



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.



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

3RD STREET

PEDESTRIAN
BRIDGE

HIGH NOTE

OFFICE
100K SF

133 KEYS

MARKET BAR

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



Ovation

Retail at OVATION

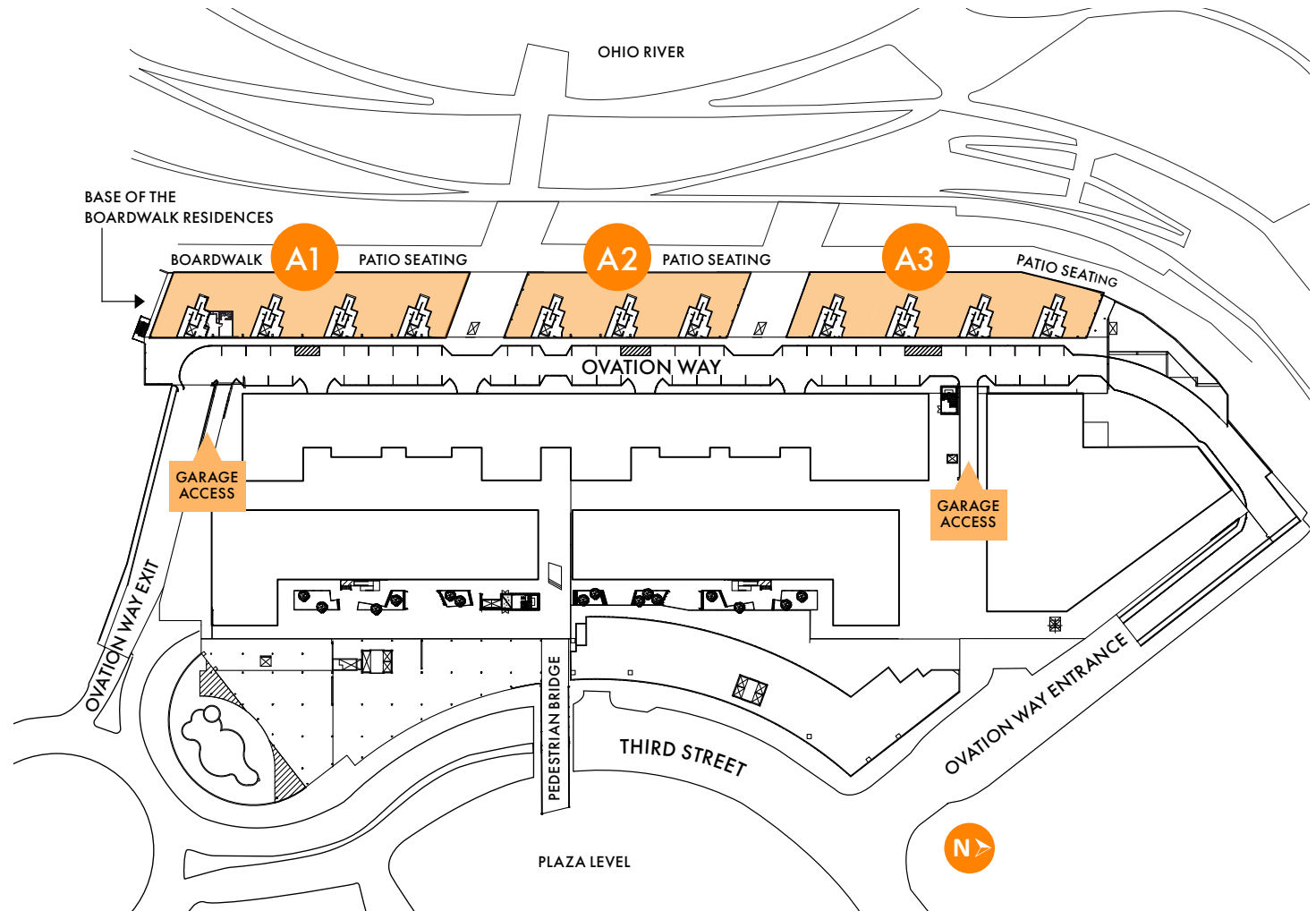
- Up to 13,005 contiguous SF
- Tenant improvement allowance available
- Dedicated patio space on the riverfront boardwalk
- Ample parking available in 2 connected garages
- Flexible square footage options available
- 15-minute walk to Cincinnati's riverfront
- Unparalleled views of the Cincinnati skyline



