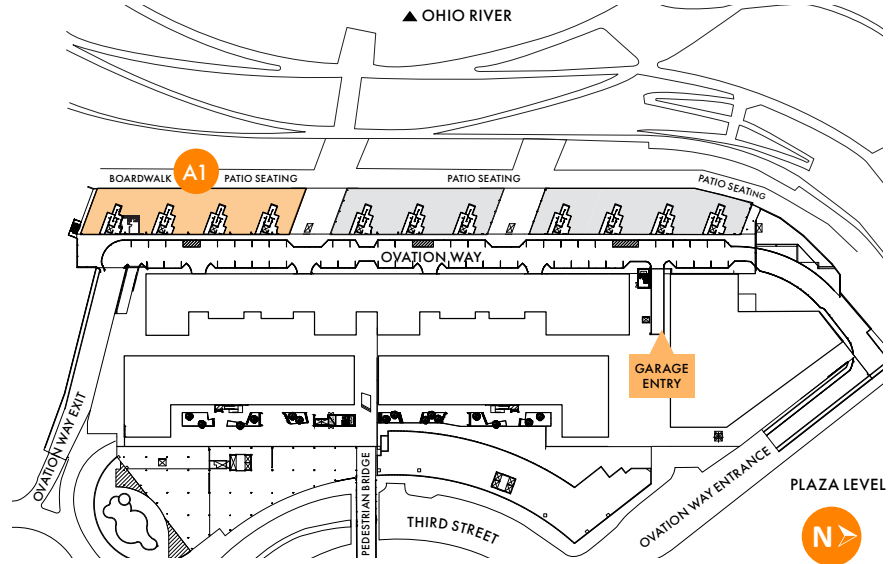
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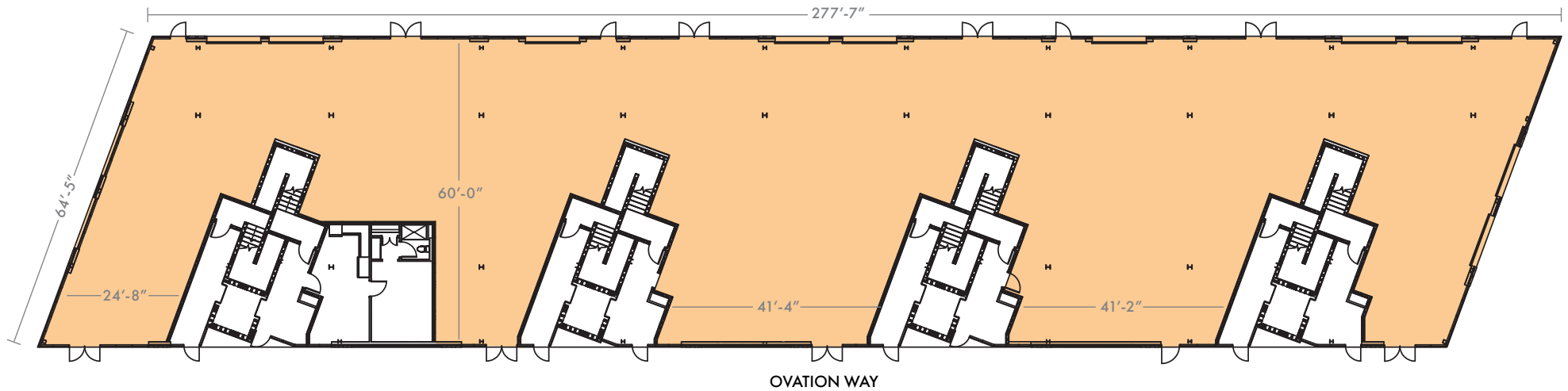
A1



