

RETAIL SPACE FOR LEASE

THE ASCENT AT ROEBLING'S BRIDGE, One Roebling Way, Covington, Kentucky 41011



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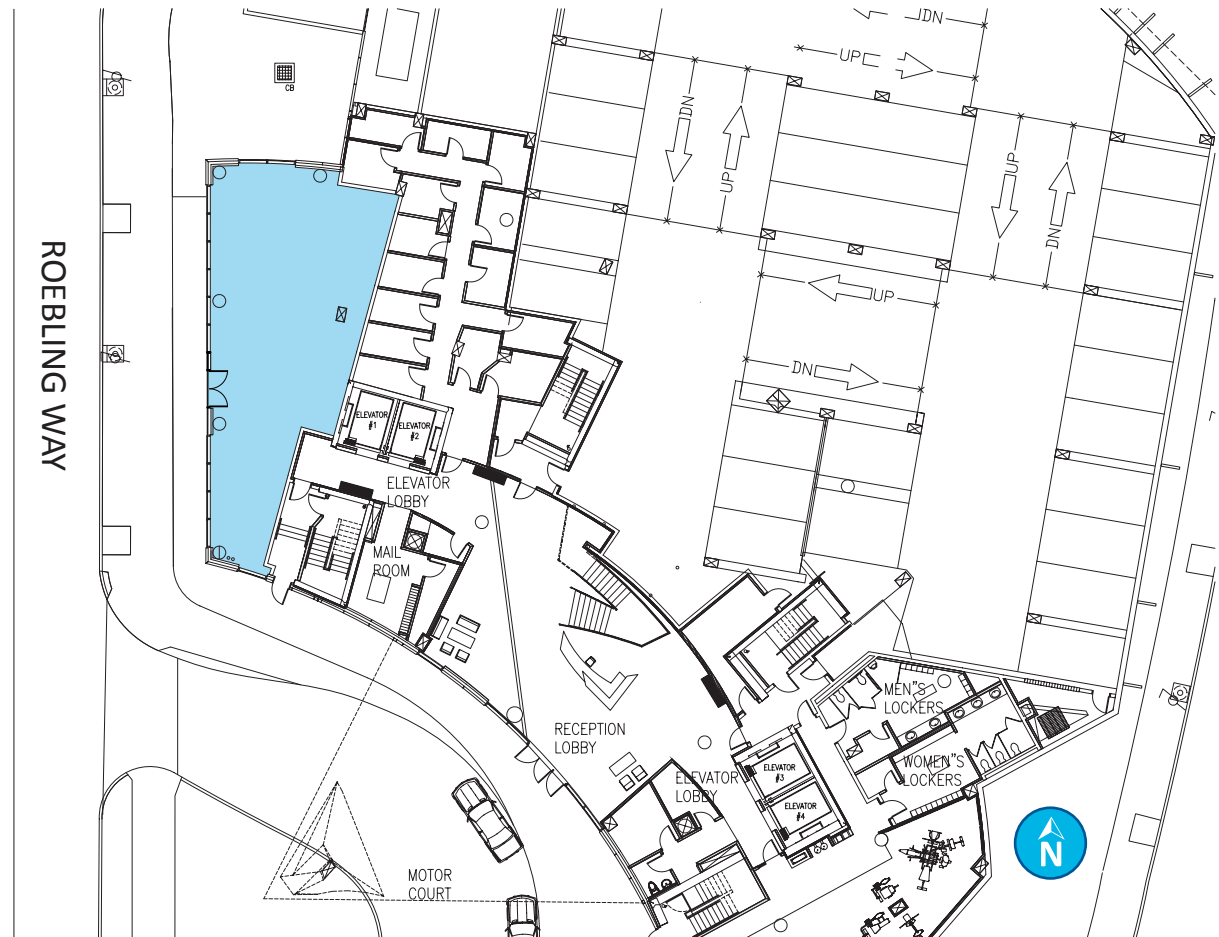
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RETAIL SPACE FOR LEASE