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



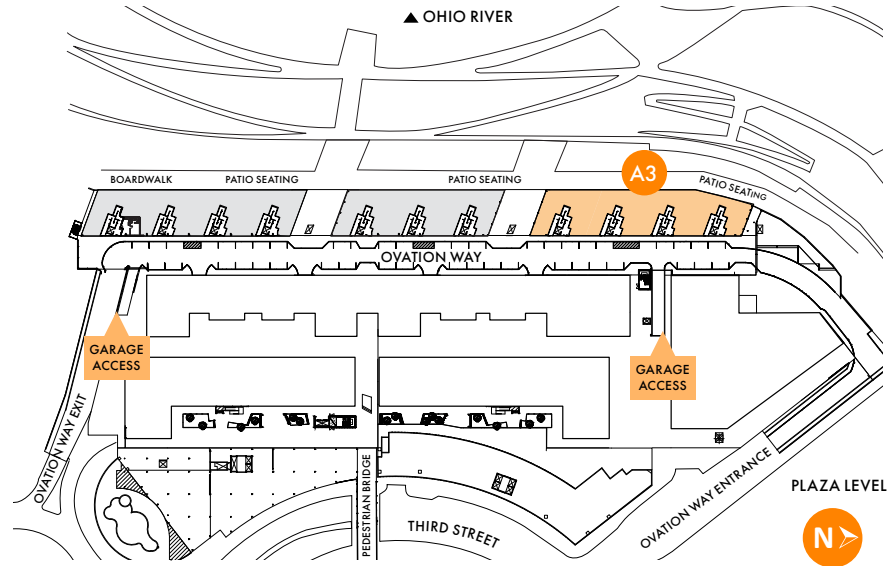
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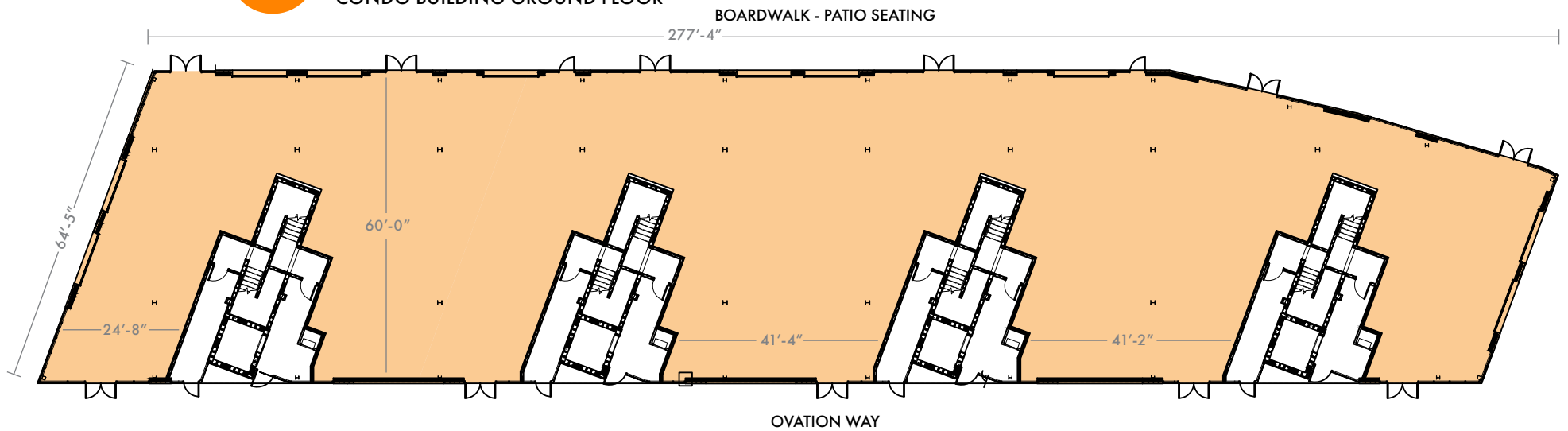
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A3



