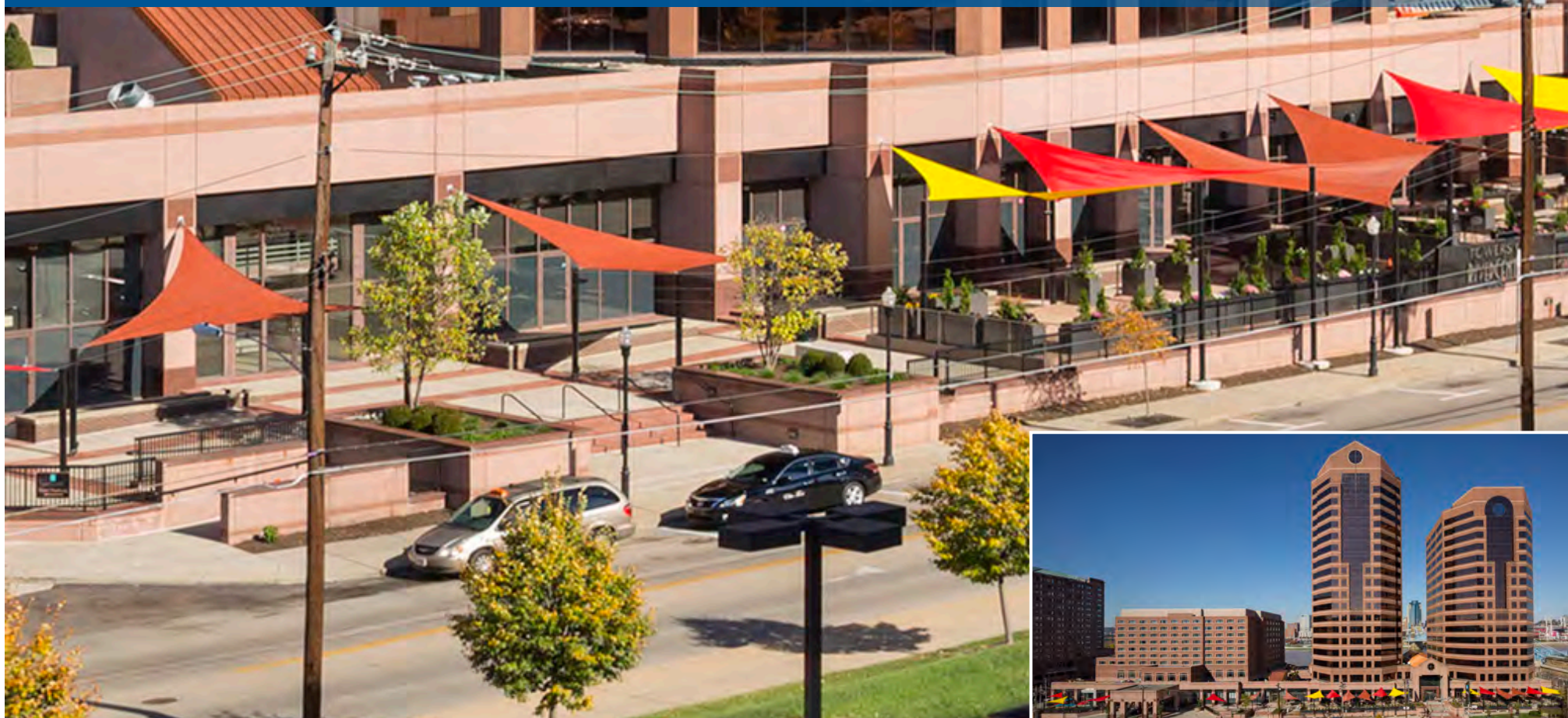




RETAIL SPACE FOR LEASE

50 E. RiverCenter Boulevard, Covington, Kentucky 41011



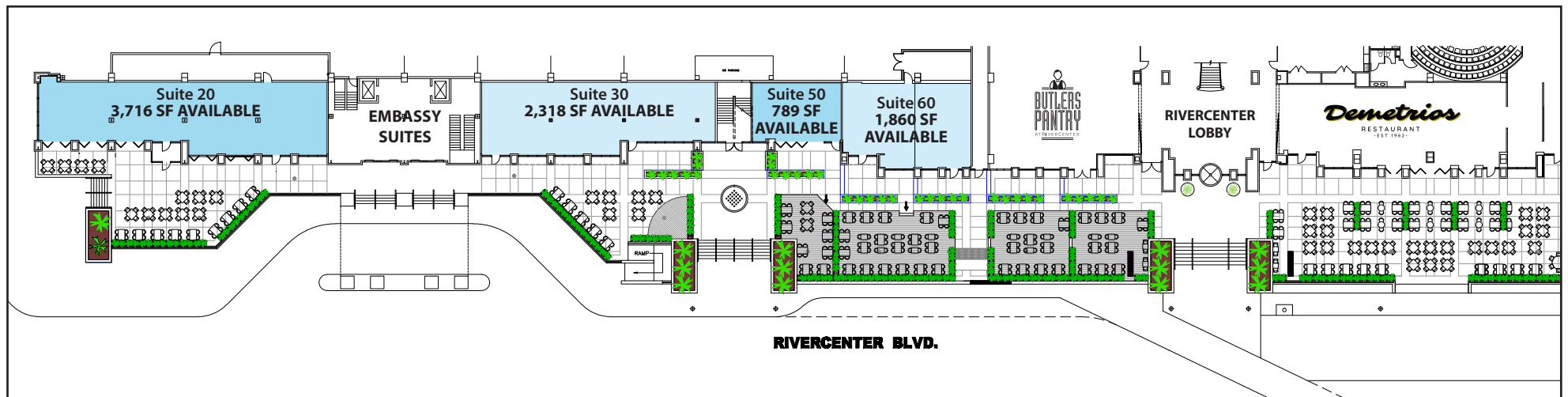
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RESTAURANT SPACE FOR LEASE - SUITE 20

RIVERCENTER



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RESTAURANT SPACE FOR LEASE - SUITE 20



