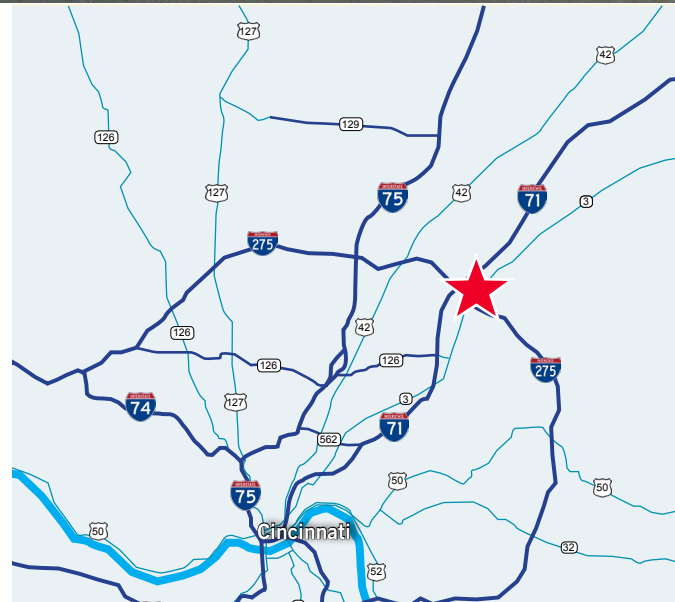




2,300 SF Available
Lease Rate: \$24.00/psf NNN

Property Highlights

- Kroger Marketplace anchored shopping center
- **Join:** Mainstream Boutique, Honor Yoga, Risen Day Spa, Dewey's Pizza, deSha's, Ambiance, Servatii Pastry, Widmer's Dry Cleaning, Snooty Fox, EarthWise Pet, Profile by Sanford and many more
- Located in a highly desirable retail market with limited availabilities
- Average Household Income in a 3 mile radius is \$119,000
- High traffic intersection with 30,000 VPD
- Shopping center neighbors the Harper's Point Apartments - 490 upscale apartment homes.
- Landlord maintains & services HVAC System



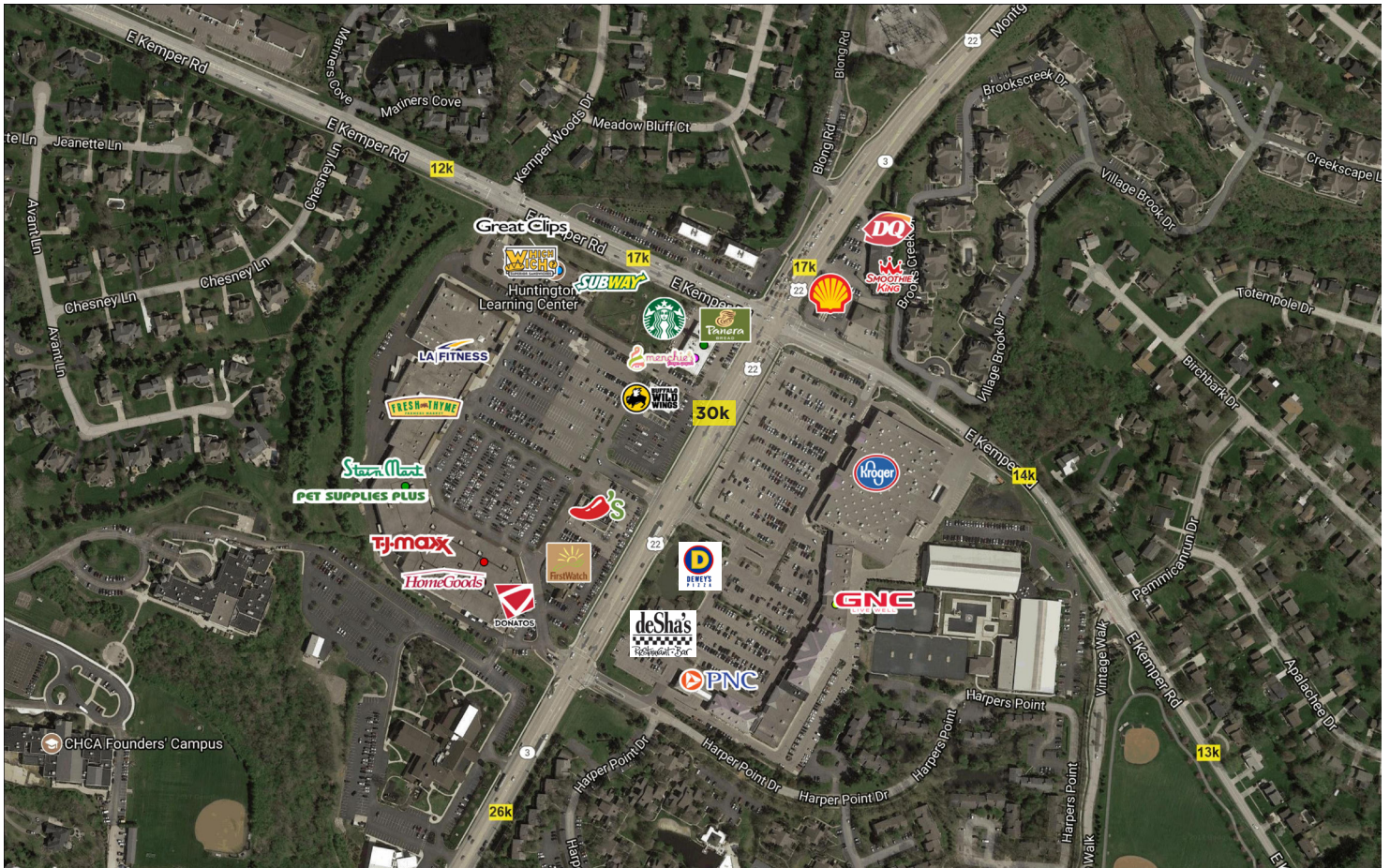
Terry Ohnmeis
Director
+1 513 763 3059
terry.ohnmeis@cushwake.com