A3

12,965 SF
CONDO BUILDING GROUND FLOOR



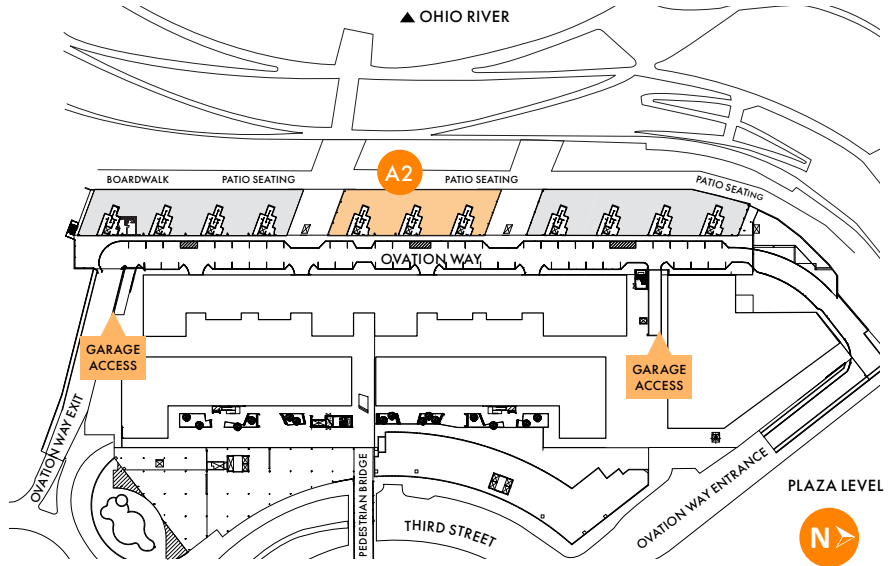
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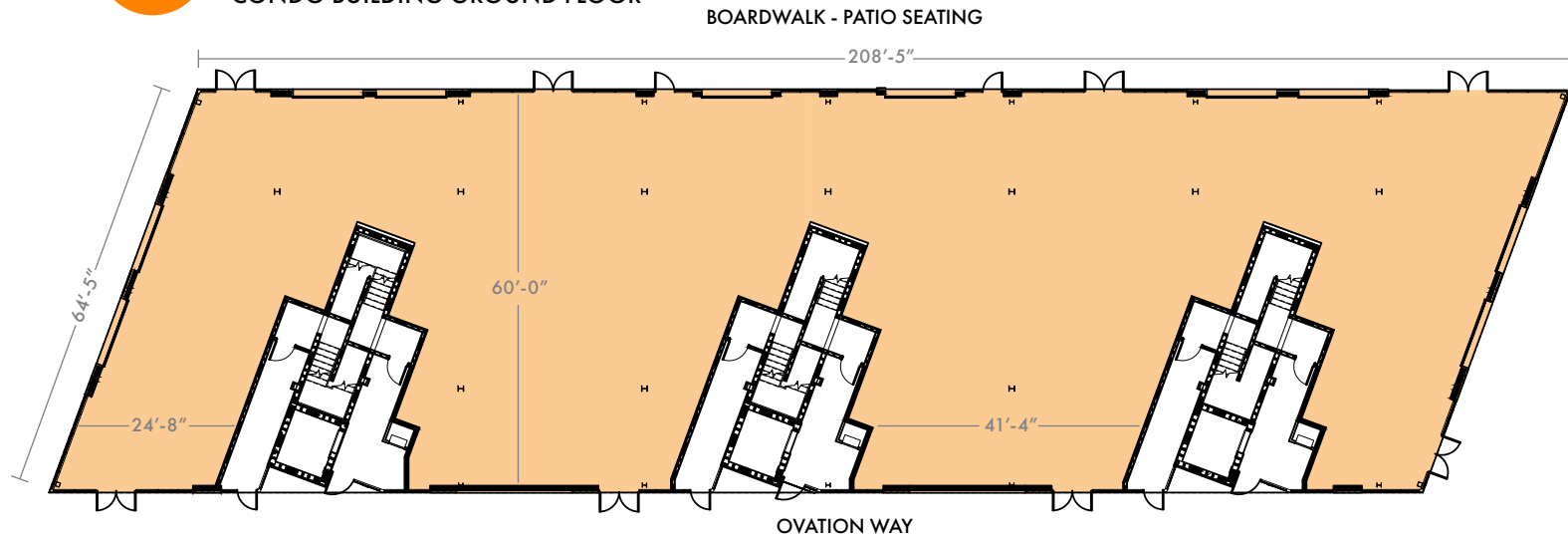
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A2