FOR LEASE: 3,716 SF

PRICING: *Call for details*

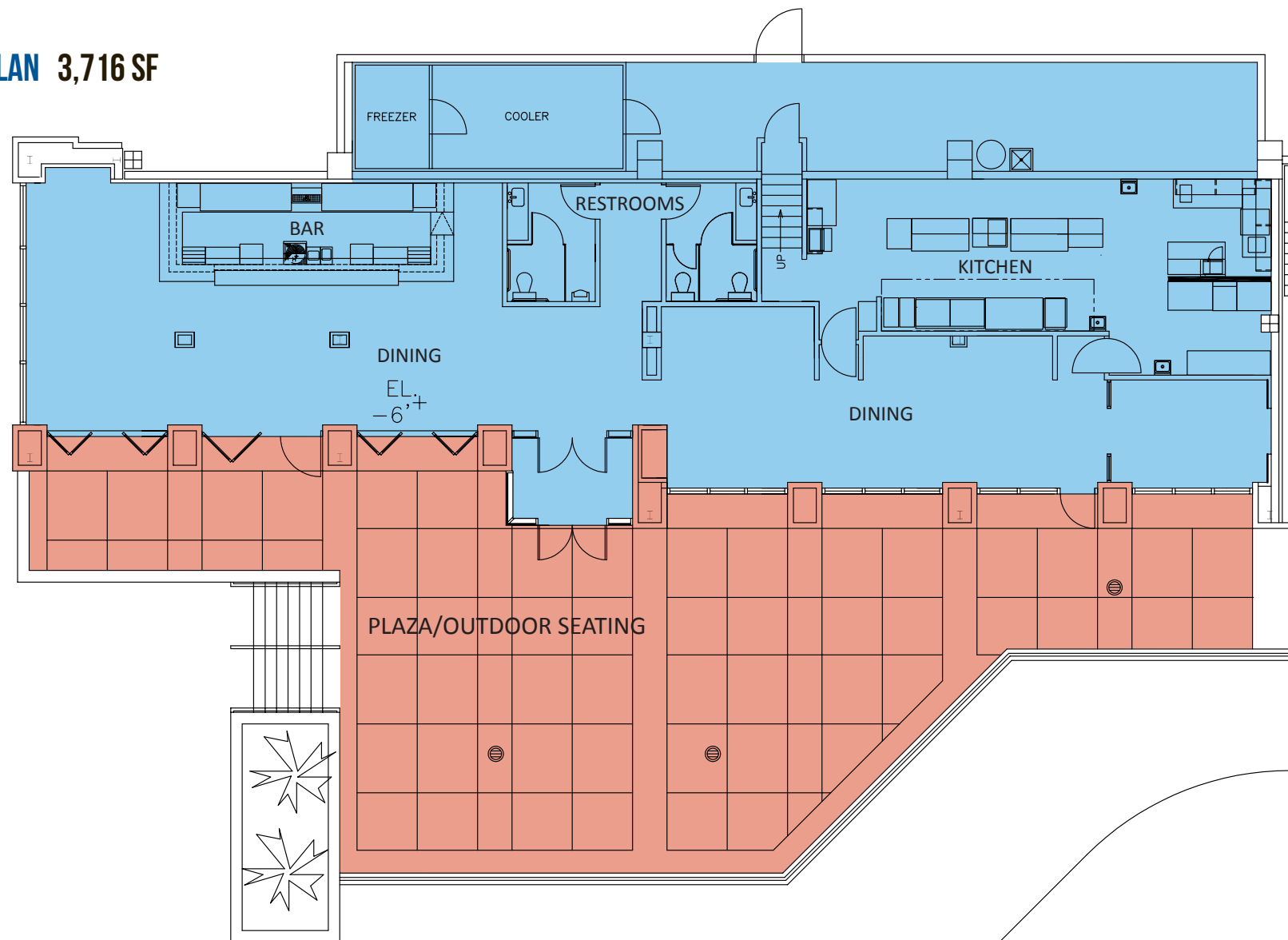
- Turnkey bar/restaurant with dedicated patio
- Corner space with excellent visibility
- Fully built out kitchen with FF&E included
- Ample garage and street parking



