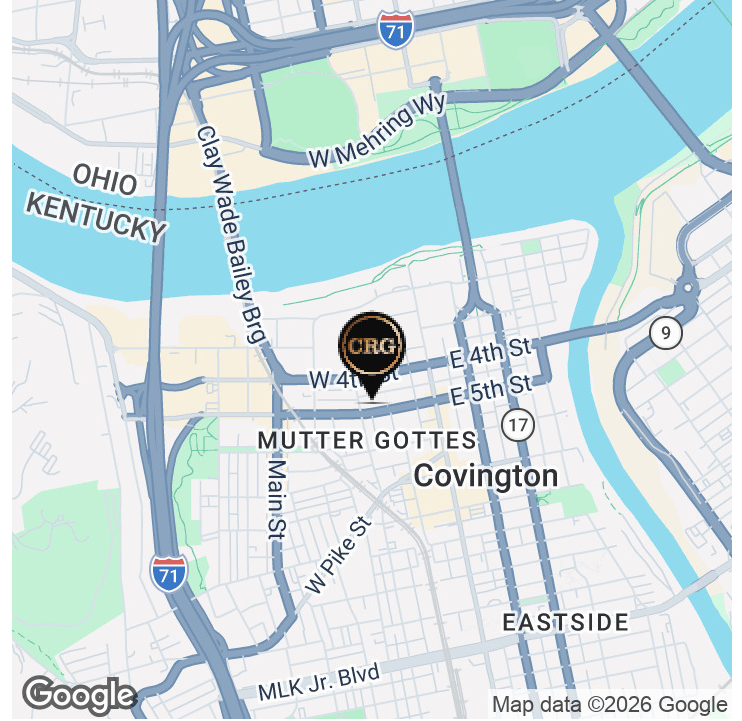


OFFICE BUILDING FOR LEASE

SPILLMAN HOUSE

118 W 5TH ST, COVINGTON, KY 41011



OFFERING SUMMARY

Sale Price:	\$1,100,000
Lease Rate:	\$800 - 4,704 per month (MG)
Building Size:	11,900 SF
Available SF:	450 - 3,528 SF
Lot Size:	0.4 Acres
Number of Units:	5
Year Built:	1850
Zoning:	TUR/HP
Market:	Covington North
Submarket:	Covington

PROPERTY OVERVIEW

Several different space options available for lease in this centrally located office building with 26 parking spaces. Options range from a small two room office to to the entire second and third floors which contain over 3,500 SF. Pricing ranges from \$16/psf to \$20/psf MG depending on your needs.

No CAM and no additional parking fees.

PROPERTY HIGHLIGHTS

- Central Covington location, within walking distance to Mainstrasse, Federal Courthouse, downtown Cincinnati
- Adjacent Parking Lot
- No CAM; Tenant pays gas, electricity, interior maintenance.
- Close to 4th street redevelopment site (former Covington IRS site).
- Owner will consider a full remodel or TI package for a qualified tenant.

