FOR LEASE

2ND FLOOR OFFICE / RETAIL SPACE



- 3,000 SQ FT
- $20/SF + UTIL
- OPEN PLAN
- HIGH VISIBILITY CORNER
- WALKABLE AREA
- SURROUNDED BY DINING OPTIONS

106 E. 4TH STREET | COVINGTON, KY 41011

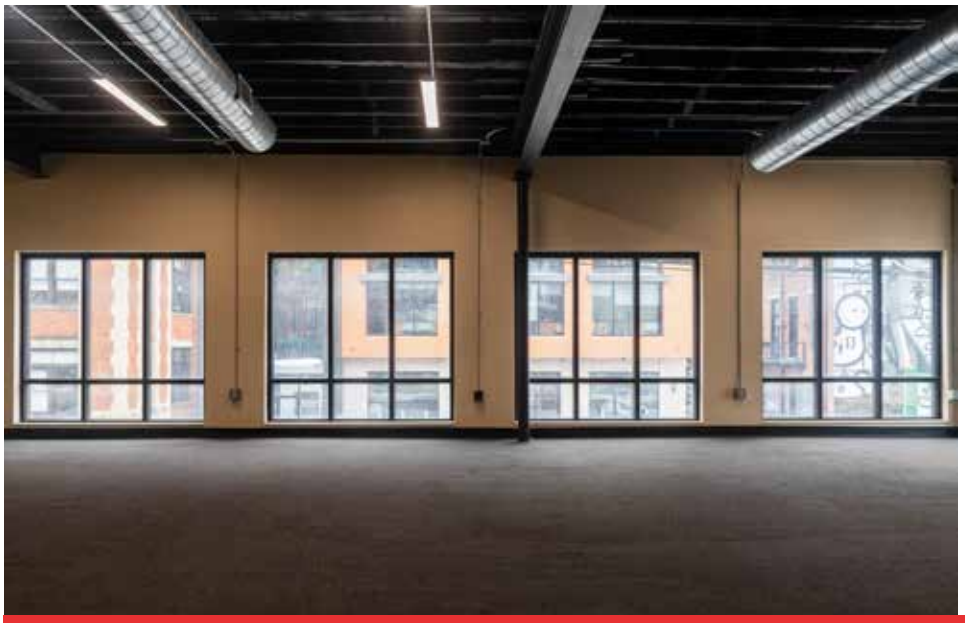
Refreshed with a brand new mural from BLINK 2026, the 2nd floor space at 106 E. 4th Street boasts 3,000 sq ft of open space in the heart of Covington's Licking Riverside District.

With floor-to-ceiling windows overlooking 4th Street, this space is perfect for numerous uses, including creative office, yoga studio, networking lounge, etc..

POLLY BENZING
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THE NEW WAVE
COMMERCIAL REAL ESTATE



INTERIOR PICS



WIDE OPEN POSSIBILITIES

PERFECT LOCATION

UPSTAIRS FROM COVINGTON'S
NEWEST HIGH-END COFFEE SHOP
(OPENING EARLY 2027)
AND NEXT DOOR TO THE
NEIGHBORHOOD'S OLDEST
IRISH PUB



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PARKING + NEIGHBORING RESTAURANTS



The Gruff | Neapolitan-style pies, sandwiches & craft brews

Governor's House | Wine Bar and Italian Kitchen

Blinker's Tavern | Steaks, seafood, burgers & pasta, happy hour scene

Smoke Justis | Sports bar, smoked meats, craft beers, numerous whiskeys, games & live music

Molly Malone's | Irish pub, killer menu, brunch on weekends

Covington Yard | Cocktail Bar

Mad Anthony's Pizza | By the slice inside Covington Yard

Parking marked in red

DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	21,306		142,071		294,015	
2024 Estimate	20,462		138,941		289,166	
2020 Census	17,449		127,495		268,157	
Growth 2024 - 2029	4.12%		2.25%		1.68%	
Growth 2020 - 2024	17.27%		8.98%		7.83%	
2024 Population by Hispanic Origin	1,610		6,113		13,528	
2024 Population	20,462		138,941		289,166	
White	15,057	73.59%	100,504	72.34%	192,000	66.40%
Black	2,448	11.96%	23,602	16.99%	63,773	22.05%
Am. Indian & Alaskan	235	1.15%	730	0.53%	1,128	0.39%
Asian	409	2.00%	2,688	1.93%	7,342	2.54%
Hawaiian & Pacific Island	5	0.02%	24	0.02%	62	0.02%
Other	2,308	11.28%	11,393	8.20%	24,863	8.60%
U.S. Armed Forces	0		63		180	
Households						
2029 Projection	11,222		65,966		128,440	
2024 Estimate	10,731		64,442		126,223	
2020 Census	8,862		58,808		116,860	
Growth 2024 - 2029	4.58%		2.36%		1.76%	
Growth 2020 - 2024	21.09%		9.58%		8.01%	
Owner Occupied	2,591	24.15%	24,021	37.28%	50,202	39.77%
Renter Occupied	8,140	75.85%	40,421	62.72%	76,021	60.23%
2024 Households by HH Income	10,732		64,443		126,224	
Income: <$25,000	3,039	28.32%	17,982	27.90%	36,147	28.64%
Income: $25,000 - $50,000	2,153	20.06%	12,736	19.76%	25,792	20.43%
Income: $50,000 - $75,000	1,412	13.16%	9,030	14.01%	17,691	14.02%
Income: $75,000 - $100,000	1,104	10.29%	6,813	10.57%	13,332	10.56%
Income: $100,000 - $125,000	918	8.55%	5,326	8.26%	9,070	7.19%
Income: $125,000 - $150,000	633	5.90%	3,579	5.55%	6,382	5.06%
Income: $150,000 - $200,000	573	5.34%	3,614	5.61%	7,092	5.62%
Income: $200,000+	900	8.39%	5,363	8.32%	10,718	8.49%
2024 Avg Household Income	$80,828		$81,076		$80,137	
2024 Med Household Income	$52,335		$53,551		$51,452	

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