RESTAURANT SPACE FOR LEASE - SUITE 20

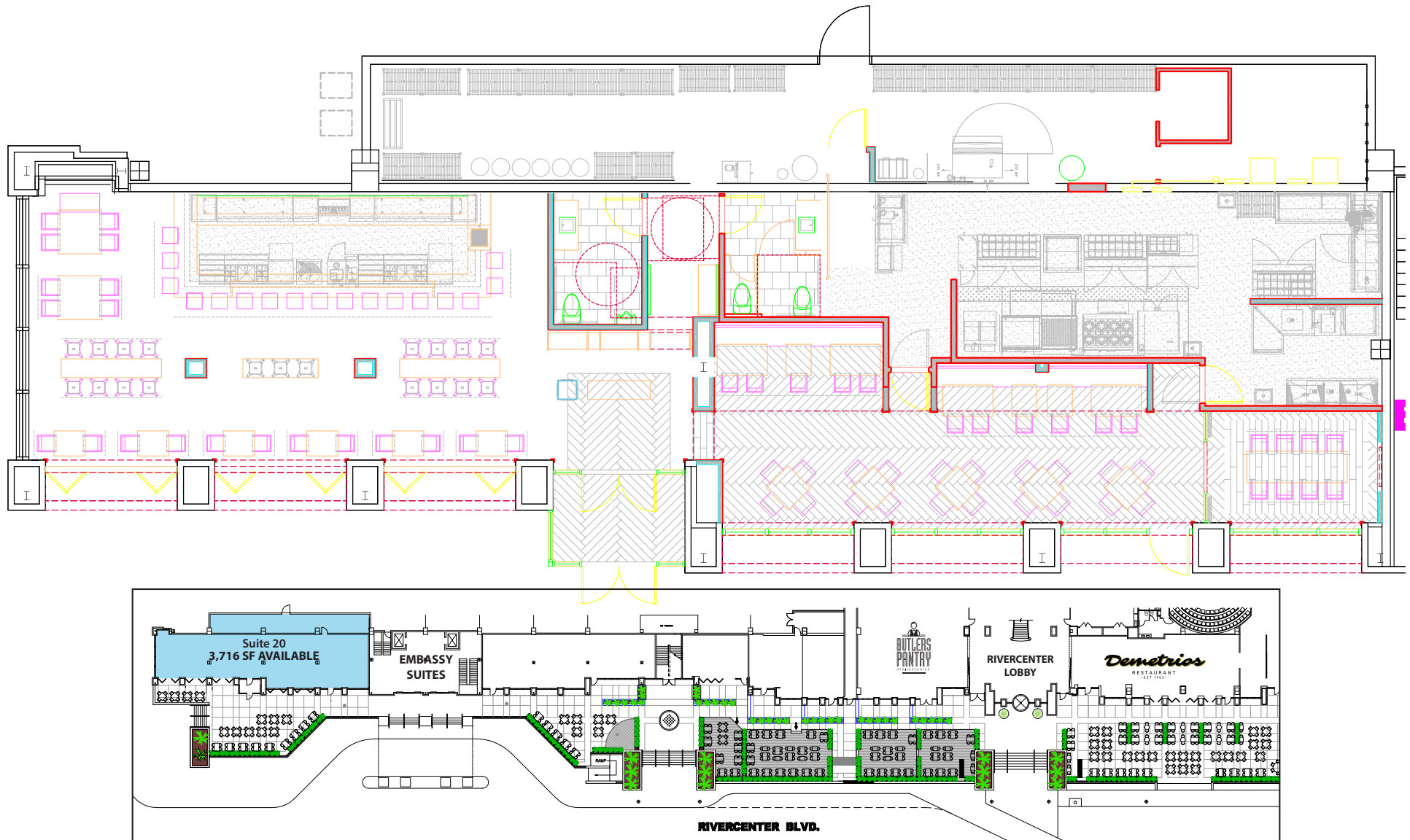


FLOOR PLAN 3,716 SF



RESTAURANT SPACE FOR LEASE - SUITE 20

RIVERCENTER



Corporex

PARKING



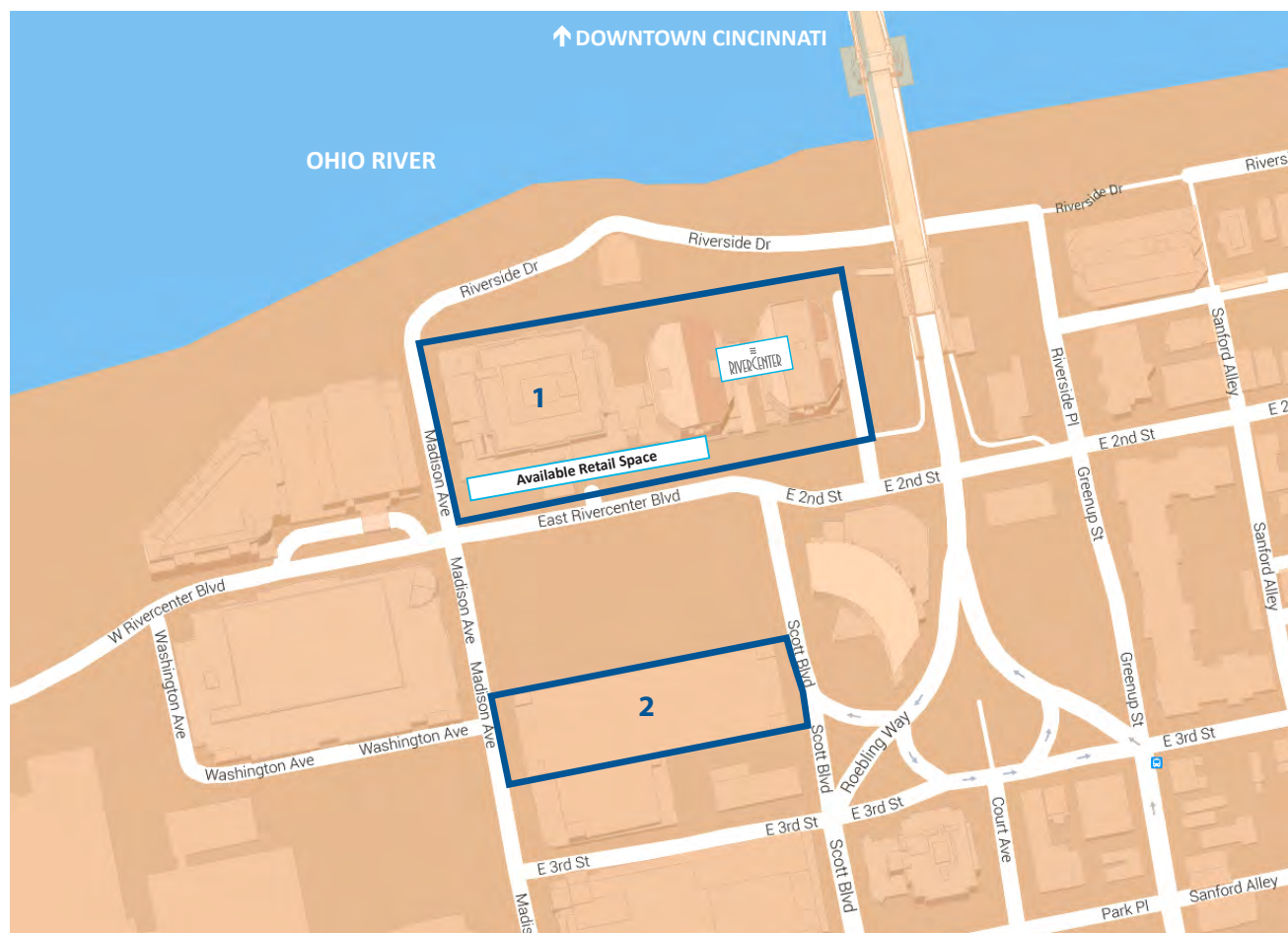
1. RiverCenter Garage

830 spaces

2. Kenton County Garage

1,600 spaces

Lots are managed by ABM.



LOCATION – COVINGTON AERIAL



LOCATION — COVINGTON CENTRAL BUSINESS DISTRICT



Covington

Covington is a vibrant, fast-changing community, featuring unique restaurants, historic architecture and thriving businesses. Convenient to downtown Cincinnati, the urban lifestyle is accentuated by its location along the Ohio River – riverboats, barges, private yachts and boaters alike enjoy the many activities and festivals of the area, including fireworks displays at home games from the Great American Ballpark and Paycor Stadium. This makes Covington both a tourist destination and home to residents in the many surrounding apartments and condos that enjoy the walkable community.

- Located in the heart of it all without the hassles of downtown Cincinnati traffic congestion
- Located directly across the street from the Northern Kentucky Convention Center
- Adjacent to two luxury hotels
- The SouthBank Shuttle Trolley (with a stop directly in front of Suite 20) offers service every 15 minutes to Riverfront attractions, arts, sports, shopping and more in downtown Cincinnati, Covington, Newport, and Bellevue.
- On-site Cincinnati “Red Bike” station for travel on nearby scenic bike paths.