ERIC FEGAN, CCIM, MAI, CPM

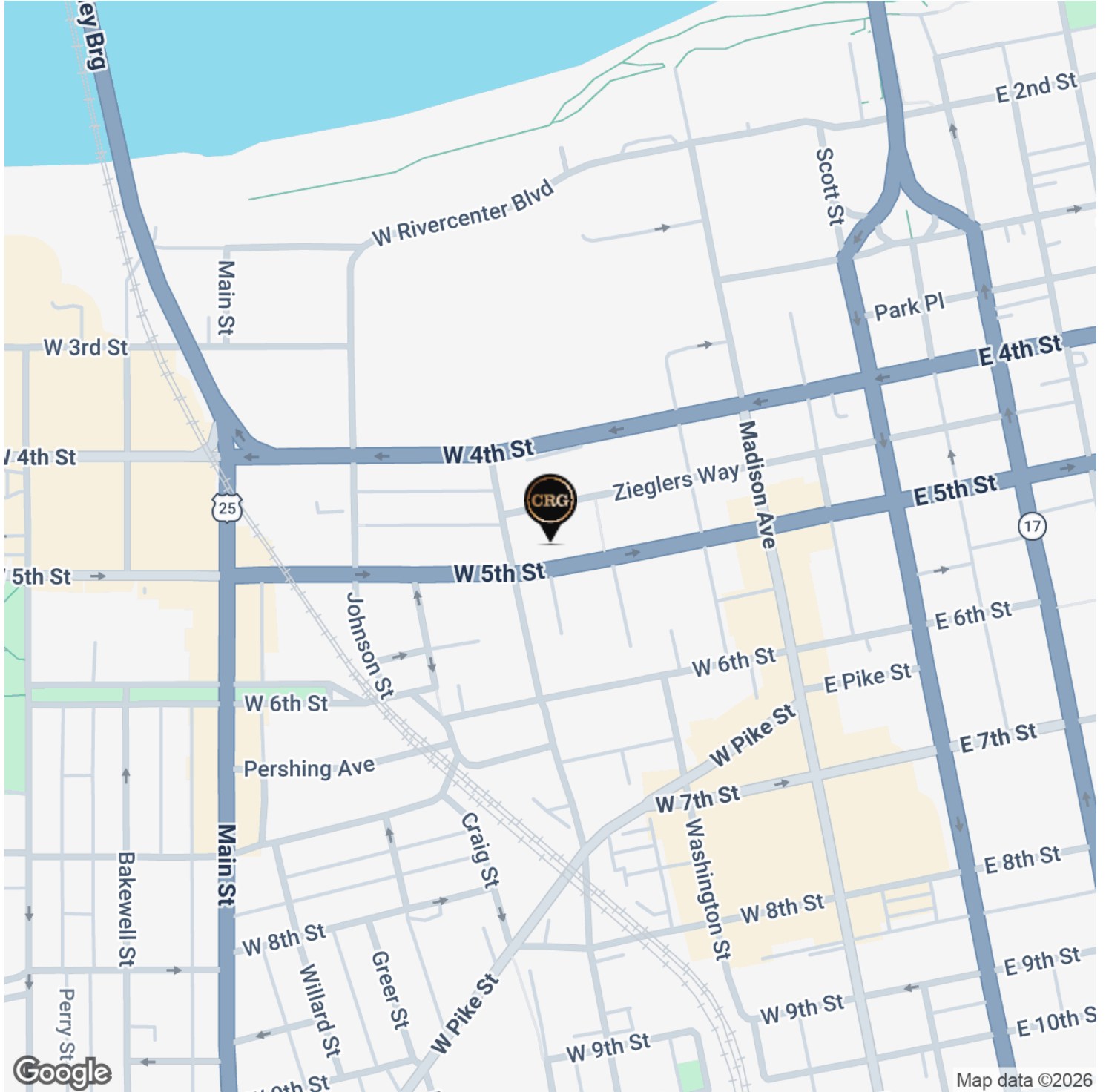
859.512.2969

eric@copperwoodrg.com

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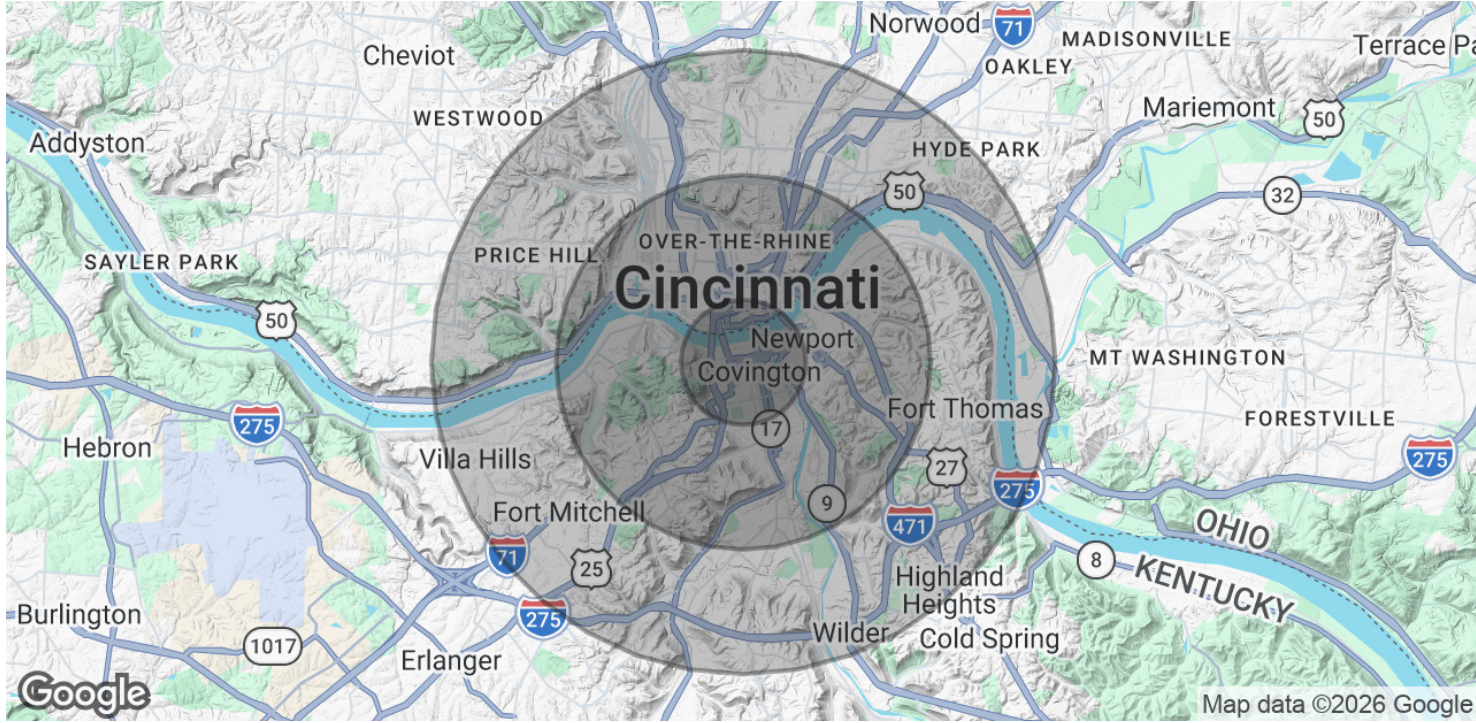
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,739	118,591	262,652
Average Age	36.5	35.8	35.8
Average Age (Male)	36.3	35.0	35.1
Average Age (Female)	37.5	37.1	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,433	64,858	133,763
