

NEWPORT ON THE LEVEE

The People's Place

2026 Leasing Deck



Map Key

University of CINCINNATI

XAVIER UNIVERSITY

NKU NORTHERN KENTUCKY UNIVERSITY

ABOUT NEWPORT ON THE LEVEE



Newport on the Levee opened in 2001, helping revitalize Newport, Kentucky's historic Monmouth Business District. Following a multimillion-dollar redevelopment completed in 2021, The Levee became a walkable, family-friendly entertainment destination recognized for its impact and design. Today, it features unique local retailers, popular restaurants, national attractions, Class A offices, a 20-screen AMC Theater, the Newport Aquarium, and over 200,000 square feet of community gathering space. With stunning Cincinnati skyline views and direct access to the Purple PeopleBridge and Riverfront Commons trail, The Levee is a vibrant destination for memorable experiences. Since October 2024, Jamestown has served as an investor and oversees property management, retail leasing, and parking services.

- 11-acre mixed use, family-friendly entertainment destination
- 300,000 square feet of retail
- 100,000 square feet of office
- 7,500 square feet shipping container park
- 204,000 square feet of community gathering space
- 2 hotels in proximity with 2 in development
- 650 apartments with 900 in development
- Newport Aquarium located on site

TRAIL-ORIENTED DEVELOPMENT



ABOUT NEWPORT ON THE LEVEE

49% of visitors are from Ohio and 33% from Kentucky

The average dwell time is 94 minutes

1 million people cross the Purple People Bridge every year.

Newport Aquarium welcomes 900,000 visitors per year

The largest segment of Newport on the Levee guests have an:

Average Household Income of $86,227

10 mile radius population of 842,728

Name	Visitor Origin Population
Cincinnati, OH-KY-IN Metropolitan Statistical Area	2,151,807
Newport on the Levee	4,370,937
Crestview Hills Town Center	432,555
Great American Ball Park	4,632,356
Kenwood Towne Center	2,069,095
Newport Pavilion	666,181
Over The Rhine	1,640,719
Rookwood Commons	1,164,926
The Banks	3,486,007

	Cincinnati, OH-KY-IN Metropolitan Statistical Area	Newport on The Levee Statistical Area
Gen Z	23.2%	22.8%
Millenials	23.5%	24.4%
Gen X	19.9%	20.3%
Baby Boomers	21.3%	22.6%

PARKING AND GUEST ACCESSIBILITY



Newport on the Levee hosts an on-site underground garage able to hold 1,864 vehicles, as well as a centrally located valet.

CUSTOMER PROFILE

NEWPORT ON THE LEVEE IS THE PLACE TO BE.

The Levee has become a true community gathering destination– a place where anyone and everyone can come together to reconnect in the many new and magnetic spaces around the family-friendly entertainment destination.



THE OUT-OF-TOWN FAMILY

Newport on the Levee is a regional destination for families. The Newport Aquarium attracts almost one million guests annually. What used to just be a trip to the aquarium is not a full day experience with entertainment and activities for all ages.



THE YOUNG PROFESSIONAL

Whether arriving from Cincinnati or within the community, Newport on the Levee is the new gathering spot to meet for drinks, dinner, entertainment and more following the workday. Young, educated, working professionals. Physically active and up on the latest local hot spots.



THE LOCAL FAMILY

Newport on the Levee has become a true third place for local families. Residents of Newport find the Levee as their go-to destination for weekly events and activities, weekend dinners and a place to spend the day. With several gathering spots both indoor and outdoor and a range of programming and events, the Levee is the perfect destination to keep families coming back to visit.

NEWPORT ON THE LEVEE TENANTS

LEGACY

ENTERTAINMENT AND RESTAURANT

amc

NEWPORT AQUARIUM

FIVE GUYS BURGERS and FRIES

BROTHERS Est. 1967 BAR & GRILL

CANDY CO. SWEET DREAMS at Newport on the Levee

TOM & CHEE MELTS · SOUP · SALAD

BRIO tuscan grille

OFFICE

wireless A KROGER CO.

