FOR SALE OR LEASE

120 E Third St

Newport, KY 41071



A RARE OPPORTUNITY IN THE HEART OF NEWPORT

A prominent ±26,000 SF property offering exceptional visibility, flexible space and a prime position within Newport's evolving riverfront district.

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RARE TROPHY PROPERTY IN A PREMIER NEWPORT LOCATION.

- Rare opportunity to acquire a prominent building on E. 3rd Street in Newport, Kentucky, directly across from Newport on the Levee
- Approximately 13,000 SF of first-floor space, offering a unique combination of retail and flexible multi-purpose space
- Approximately 13,000 SF of second-floor space, including office and largely open areas
- Ideal owner-user opportunity with flexibility for a variety of uses and configurations
- Positioned directly across from the Purple People Bridge, providing pedestrian connectivity to Downtown Cincinnati
- Surrounded by an exceptional mix of retail, dining, entertainment, hospitality and recreational amenities
- Located within the Newport on the Levee district, an 18-hour destination designed to remain active well beyond the traditional 9-to-5 workday





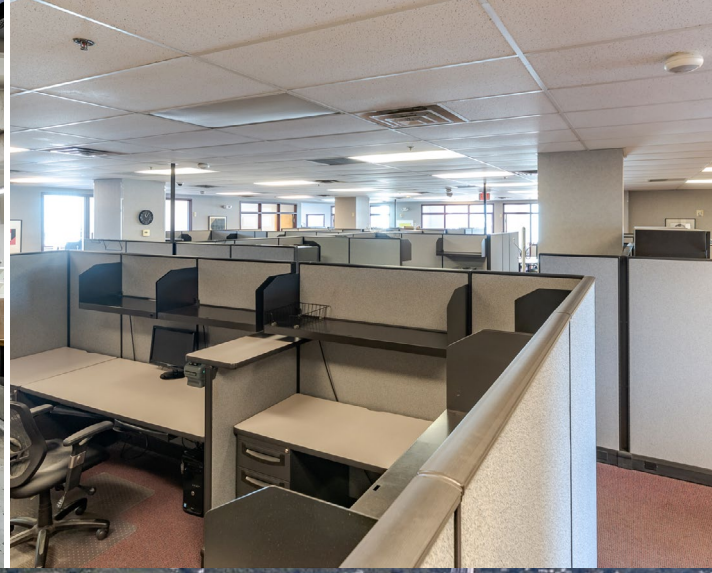




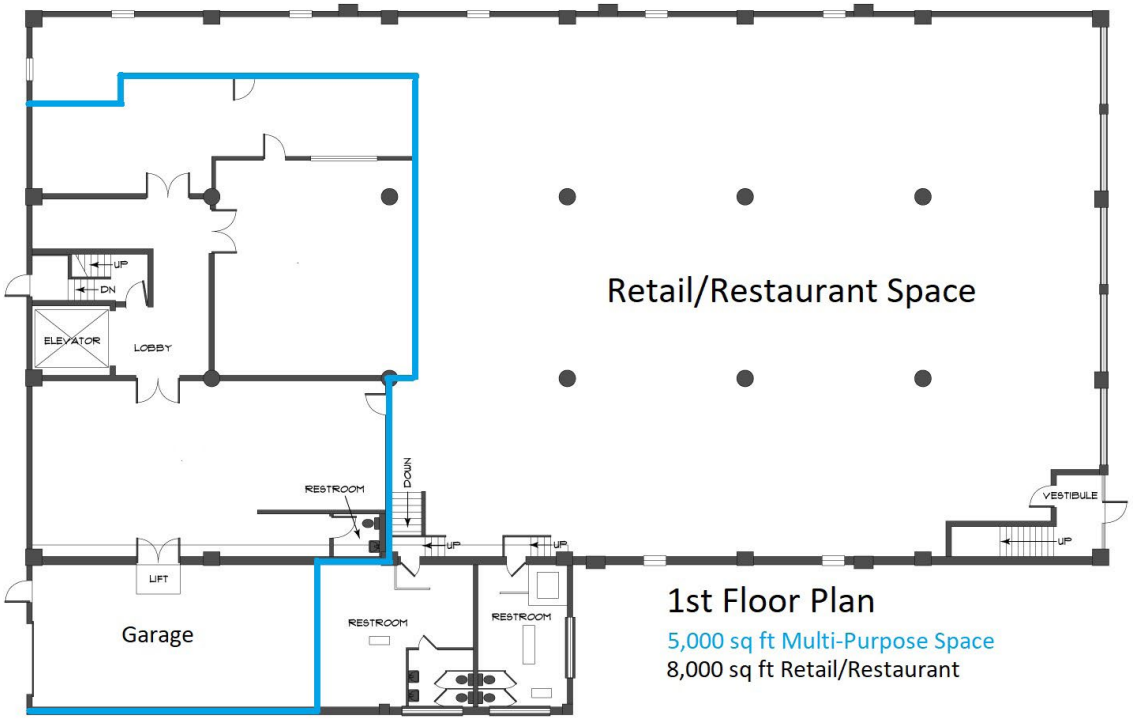








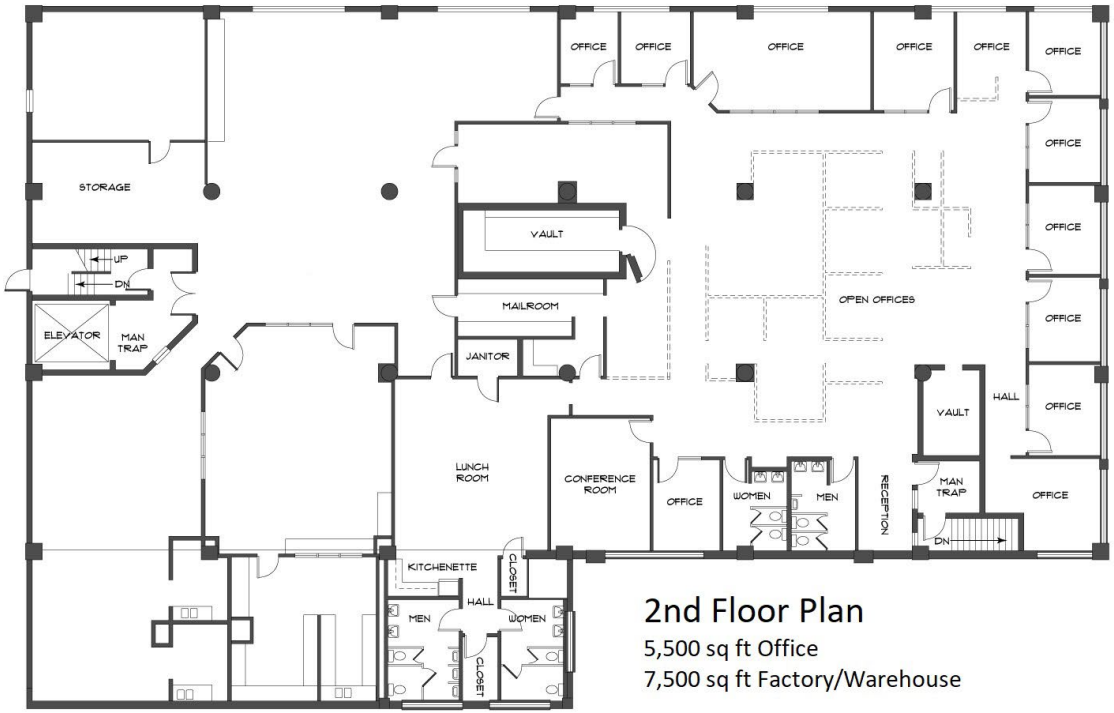

PORT



1st Floor Plan

5,000 sq ft Multi-Purpose Space

8,000 sq ft Retail/Restaurant



2nd Floor Plan

5,500 sq ft Office

7,500 sq ft Factory/Warehouse

FLEXIBLE SPACE. ENDLESS POSSIBILITIES.

- **± 26,000 SF total building area**
- **First Floor | ± 13,000 SF**
  - ± 8,000 SF former restaurant/retail space
    - ± 3,500 SF outdoor patio
  - ± 5,000 SF flexible multi-purpose space
- **Second Floor | ± 13,000 SF**
  - ± 7,500 SF office space
  - ± 5,500 SF predominantly open space
- Flexible layout creates opportunities for owner-users, entertainment concepts, office users, retail, hospitality or a combination of uses