# of Persons per HH	1.7	1.8	2.0
Average HH Income	\$60,052	\$61,344	\$63,043
Average House Value	\$191,891	\$173,018	\$173,749

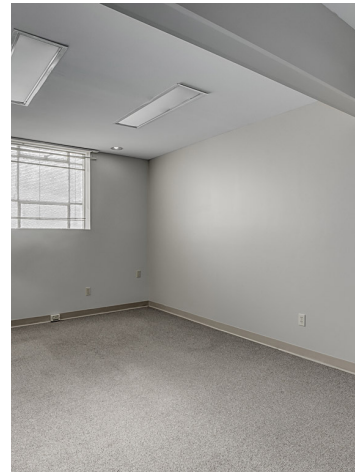
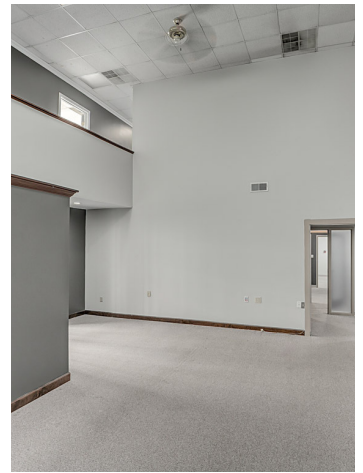
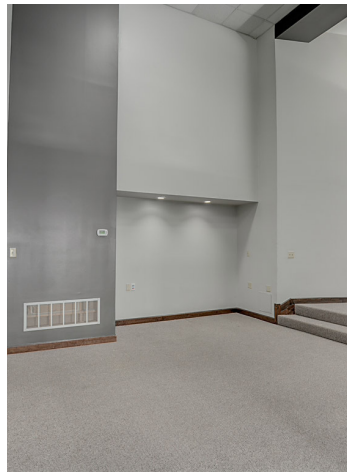
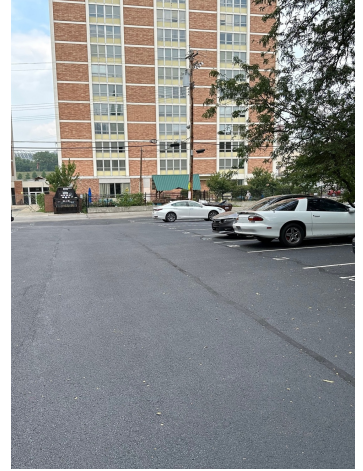
2020 American Community Survey (ACS)

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