



Newport Pavilion

130 Pavilion Parkway • Newport, KY 41071

Property Highlights

- » 336,907 SF Class A super-regional power center located in Newport, KY (Cincinnati metropolitan area) with 98% occupancy
- » Grocery-anchored by Kroger Marketplace and shadow-anchored by Target
- » Located less than two miles southeast of the Cincinnati CBD, along I-471 with over half a mile of interstate frontage and immediate access to two full interchanges
- » In addition, there is 105,984 square feet of complementary shop space consisting of retail, service, and restaurant tenants
- » Some national shop space tenants include Chick-Fil-A, AT&T, T-Mobile, Buffalo Wild Wings, Tire Discounters, Orangetheory Fitness, The UPS Store, and more

Key Tenants

- | | |
|-------------------------|------------|
| » Dick's Sporting Goods | » PetSmart |
| » Kroger Marketplace | » TJ Maxx |
| » Michaels | » ULTA |

Demographics

2024 Est. Demographics	3-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population	112,793	269,190	769,997
Total Households	53,973	120,925	329,012
Median Household Income	\$61,807	\$56,311	\$60,907
Median Age	37.5	34.4	37.1



Area Traffic Counts

- » I-471 - 97,361 VPD
- » Memorial Pkwy - 14,775 VPD
- » N Grand Ave - 19,775 VPD