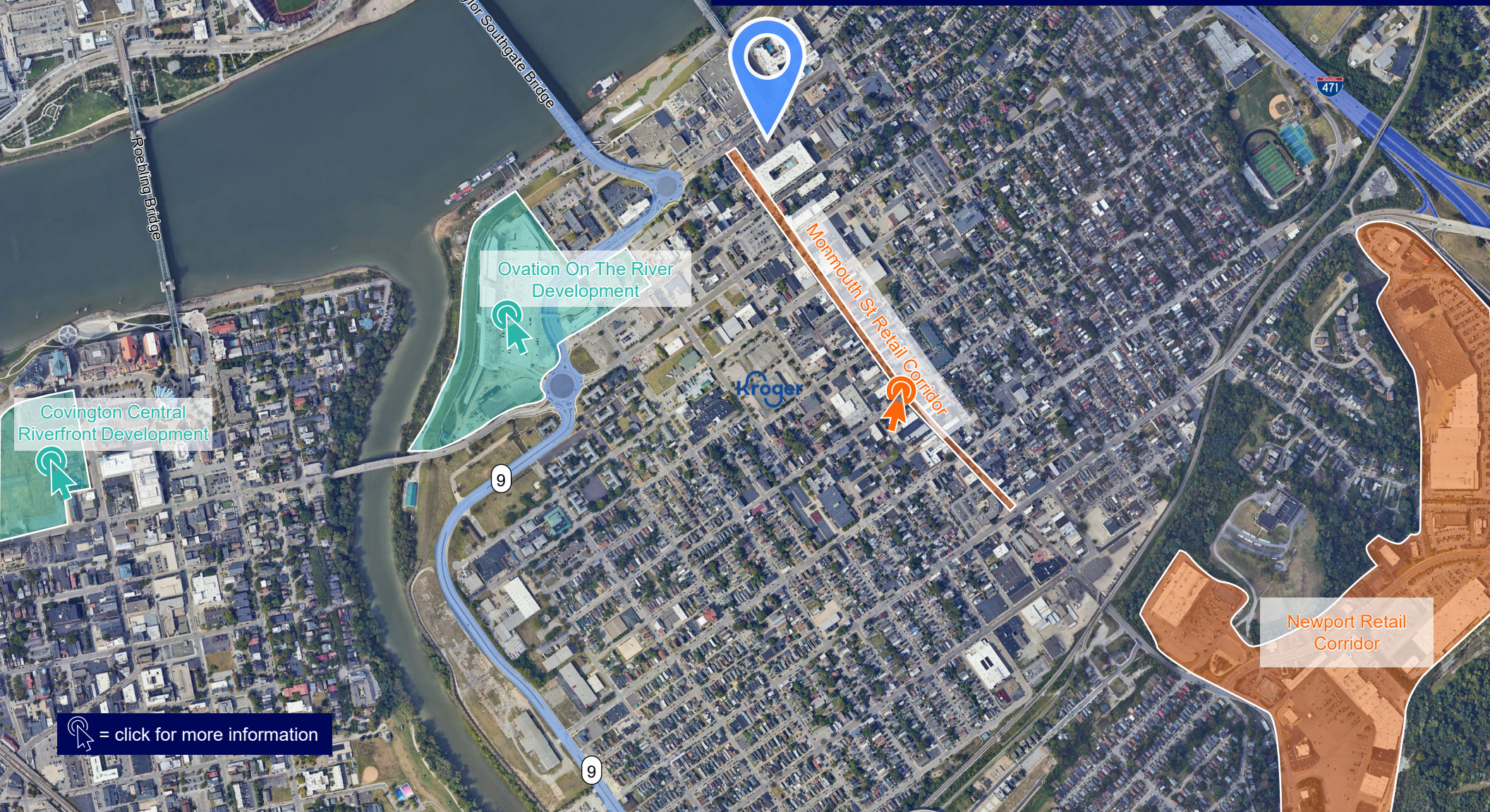
STRATEGICALLY LOCATED.

- Immediate proximity to Newport on the Levee
- Directly across from the Purple People Bridge, connecting Newport to Downtown Cincinnati on foot
- Easy access to I-471, I-71/I-75 and the Taylor Southgate Bridge
- Walkable to an extensive selection of restaurants, bars, retail, entertainment and waterfront amenities



CONNECTED TO NEWPORT'S MOST ACTIVE DESTINATIONS

Positioned in the heart of Newport, this property is surrounded by ongoing riverfront investment, established retail corridors and convenient regional connectivity. The aerial highlights key destinations and transportation routes that connect the property to Downtown Cincinnati, Northern Kentucky and the region beyond.





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