

KEMPER SQUARE

111-139 W KEMPER ROAD



ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202
513.241.2300





ADDRESS: Kemper Square
111-139 W Kemper Road
Cincinnati, OH 45246

FOR LEASE: 1,196 SF - 4,992 SF

PRICING: \$13.50 PSF NNN (\$3.85)

- ▶ Located in Tri-County, Southern Ohio's dominant retail trade area
- ▶ 1/4 mile west of the 1.3 million square foot Tri-County Mall
- ▶ Recently remodeled facade
- ▶ Outstanding visibility

TRAFFIC COUNTS:

- ▶ Northland Boulevard at Boggs Lane = 11,437 AADT in 2016
- ▶ Princeton Pike at E Kemper Road = 33,570 AADT in 2016

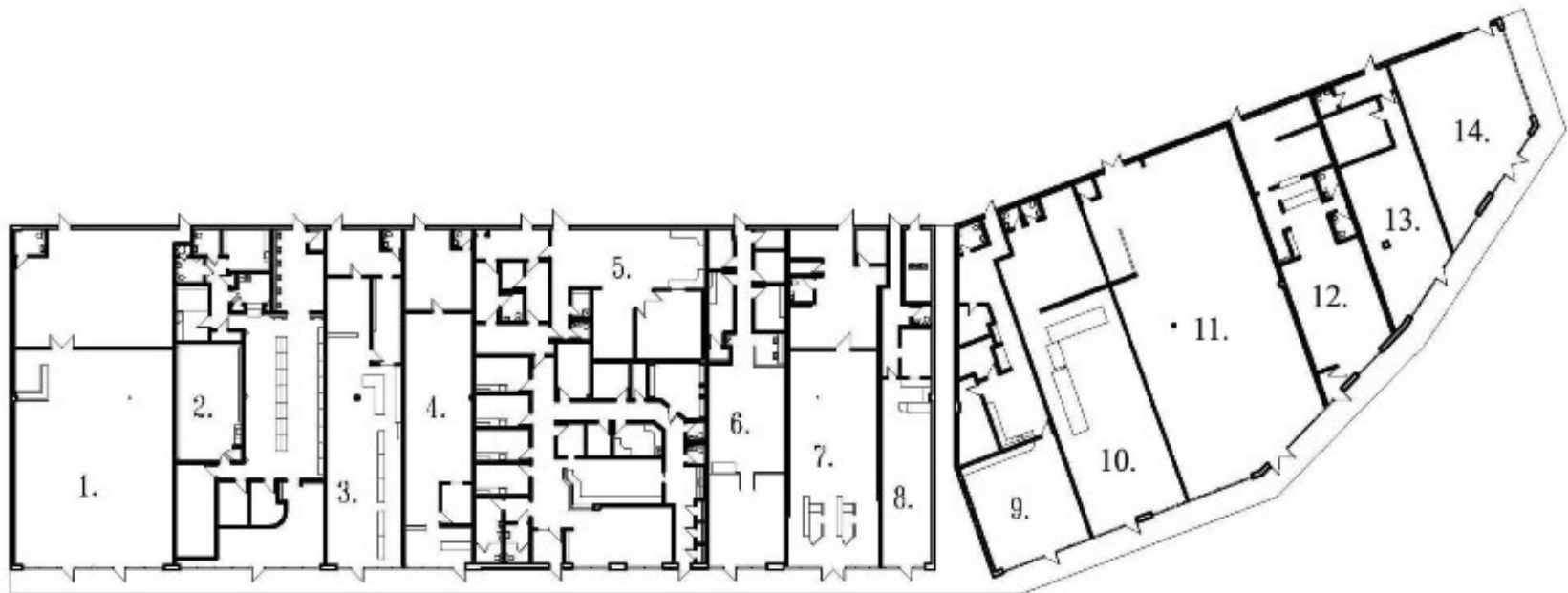
FEATURES



LOCATION

TENANT LIST

1.	109 -	AVAILABLE - 3,543 SF	8.	125 -	BMC
2.	111-	PEOPLE'S FIRST STAFFING	9.	127 -	LIBERTY TAX
3.	113 -	EL LUGAR VAPES	10.	129 -	AVAILABLE MEDICAL SPACE - 2,165 SF
4.	115 -	CDM COMPUTERS	11.	133 -	AVAILABLE - 3,352 SF
5.	119 -	AVAILABLE - 4,992 SF	12.	135 -	LU LU'S
6.	121 -	NAIL SALON	13.	137 -	AVAILABLE - 1,196 SF
7.	123 -	BATTERIES PLUS	14.	139 -	MARISCO-LINDO
			15.	139-	MECHANICAL ROOM



FLOOR PLAN

NOT TO SCALE

TENANT LAYOUT

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,176	42,892	139,903
2010 Population	4,279	44,672	140,937
2019 Population	4,353	45,457	145,260
2024 Population	4,358	45,796	147,374
2000-2010 Annual Rate	0.24%	0.41%	0.07%
2010-2019 Annual Rate	0.19%	0.19%	0.34%
2019-2024 Annual Rate	0.02%	0.15%	0.29%
2019 Male Population	43.7%	47.0%	47.7%
2019 Female Population	56.3%	53.0%	52.3%
2019 Median Age	49.3	38.4	39.8

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2019 White Alone	60.3%	44.1%	58.9%
2019 Black Alone	23.9%	41.1%	29.3%
2019 American Indian/Native Alaskan Alone	0.0%	0.3%	0.2%
2019 Asian Alone	4.6%	3.9%	4.4%
2019 Pacific Islander Alone	0.0%	0.3%	0.2%
2019 Other Race	8.3%	6.6%	3.6%
2019 Two or More Races	2.9%	3.8%	3.4%
