

OFFERING BROCHURE

CHART HOUSE

405 RIVERBOAT ROW | NEWPORT, KY 41071

**10+ YEAR LEASE AT WELL BELOW
MARKET RENTS**

**TROPHY LOCATION ALONG THE
BANKS OF THE OHIO RIVER FACING
DOWNTOWN CINCINNATI**

**TENANT WITH LONG HISTORY OF
SUCCESS AT THIS LOCATION**



The Opportunity

Cushman & Wakefield is pleased to present the opportunity to purchase a leased fee interest in a premier waterfront property occupied by Chart House, a Landry’s, Inc. owned, fine-dining restaurant. Located on the banks of the Ohio River in Newport, Kentucky, with sweeping views of downtown Cincinnati, this trophy asset combines exceptional location with long-term stability from a nationally recognized brand. With twenty years of operating history at the location, Chart House recently renewed its lease for an additional ten years, underscoring their commitment to this irreplaceable site. The property offers investors a rare opportunity to acquire a secure income stream at a rent significantly below current market rates in an irreplaceable location.

TENANT:



ADDRESS: 405 Riverboat Row,
Newport, KY 41071

PRICE: ~~\$1,285,000~~ \$1,000,000

CAP RATE: ~~7.00%~~ 9.0%

YEAR 1 NOI: \$90,000

LEASE TYPE: Leased Fee NNN

LEASE EXPIRATION: April 30, 2036





Offering Highlights



ATTRACTIVE LEASE TERMS

- Recently renewed through April 2036
- Significantly below market rent at just \$90,000/year
- “Hands-Off” lease with landlord responsibilities limited to structural components of the building
- Being on a ground lease allows for increased accelerated depreciation



PREMIER LOCATION

- Trophy location along the banks of the Ohio River with stunning views of Downtown Cincinnati, Mt. Adams and other Cincinnati landmarks
- Adjacent to Vue 180 Apartments, SouthShore Condominiums and Fairfield Inn hotel providing a built-in customer base
- Immediate Access to I-471 (104,074 VPD)
- Surrounded by destination attractions
 - Downtown Cincinnati (23.6 MM Annual Visits)
 - Newport on the Levee (2.8 MM Annual Visits)
 - The Party Source (554 k Annual Visits)
 - Hofbräuhaus (243 k Annual Visits)
 - Megacorp Pavilion (98 k Annual Visits)



STRONG NATIONAL BRAND

- 22 Chart House locations Nationally
- Under the Landry's, Inc. umbrella of companies, Landry's owns and operates over 600 restaurants, hotels, casinos and other entertainment destinations globally.
- Over 46 years track record of success



OUTSTANDING DEMOGRAPHICS

- 3-Mile Radius
 - Population: 151,857
 - Average HH Income: \$98,632
 - 2025-2030 Proj. Population Growth: 5%

Area Overview

NEWPORT ON THE LEVEE



AMC
THEATRES

BROTHERS
Est. 1967

VELOCITY
ESPORTS

COLD STONE
CREAMERY

BRIO
tuscan grille

TOM & CHEE

FIVE GUYS
BURGERS and FRIES

IMMERSIVE
GAMEBOX

NEWPORT
AQUARIUM

South Shore
+/-60 Condo Units

THE Party SOURCE

AQUA
ON THE LEVEE
239 Market Rate Apartments

HB
HOFBRÄUHAUS
NEWPORT

VUE 180
on the water
93 Market Rate Apartments

CANCUN
MEXICAN BAR & GRILL

NEW RIFF

Fairfield
BY MARRIOTT
125 Rooms

CH
CHART
HOUSE

ENSON HARBOR
RESTAURANT



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