

# FOR LEASE

106 - 108 E. 4th Street | Covington, KY | 41011

THE  
NEW  
WAVE

COMMERCIAL REAL ESTATE



~6,000 SF Available **Retail or Office**

- High Visibility on Corner of 4th & Scott St.
- Approx 3,000 SF Available on Each Floor
- Floors Leasable Together or Separately
- Open Layout with Lots of Natural Light
- Suitable for Retail, Restaurant or Office

THE  
NEW  
WAVE

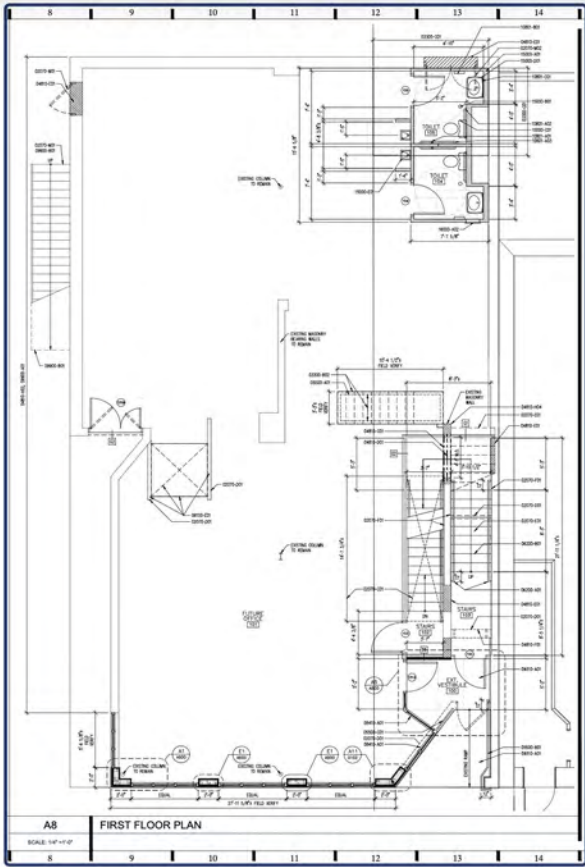
COMMERCIAL REAL ESTATE

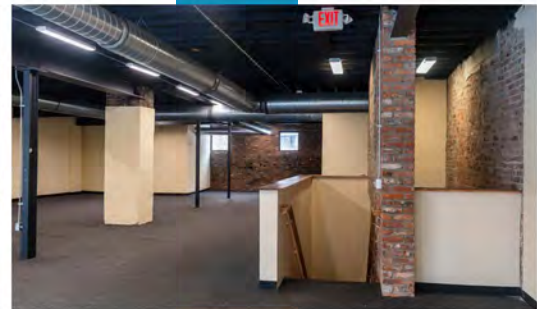
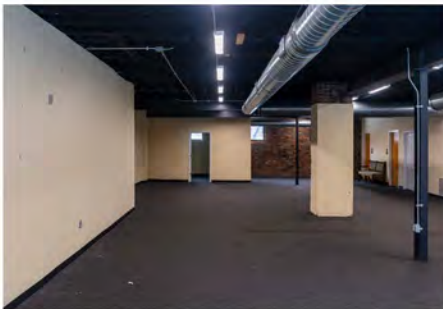
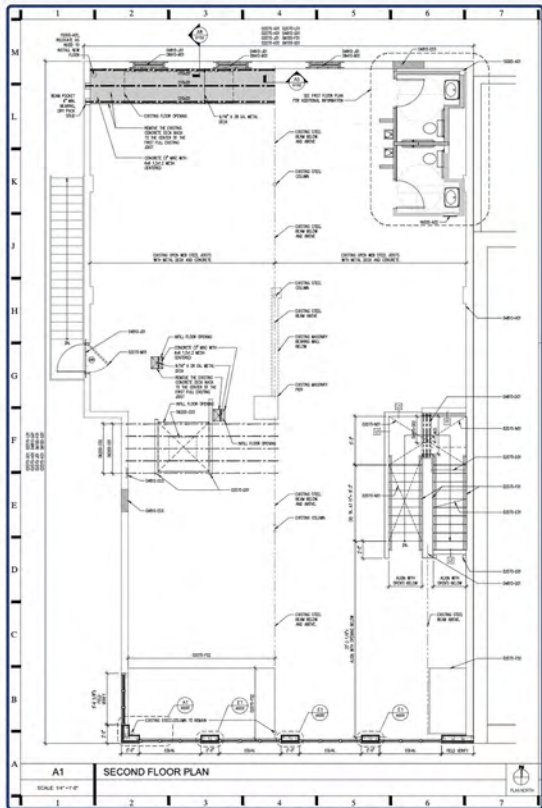
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# Parking & Neighboring Restaurants



-  **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
<b>Population</b>			
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%
<b>2024 Population by Hispanic Origin</b>			
2024 Population	1,610	6,113	13,528
<b>2024 Population</b>			
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
<b>Households</b>			
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%
<b>2024 Households by HH Income</b>			
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%
<b>2024 Avg Household Income</b>	\$80,828	\$81,076	\$80,137
<b>2024 Med Household Income</b>	\$52,335	\$53,551	\$51,452

For More Info, Contact:

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