AREA DEMOGRAPHICS

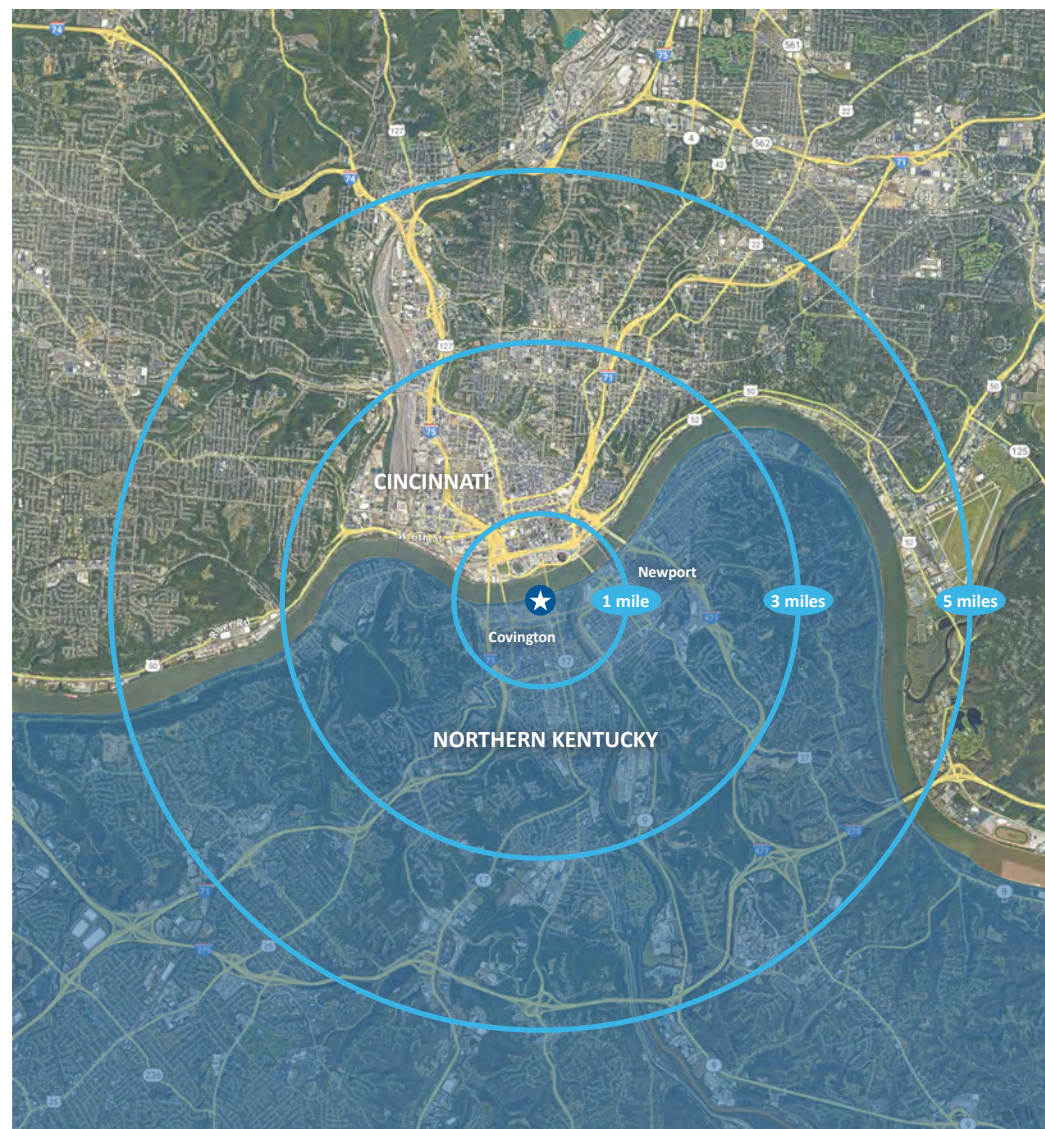


Cincinnati & Northern Kentucky Demographics

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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