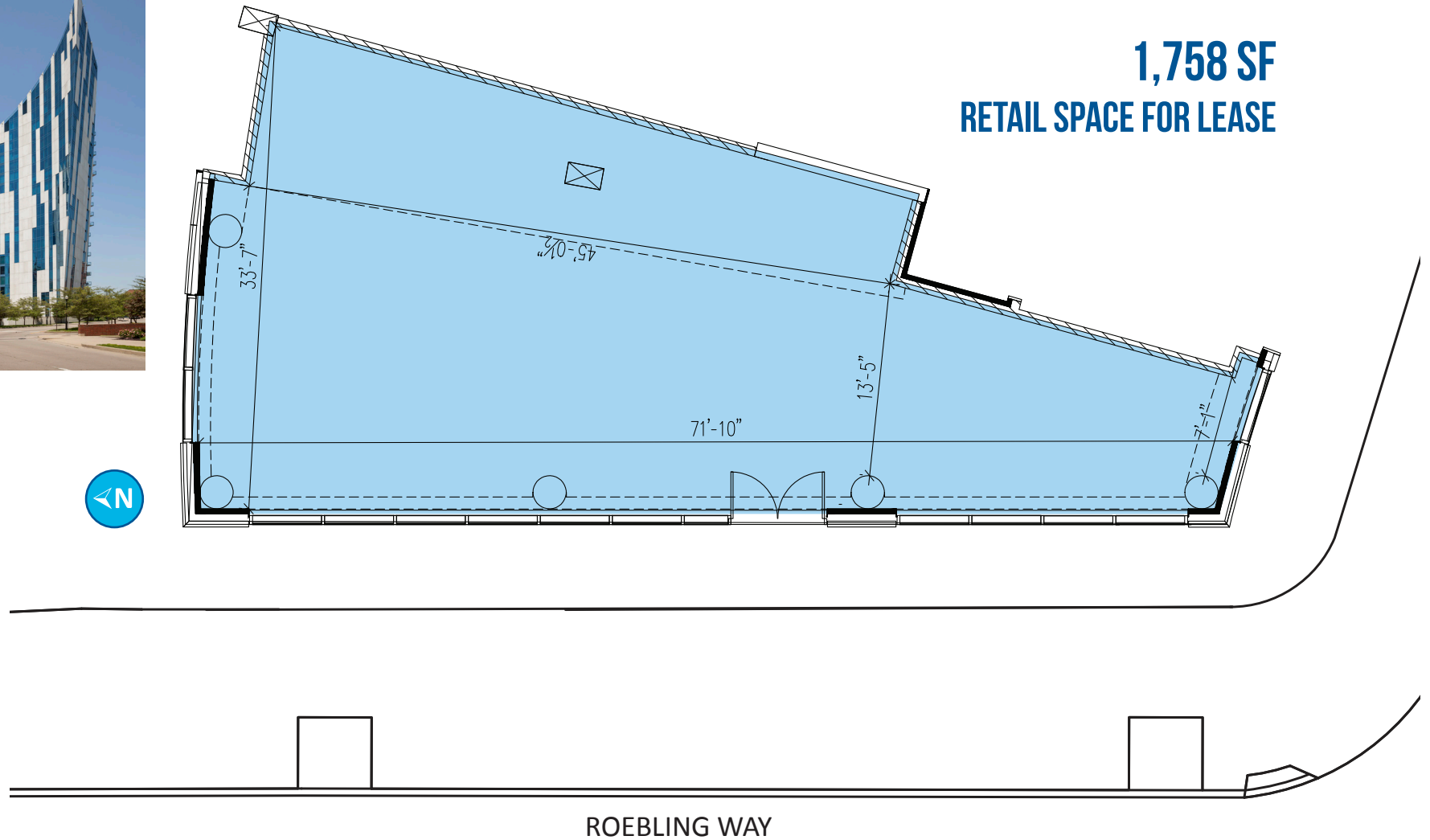
FOR LEASE: 1,758 SF

LEASE RATE: \$20.00 PSF

- First-gen retail space
- Located in The Ascent at Roebling's Bridge, an upscale condo tower containing 70 units
- Just south of two Class A office towers totaling 525,000 SF
- East of the \$125 million NKU/UK Commonwealth Center for Biomedical Excellence (*construction started Summer 2026*)
- One block from the Northern Kentucky Convention Center and 2 luxury hotels