Andrew Sellet
Senior Director
+1 513 763 3053
andrew.sellet@cushwake.com

Visit all our listings at:
www.cincyretailteam.com

201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202
main +1 513 421 4884
fax +1 513 421 1215
cushmanwakefield.com

Aerial

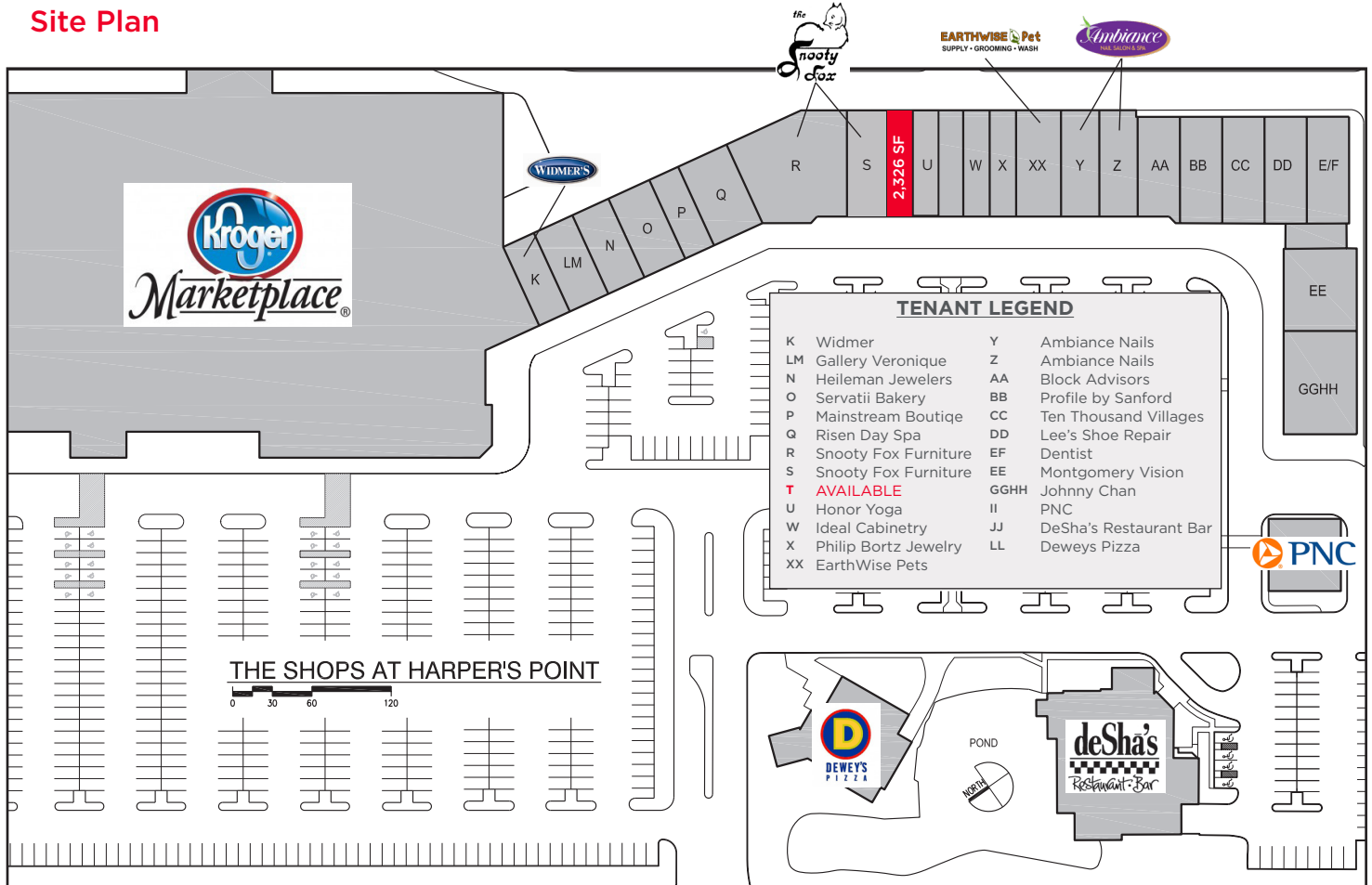


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Site Plan

Demographics

	1 Mile	3 Mile	5 Mile
Population	6,180	56,479	138,792
AVG. HH Income	\$164,403	\$119,586	\$115,621
Daytime Population	4,679	78,428	156,561

Traffic Counts

Montgomery Rd	30,000 ADT
E Kemper	24,000 ADT



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