A2

10,080 SF
CONDO BUILDING GROUND FLOOR



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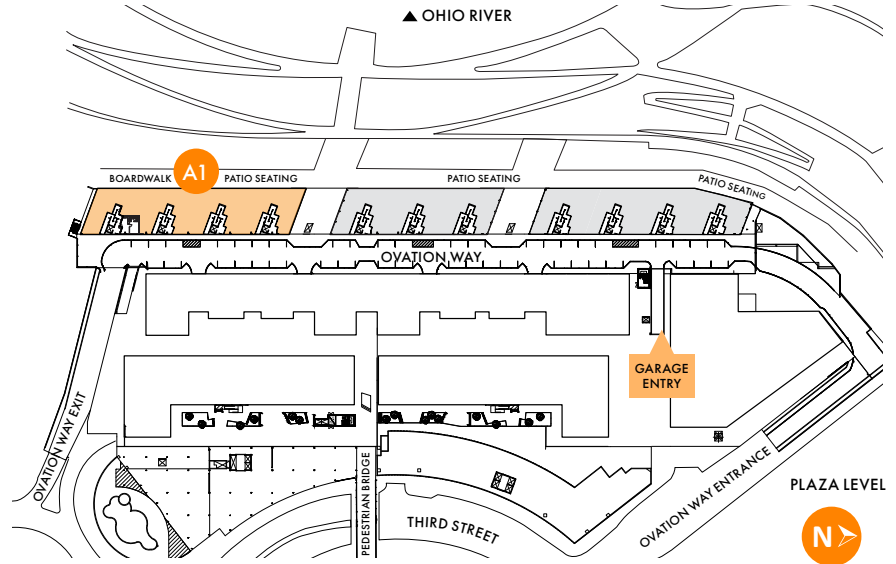
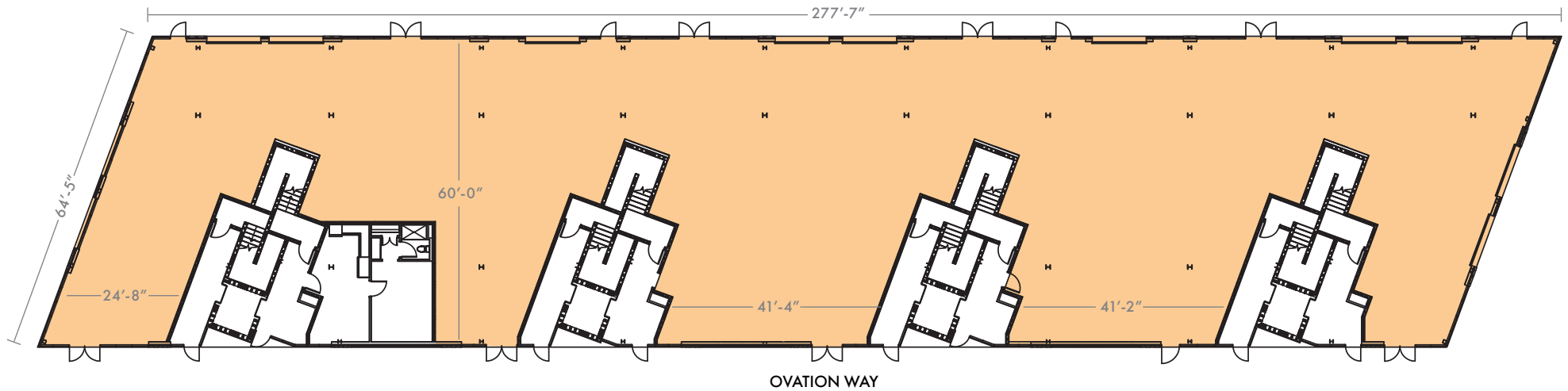
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A1

A1

13,005 SF
CONDO BUILDING GROUND FLOOR

BOARDWALK - PATIO SEATING



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Development Updates

COMPLETE

- The Boardwalk Residences A2 & A3
- MegaCorp Pavilion
- Homewood Suites by Hilton Newport Cincinnati
- Ovation Office I
- Ovation Parking Garage

UP NEXT

- The Boardwalk Residences A1
Opening Early 2026
- Ovation Car Park (Riverfront)
Opening Fall 2025
- Condominiums
- Apartments
- +/- 28,000 SF of Additional Retail Space