2019 Hispanic Origin (Any Race)	20.3%	13.2%	7.6%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	1,910	17,685	55,821
2010 Households	1,980	18,288	57,042
2019 Households	1,998	18,541	58,729
2024 Households	2,003	18,670	59,543
2000-2010 Annual Rate	0.36%	0.34%	0.22%
2010-2019 Annual Rate	0.10%	0.19%	0.32%
2019-2024 Annual Rate	0.05%	0.14%	0.28%
2019 Average Household Size	2.08	2.41	2.45

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Median Household Income	\$52,526	\$54,771	\$62,869
2024 Median Household Income	\$57,826	\$60,991	\$71,750
2019-2024 Annual Rate	1.94%	2.17%	2.68%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$69,007	\$71,135	\$85,218
2024 Average Household Income	\$79,118	\$81,527	\$96,231
2019-2024 Annual Rate	2.77%	2.76%	2.46%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2019 Per Capita Income	\$31,913	\$29,047	\$34,463
2024 Per Capita Income	\$36,669	\$33,270	\$38,883
2019-2024 Annual Rate	2.82%	2.75%	2.44%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	1,980	18,622	58,563
2000 Owner Occupied Housing Units	44.9%	58.8%	62.9%
2000 Renter Occupied Housing Units	51.5%	36.2%	32.4%
2000 Vacant Housing Units	3.5%	5.0%	4.7%
2010 Total Housing Units	2,129	19,750	62,043
2010 Owner Occupied Housing Units	39.1%	53.6%	58.2%
2010 Renter Occupied Housing Units	53.9%	39.0%	33.8%
2010 Vacant Housing Units	7.0%	7.4%	8.1%
2019 Total Housing Units	2,095	19,939	63,409
2019 Owner Occupied Housing Units	36.9%	50.8%	55.5%
2019 Renter Occupied Housing Units	58.5%	42.2%	37.1%
2019 Vacant Housing Units	4.6%	7.0%	7.4%
2024 Total Housing Units	2,104	20,126	64,324
2024 Owner Occupied Housing Units	37.9%	52.0%	56.8%
2024 Renter Occupied Housing Units	57.3%	40.8%	35.8%
2024 Vacant Housing Units	4.8%	7.2%	7.4%

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

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