FLOOR PLAN



PARKING

1. RiverCenter Garage

830 spaces

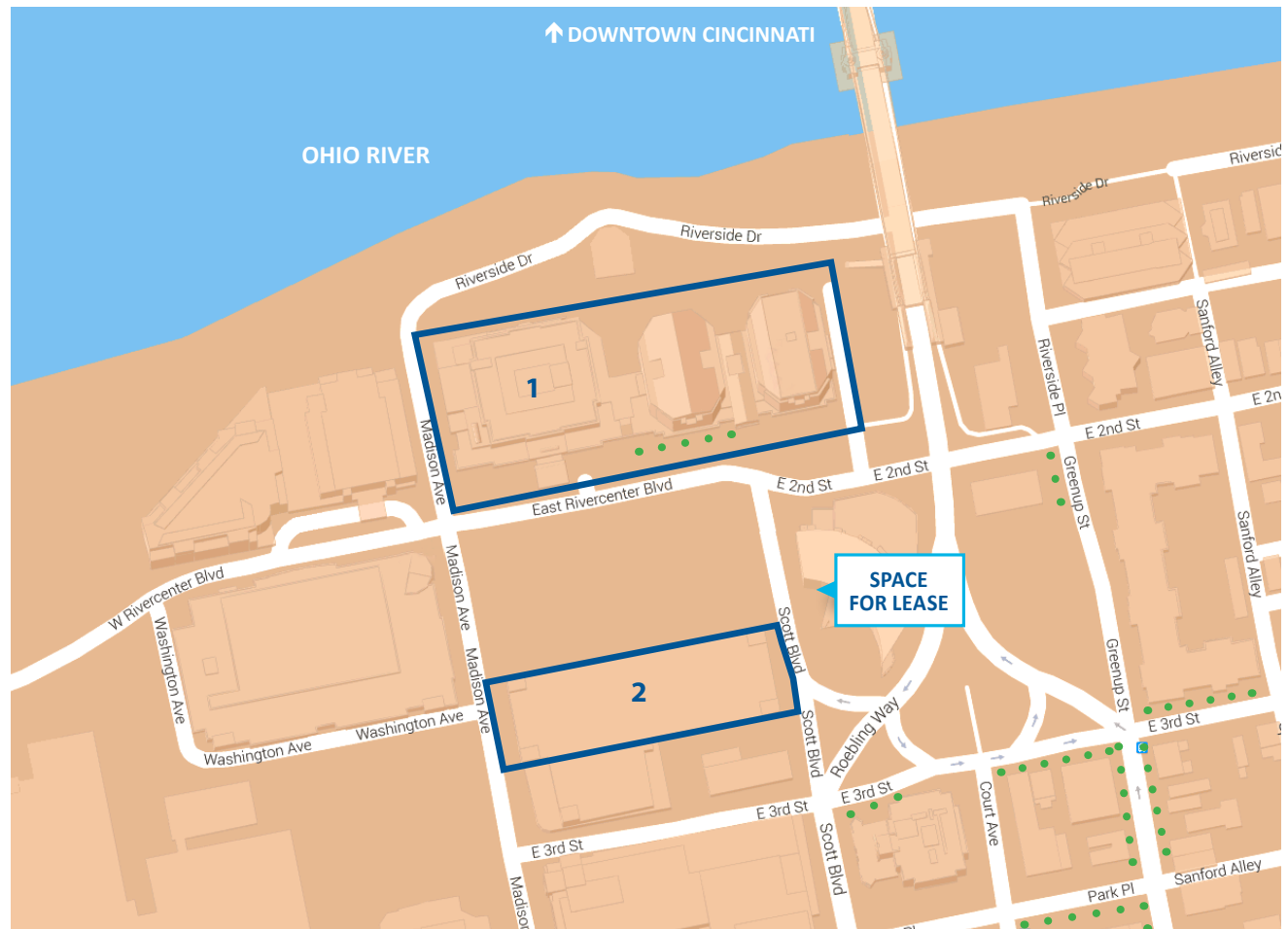
2. Kenton County Garage

1,600 spaces

••• Street Parking

100+ spaces within 1 mile

Garages are managed by ABM.