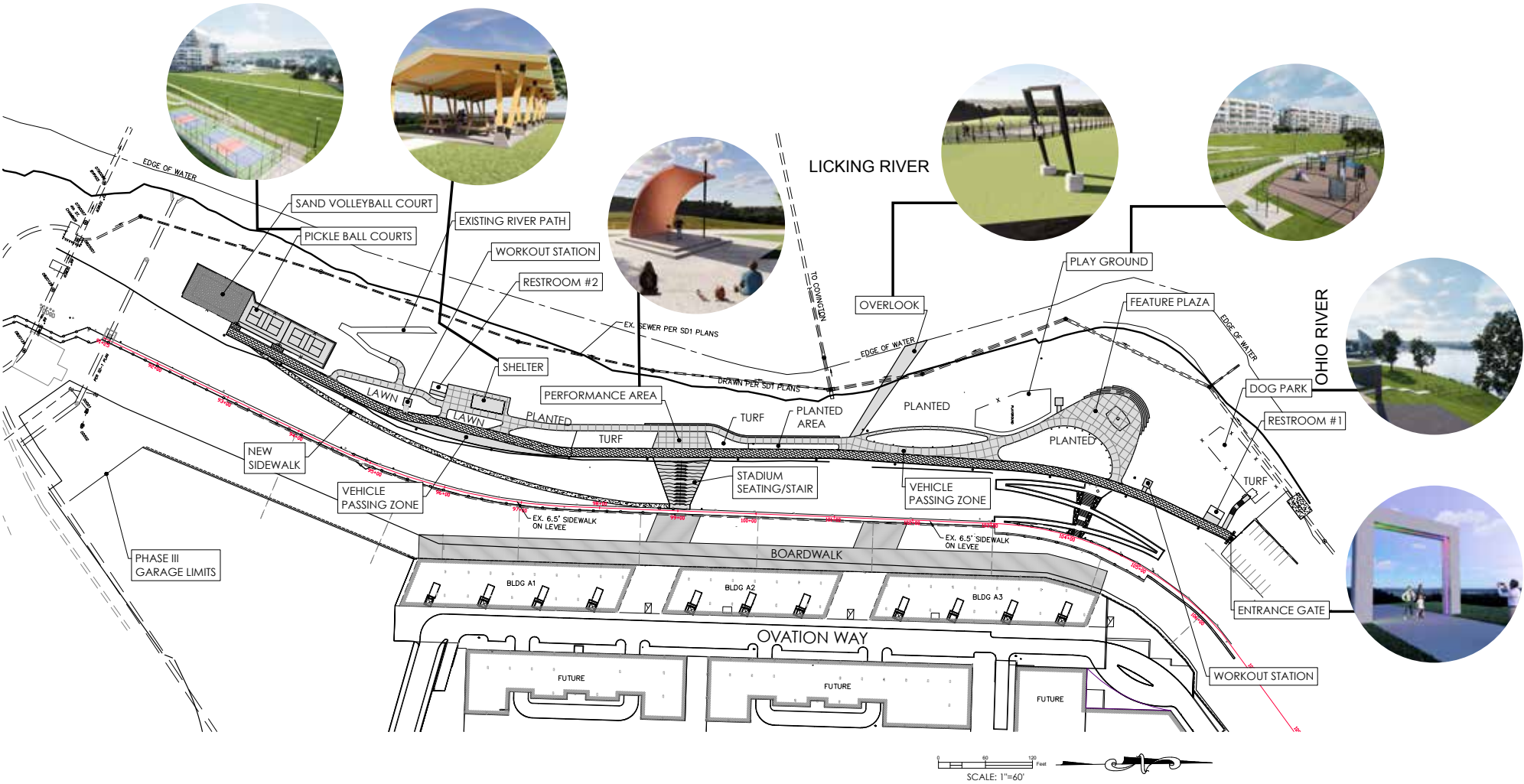
FUTURE

- Membership Fitness & Social Club
- Hotel
- Ovation Office II
- Apartments
- Additional Retail Space



GEN. JAMES TAYLOR PARK – APPROVED PLAN CITY OF NEWPORT

Multi-Million Dollor Redevelopment



GEN. JAMES TAYLOR PARK – APPROVED PLAN CITY OF NEWPORT



Customer Segments

RESIDENTIAL

77% of UNITS SOLD
in all three condo buildings
(as of 7/1/2025)

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.

