



**us bank** ATM

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ATM

RALPH HAILE SQUARE

**608 MADISON AVE.**  
COVINGTON KY 41011



# PROPERTY BREAKDOWN

- CLASS A OFFICE BUILDING - 17,600 SQFT
- LOCATED IN THE HEART OF COVINGTON'S CENTRAL BUSINESS DISTRICT
- 3/4 MILE FROM I-71/75
- 16 ON-SITE PARKING SPOTS
- INCREDIBLE DOWNTOWN COVINGTON VIEWS
- LARGE OPEN FLOOR PLANS



ORIGINALLY COMPLETED AS EILERMAN'S DEPARTMENT STORE IN 1896, THIS DISTINGUISHED FOUR-STORY BUILDING TRANSITIONED INTO OFFICE SPACE IN THE 1970s. PRESENTLY UNDERGOING RENOVATIONS TO BECOME A BLEND OF CLASS A OFFICE AND RETAIL SPACES, IT'S LOCATED IN DOWNTOWN COVINGTON, SHARING A BLOCK WITH HOTEL COVINGTON, NORTH, THE HANNAFORD, RIPPLE WINE BAR, AND ADJACENT TO FOUR PROMINENT BANKS.

# LOCATION SUMMARY

IN THE HEART OF COVINGTON'S VIBRANT DOWNTOWN, ACCLAIMED AS A PREMIER RESIDENTIAL HOTSPOT IN 2024, THIS CITY BOASTS AN ENCHANTING URBAN ATMOSPHERE. CONVENIENTLY POSITIONED ACROSS THE OHIO RIVER FROM DOWNTOWN CINCINNATI, IT OFFERS SEAMLESS PEDESTRIAN PATHWAYS TO AN ARRAY OF EXQUISITE DINING OPTIONS, LIVELY ENTERTAINMENT VENUES, AND CAPTIVATING CITY ATTRACTIONS.