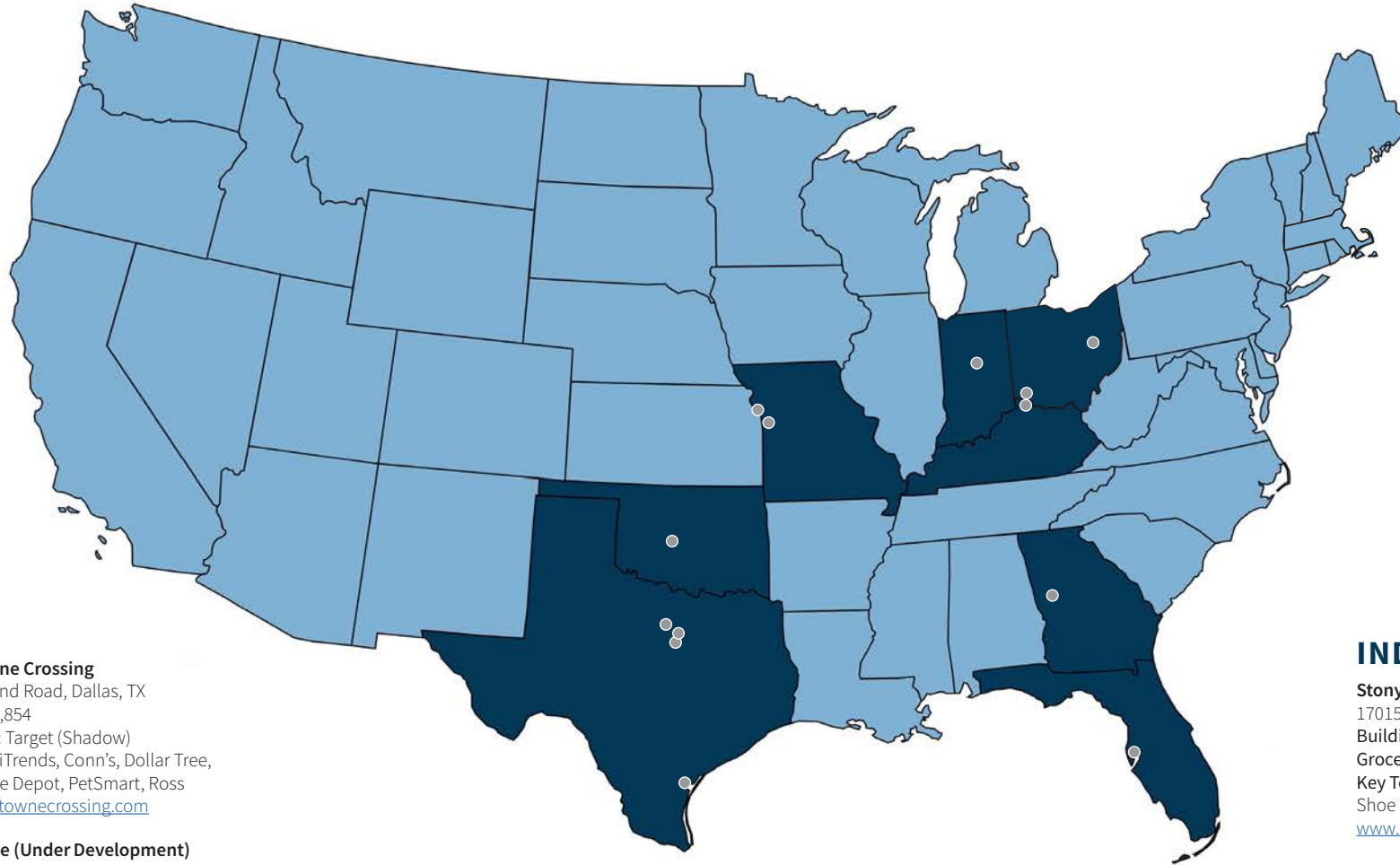
Property Aerial



Newport Pavilion Site Plan



The Rainier Companies Retail Portfolio



TEXAS

Wheatland Towne Crossing

2525 W. Wheatland Road, Dallas, TX

Building SF: 206,854

Grocery Anchor: Target (Shadow)

Key Tenants: CitiTrends, Conn's, Dollar Tree, Five Below, Office Depot, PetSmart, Ross

www.wheatlandtownecrossing.com

Coit Marketplace (Under Development)

SW Corner of HWY 121 & Coit, Plano, TX

Building SF: 178,675

Grocery Anchor: Kroger

Key Tenants: Starbucks, Chipotle, Great Clips, Jersey Mike's, Frost Bank, Bojangles

Sanger Crossing (Under Development)

I-35 E & W. Chapman Road, Sanger, TX

Building SF: 75,556

Grocery Anchor: Tom Thumb

Key Tenants: AT&T, Jimmy John's, Whataburger, Tropical Smoothie Cafe

Moore Plaza

5425 Padre Island Drive, Corpus Christi, TX

Building SF: 377,985

Grocery Anchor: HEB Plus (Shadow) & Target (Shadow)

Key Tenants: Burlington, Half Price Books, Hobby Lobby, Marshalls, Office Depot

www.mooreplazashopping.com

OKLAHOMA

University Town Center

1690 24th Avenue NW, Norman, OK

Building SF: 448,643

Grocery Anchor: Target (Shadow)

Key Tenants: Academy Sports, DSW, HomeGoods, Kohls, Michaels, Ulta

www.theuniversitytowncenter.com

KENTUCKY

Newport Pavilion

130 Pavilion Parkway, Newport, KY

Building SF: 332,311

Grocery Anchor: Kroger, Target (Shadow)

Key Tenants: Dick's Sporting Goods, Michael's, TJ Maxx, Ulta

www.newportpavilion.com

GEORGIA

Dawson Marketplace

GA 400 & Dawson Market Way, Dawsonville, GA

Building SF: 353,270

Grocery Anchor: Kroger (Shadow)

Key Tenants: Burlington, Hobby Lobby, HomeGoods, Marshall's, Ross

www.dawsonshopping.com

FLORIDA

Woodlands Square

3150 Tampa Road, Oldsmar, FL

Building SF: 315,084

Grocery Anchor: Earth Fare

Key Tenants: AMC, Beall's, Five Below, Marshall's, PetSmart, Ulta

www.woodlandssquare.com

MISSOURI

Summit Woods Crossing

1700 NW Chipman Road, Lee Summit, MO

Building SF: 545,218

Grocery Anchor: Target (Shadow)

Key Tenants: Best Buy, Kohl's, Lowe's, TJ Maxx, Ulta

www.summitwoodssshopping.com

Truman's Marketplace

12400 15th Street, Grandview, MO

Building SF: 309,130

Grocery Anchor: Price Chopper

Key Tenants: Burlington, Dollar Tree, Five Below, Ross, TJ Maxx

www.trumansmarketplace.com

INDIANA

Stony Creek Marketplace

17015 Mercantile Blvd, Noblesville, IN

Building SF: 204,811

Grocery Anchor: Meijer

Key Tenants: Best Buy, HomeGoods, Ross, Shoe Carnival, TJ Maxx

www.stonycreekshopping.com

OHIO

32 Eastgate

Eastgate S Dr, Cincinnati, OH

Building SF: 188,912

Grocery Anchor: Jungle Jim's Market (Shadow)