LOCATION – COVINGTON AERIAL



LOCATION — COVINGTON/NEWPORT/CINCINNATI AERIAL



AREA DEMOGRAPHICS

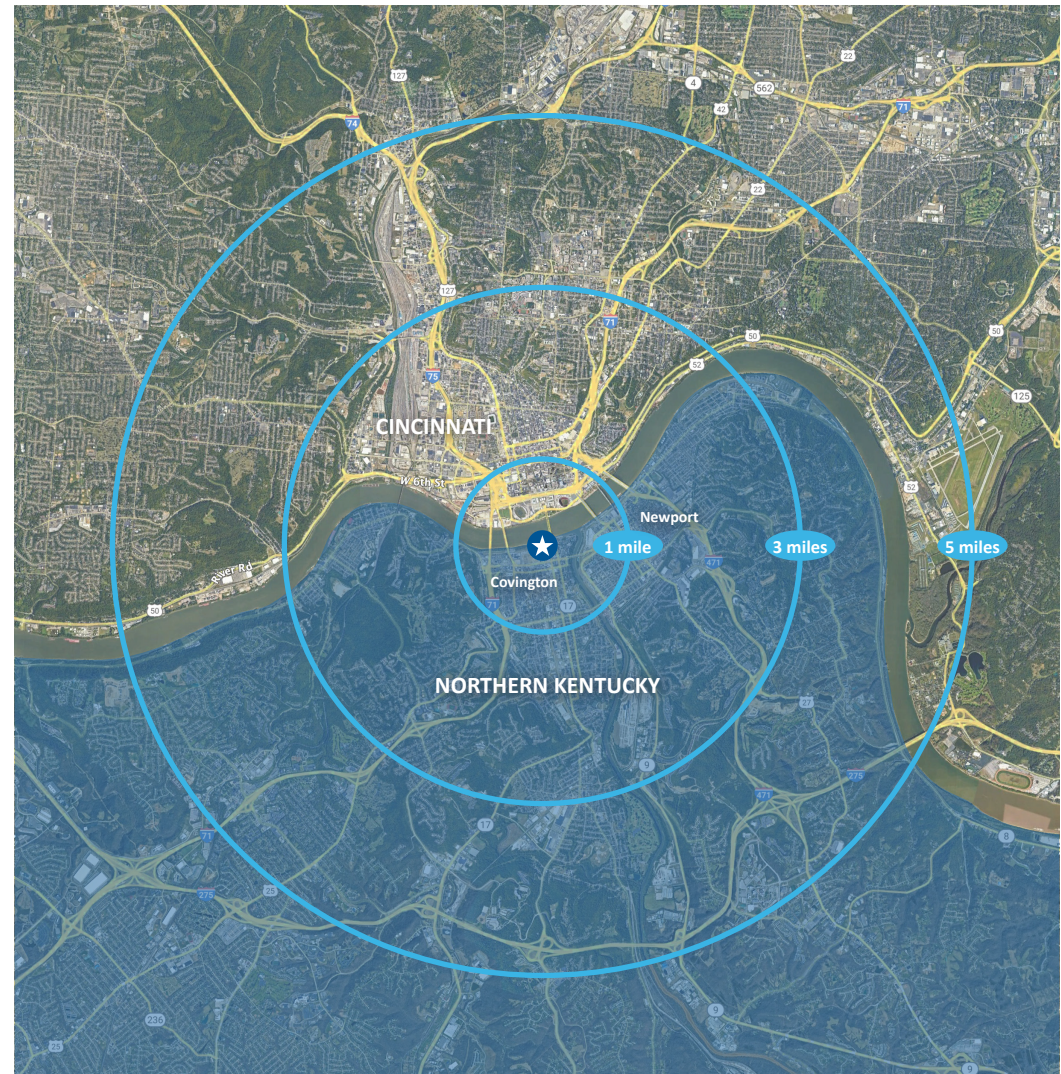
Cincinnati & Northern Kentucky Demographics

2025	1 Mile	3 Mile	5 Mile
Total Population	18,243	140,078	282,069
Total Households	10,152	64,153	124,123
Median Age	36.2	33.3	33.8
Marital Status	5,250	37,517	82,001
Per Capita Income	\$60,796	\$43,281	\$42,713
Median Household Income	\$72,965	\$62,658	\$62,156
Total Businesses (NAICS)	2,977	8,814	13,173
Total Employees (NAICS)	86,215	214,122	296,753

Northern Kentucky Demographics Only (shaded area)

2025	1 Mile	3 Mile	5 Mile
Total Population	13,479	81,508	123,077
Total Households	7,022	38,719	55,206
Median Age	37.1	38.1	38.5
Marital Status	3,890	28,041	45,774
Per Capita Income	\$47,195	\$45,922	\$46,258
Median Household Income	\$58,397	\$69,474	\$74,886
Total Businesses (NAICS)	1,249	3,795	4,925
Total Employees (NAICS)	12,390	67,403	57,816

Data was supplied by Be NKY on August 20, 2025



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