A1

13,005 SF
CONDO BUILDING GROUND FLOOR

BOARDWALK - PATIO SEATING



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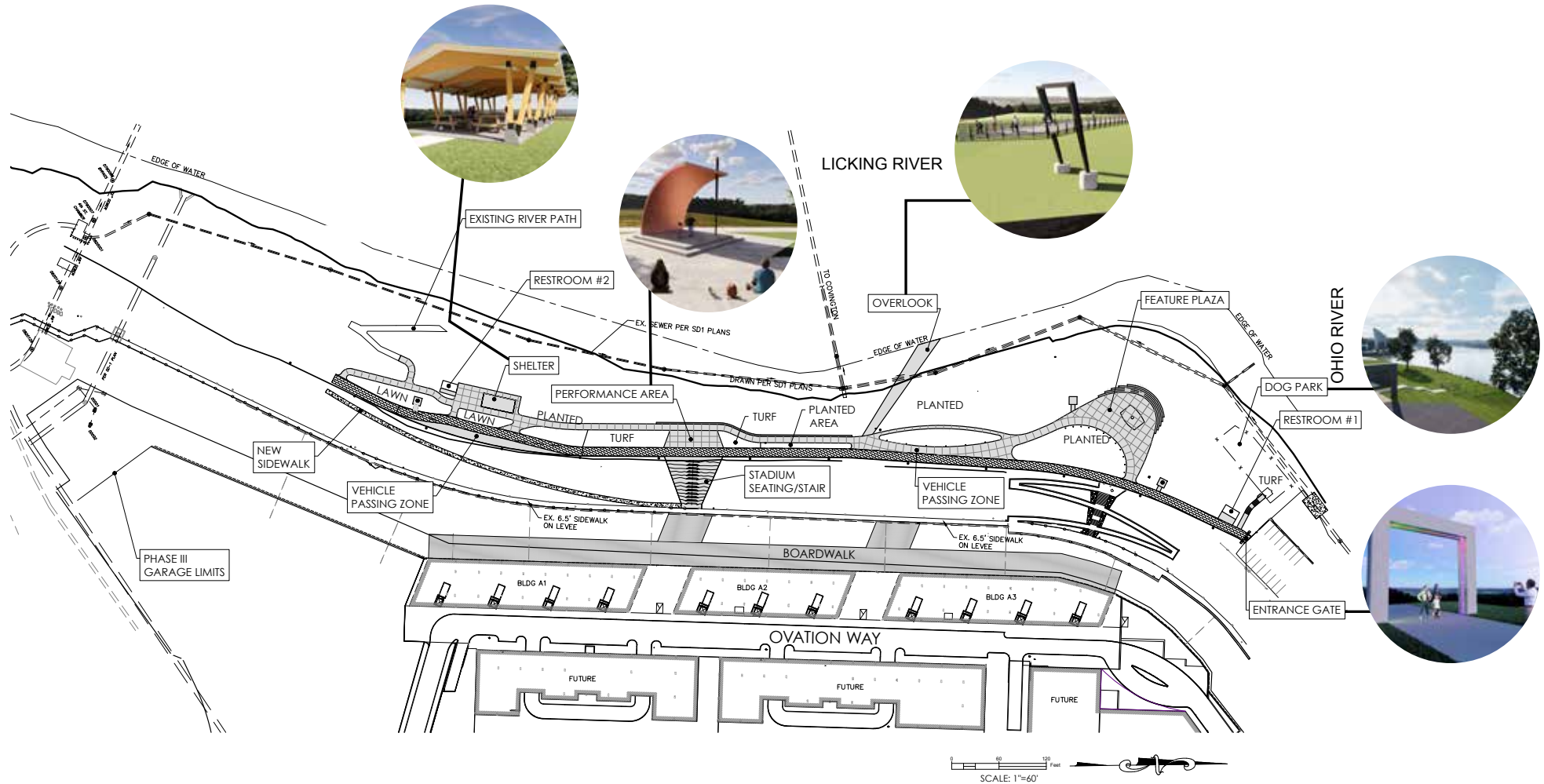
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GEN. JAMES TAYLOR PARK – APPROVED PLAN CITY OF NEWPORT

The City of Newport broke ground July 2026 on the \$7.5M park improvement project.



GEN. JAMES TAYLOR PARK – APPROVED PLAN CITY OF NEWPORT



Customer Segments

RESIDENTIAL

80% of UNITS SOLD
in all three condo buildings
(as of September 2026)

88 TOTAL UNITS
with more residential planned



TOURISM

Cincinnati region welcomes
25.5 MILLION
visitors each year
(Visit Cincy)

49% OF ALL VISITORS
chose unique/local food
as dining choice
(2022 Cincy Region Report, Longwoods International)

BUSINESS

Diverse on-site audience with
office employees, hotel guests/
employees, and event attendees.

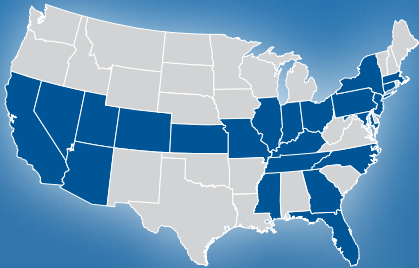
HOMWOOD
SUITES by Hilton™

MegaCorp
PAVILION

MegaCorp

St. Elizabeth
PHYSICIANS





**DEVELOPED IN 22+
STATES ACROSS THE
U.S.**

**BUILT
33 MILLION+
SQUARE FEET**

**DEVELOPED/OWNED
AND OPERATED
40+ HOTELS**

**CREATED
10+ BUSINESS
PARKS**

**OVER 60 YEARS
OF DELIVERING
EXCELLENCE**

**OVERSEES
2.3M+ SQUARE FEET
OF MANAGED SPACE
& 175+ TENANTS**

**ENDURING PERFORMANCE.
PROVEN OVER TIME.**

LAUNCHED AND SOLD A
NYSE COMPANY,
REALIZING A
57% TOTAL RETURN
TO INVESTORS IN 34 MONTHS

**\$3.9M+ CORPORATE
& FOUNDATION
GIVING IN 2025**

CONTINUED
**CAPITAL INVESTMENT
IN COMPANIES**
THAT ACHIEVE RETURN WITH
LONG-TERM VISION



POWERING BUSINESS. CHANGING LIVES.

CORPOREX COMPANIES is a national, privately held investment and development firm based in Covington, Kentucky with over 60 years experience of developing world-class hotels, Class A offices, luxury residential and mixed-use developments across the U.S. The company has more than \$1B in assets under management, has built over 33M square feet, and provided more than \$3.9M in corporate and foundation giving in 2025.



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