Key Tenants: Burlington, Five Below, HomeGoods, Kirkland's, Michaels, Ulta

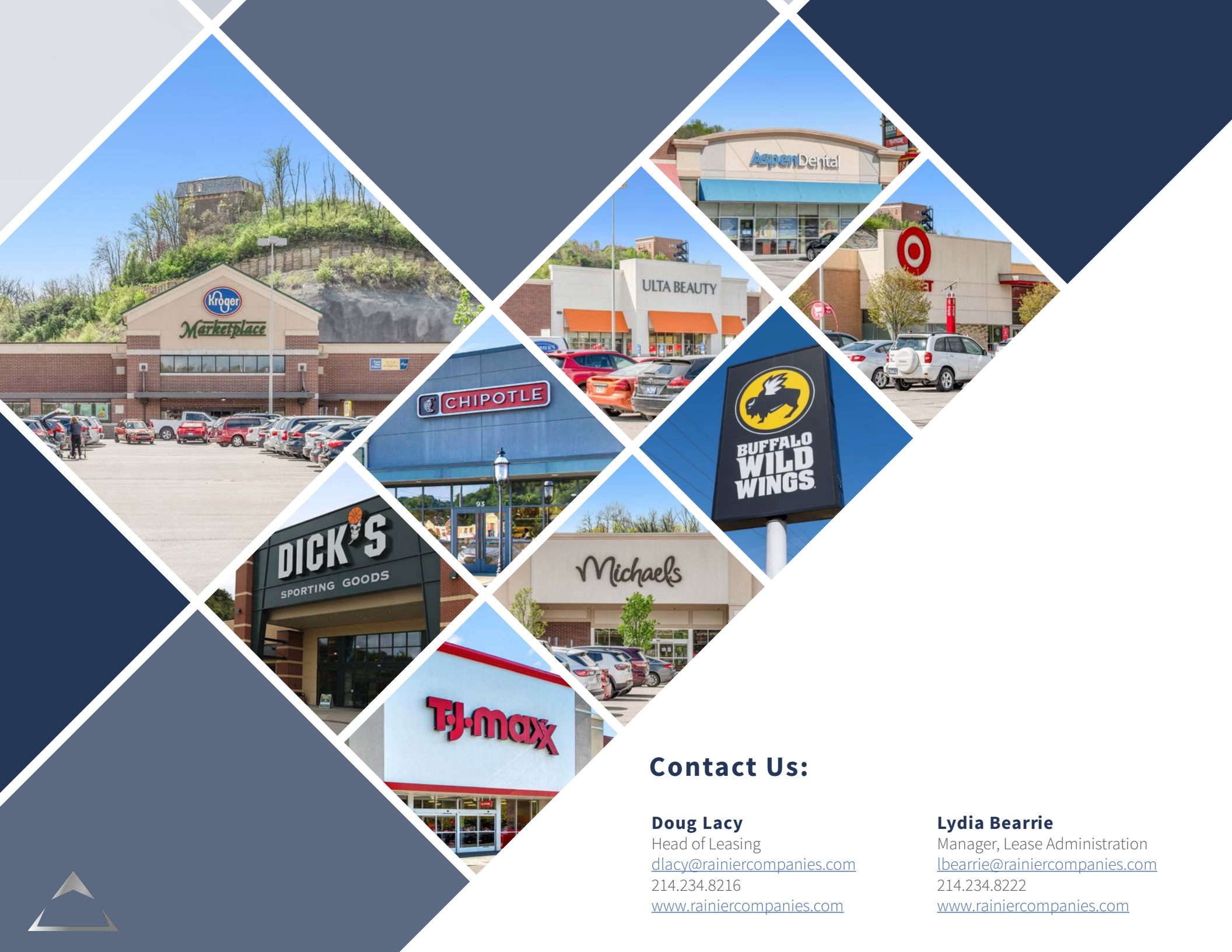
Belden Park Crossings

I-77 & Everhard Rd NW, North Canton, OH

Building SF: 484,360

Grocery Anchor: Target (Shadow)

Key Tenants: Cost Plus World Market, DSW, Fresh Thyme Supermarket, Joann's, Kohl's



Contact Us:

Doug Lacy
Head of Leasing
dlacy@rainiercompanies.com
214.234.8216
www.rainiercompanies.com

Lydia Bearrie
Manager, Lease Administration
lbearrie@rainiercompanies.com
214.234.8222
www.rainiercompanies.com