12 MILES  
TO CVG  
AIRPORT



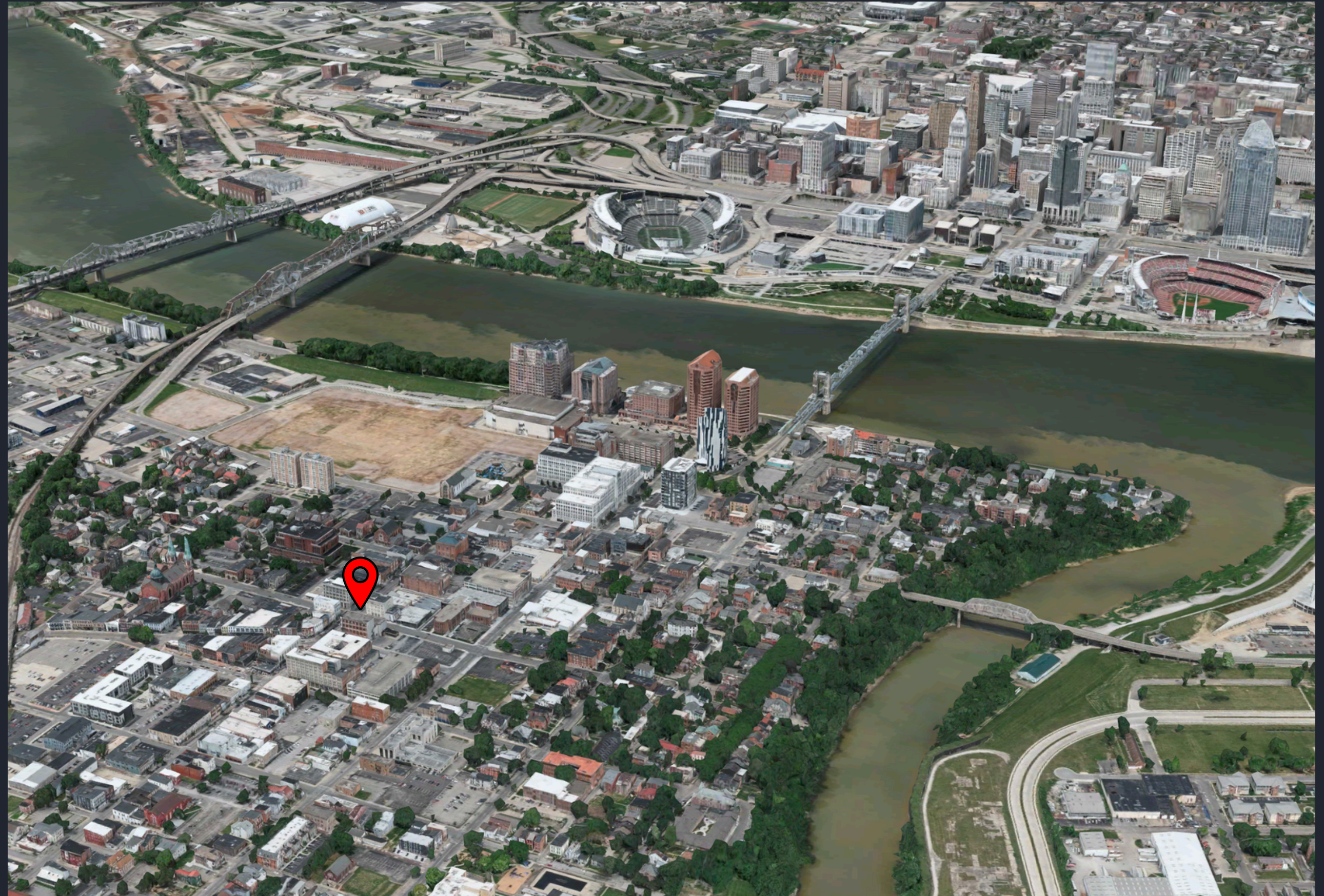
1 MILE  
FROM 25+  
RESTAURANTS



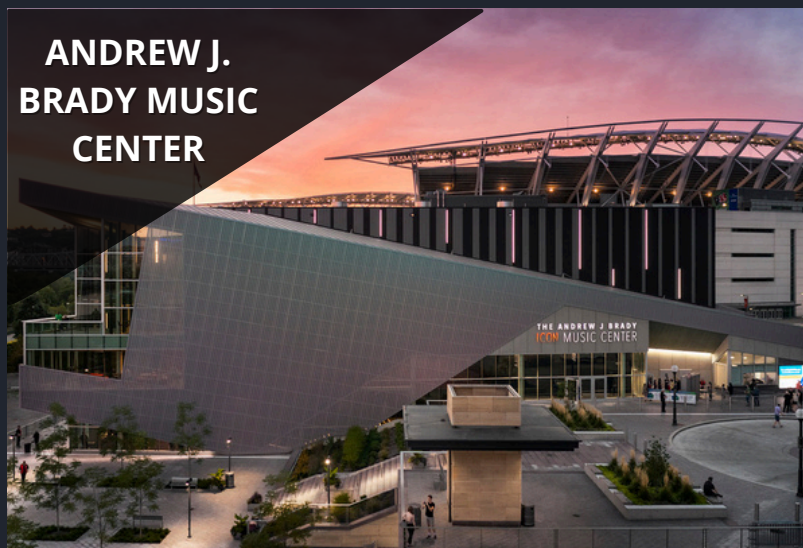
1.5 MILES  
FROM ALL  
ARENAS/STADIUMS



1 MILE  
TO NEWPORT ON  
THE LEVEE



# NEARBY AMENITIES



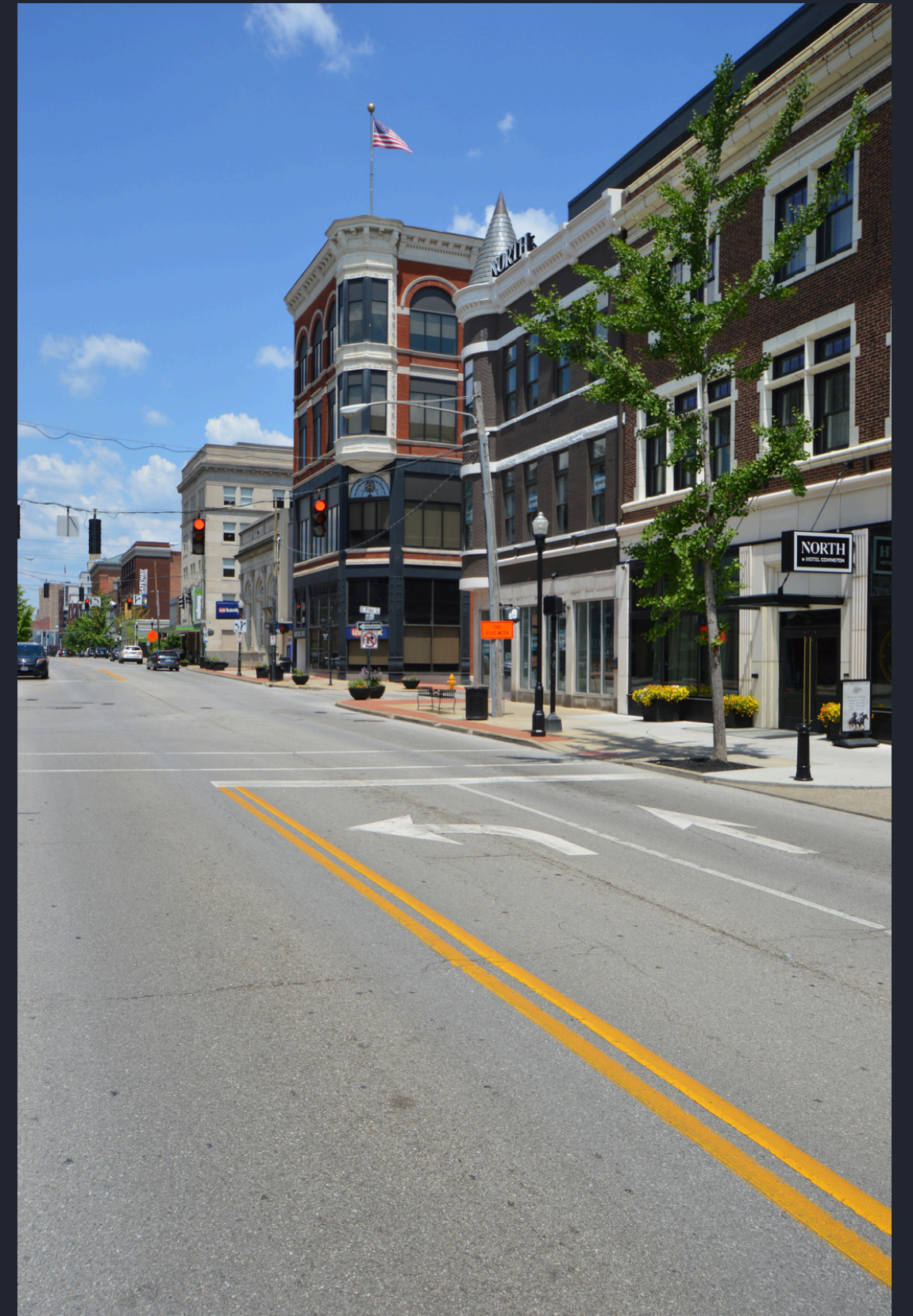
## RESTAURANTS

- THE STANDARD COVINGTON
- OTTOS
- BOQUET
- KEALOHA'S KITCHEN
- COCK AND BULL
- GOODFELLAS
- STRASSE HAUS
- FRIDA 602
- ZAZOU
- MACS PIZZA PUB
- GYROS ON MAIN
- JUNIPERS
- CHAKO
- WABI SABI
- TASTE OF BELGIUM
- YARD HOUSE
- RUTHS CHRIS STEAKHOUSE
- OPAL ROOFTOP
- AGAVE & RYE
- DEWEY'S PIZZA
- RIPPLE WINE BAR
- HOTEL COVINGTON
- RICH'S PROPER FOOD & DRINK
- ZAPATA CANTINA
- LIBBY'S SOUTHERN COMFORT

## ACTIVITIES

- BENGALS GAME - PAUL BROWN STADIUM
- REDS GAME- GREAT AMERICAN BALL PARK
- NEWPORT ON THE LEVEE - AMC MOVIE THEATER, NEWPORT AQUARIUM, SHOPPING, BARS & RESTAURANTS
- CONCERTS - ANDREW J BRADY MUSIC CENTER, MEGA CORP PAVILLION, MADISON THEATER
- ICE SKATING - FOUNTAIN SQUARE

# PROPERTY PHOTOS







# COVINGTON'S VIBRANT EVOLUTION, COUPLED WITH EXCITING NEW DEVELOPMENTS, PROMISES AN UNPARALLELED LIFESTYLE EXPERIENCE



[Click here for link](#)

## **NKU, officials unveil \$150M plan to move law school, medical college**

The facility would be funded entirely with a direct appropriation from Kentucky's biennial 2024-2026 budget.

WKRC / Mar. 18



[Click here for link](#)

## **Covington named among Money.com's best places to live in the US**

Covington named one of the best places to live in the US by Money.com. Explore its unique style, murals and bourbon scene.

LINK nky / Apr. 25



**SPAREN  
REALTY**

**CONTACT INFORMATION**

**JOE STEVIE**

**BROKER/ REALTOR**

**859-991-6331**

**JOE.STEVIE@SPARENREALTY.COM**