LEGION

SOUTHBANK PARTNERS

Uber Freight

WAVE FOUNDATION

YOCUM & NEUROTH ATTORNEYS AT LAW

NEW

ENTERTAINMENT, RETAIL, RESTAURANT

BEELINE ALES & SPIRITS | NEWPORT ON THE LEVEE

Colonel De Gourmet Herbs & Spices

PAR 3 EAT · DRINK · PUTT

VELOCITY ESPORTS

The Little Spoon Bakery & Cafe

CIGARS INTERNATIONAL

SHINERS ON THE LEVEE

KON TIKI ON THE LEVEE

PRIME IV HYDRATION & WELLNESS

IMMERSIVE GAMEBOX

MI COZUMEL Margaritas Flaming Fajitas

BUILDING COMMUNITY

Newport on the Levee emerges: bringing people together and being a cherished third place to gather and stay awhile. A revived land of cosmopolitan wonder for those looking for a place where you can truly “do it all”, whether it is work, fun or play. Enveloped in a fresh style of warmth, comfort and hospitality rarely found, the way guests are cared for becomes a literal luxury in and of itself. This community-driven destination is home to the “good life”—a welcoming environment offering all the region’s best.

By capturing and holding human energy, we are monetizing experiences. We combine the right mix of uses, layer in community gathering spaces, deliver resort-level hospitality, and activate the public realm with 200+ annual events to create an energy curve 18 hour a day, 7 days a week, driving value for all components.

Newport on the Levee hosts experiences similar to our other Jamestown destinations:

AVALON EST. 2014

avenue EAST COBB

COLONY SQUARE

MERCATO

RIDGE HILL

THE FORUM PEACHTREE CORNERS







Newport on the Levee has transformed from an underutilized destination into a walkable, connected, waterfront community for friends and family to come and stay awhile. Spending $30 million in redevelopment, the team enhanced connectivity and the overall guest experience with the creation of a 3rd Street parking garage entrance; new valet loop; paint refreshes to the buildings' exteriors; new signage and lights; enhancements to the Plaza; the installation of a massive LED screen; and most importantly, the addition of more communal spaces both indoors and outdoors. These reimagined communal spaces include the Gallery Building, Bridgeview Box Park and The Plaza.





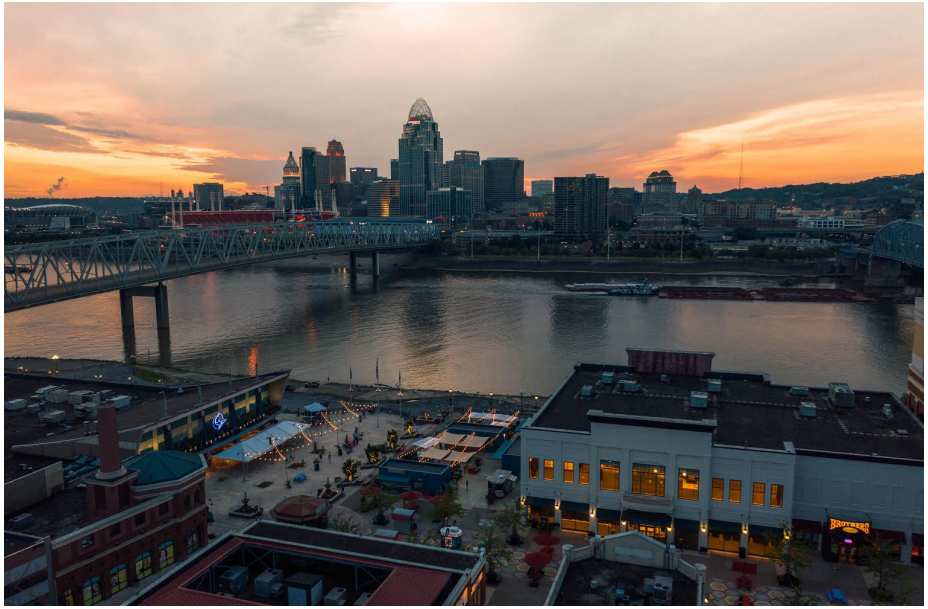




before



after



Unbeatable views of the city of Cincinnati and the Ohio River



Open container atmosphere throughout the entire property.



200+ events per year, including both annual events and weekly programming.



Anchored by the Newport Aquarium and AMC Theatres.



NEWPORT ON THE LEVEE

1 Levee Way
Newport, KY 41071

Contact

Leasing
Leasing@NewportontheLevee.com

Jamestown

www.jamestownlp.com

www.newportonthelevee.com