HOMEWOOD
SUITES by Hilton™

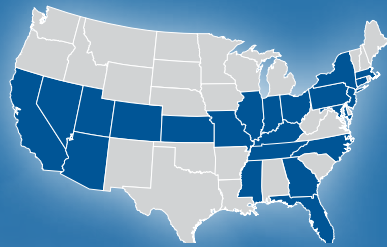
MegaCorp
PAVILION

MegaCorp

St. Elizabeth
PHYSICIANS



OVATION



CELEBRATING 60 YEARS
OF DELIVERING REAL ESTATE
EXCELLENCE FROM COAST TO COAST

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

**BUILT
33 MILLION+
SQUARE FEET**

**\$1B+ ASSETS
UNDER MANAGEMENT
(AUM)**

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

**CREATED
10+ BUSINESS
PARKS**

**\$3.2M CORPORATE
AND FOUNDATION
GIVING IN 2024**

**INNOVATED A
SUCCESSFUL
CHAIN OF
HIGH-TOUCH
SPORTS CLUBS**

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

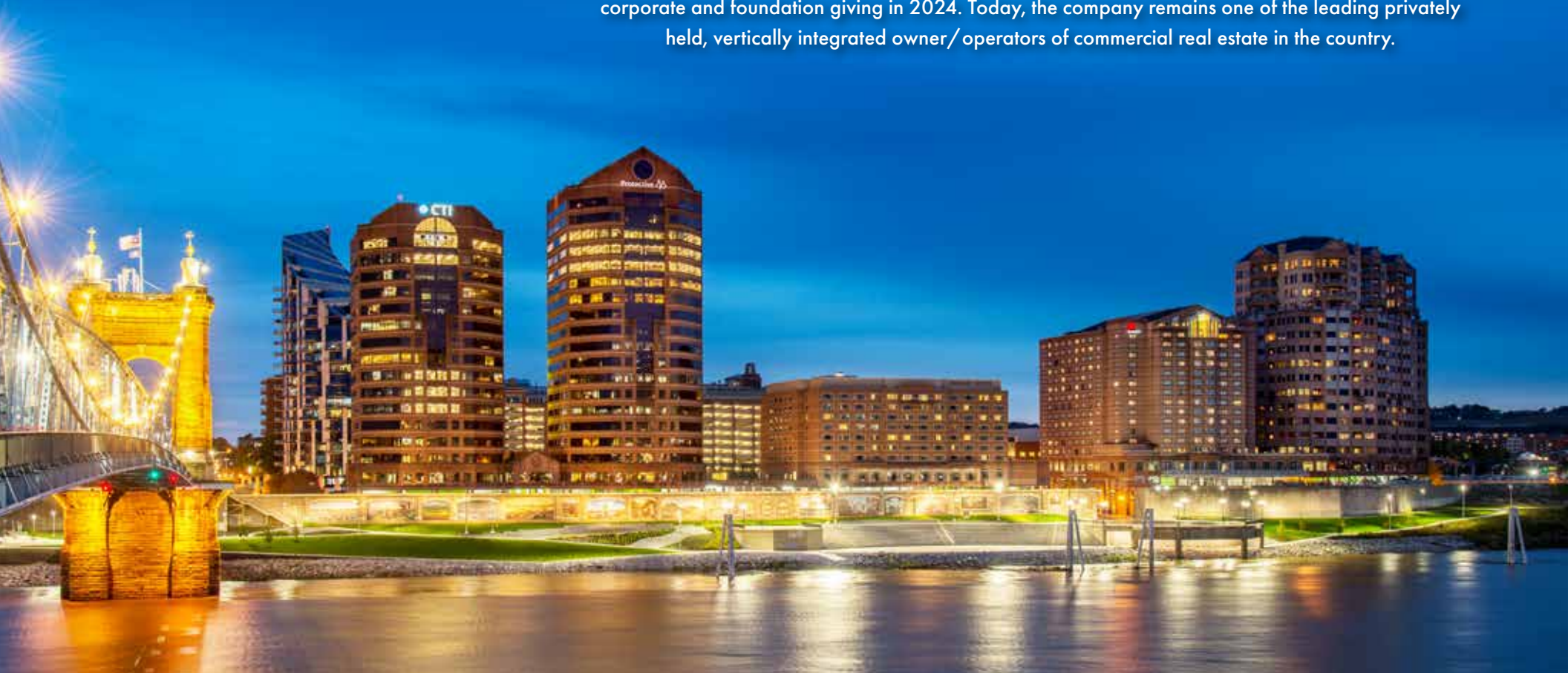
**CONTINUES TO
ACQUIRE, DEVELOP
AND OWN
WORLD-CLASS
REAL ESTATE ASSETS
IN TOP LOCATIONS**





CHANGING SKYLINES. CHANGING LIVES.

CORPOREX COMPANIES is a national, privately held investment and development firm based in Covington, Kentucky with a 60-year history 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 \$3.2M in corporate and foundation giving in 2024. Today, the company remains one of the leading privately held, vertically integrated owner/operators of commercial real estate in the country.



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