

NORTHERN LIGHTS DISTRICT - RETAIL BUILDING / LAND

11580 Chester Road, Cincinnati, OH 45246 5,632 SF on 1.07 Acres Available for LEASE or SALE



Located in Northern Lights TIF District!

Property Details:

- **Signalized intersection** of Kemper Road and Chester Road in the City of Sharonville
- **Tax and other economic incentives** for redevelopment
- **Full access** curb-cuts from both roads
- Lot recently repaved; **60+ parking spaces**
- **Pylon signage** available

- **Sharonville Convention Center** is 1/2 mile south
- **Numerous retailers** nearby, including:



Demographics:

2020 Estimates	1 Mile	3 Mile	5 Mile
Population	2,253	34,936	138,105
Households	989	15,200	58,787
Average Household Income	\$70,268	\$84,154	\$95,560
Total Number of Employees	8,356	88,950	179,078

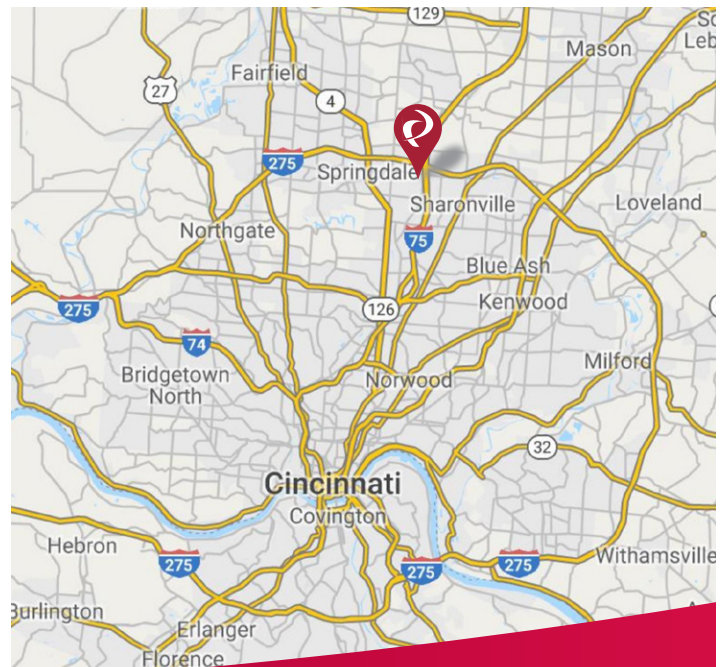
Traffic Counts:

	ADT
Kemper Road	21,511 ADT (ODOT 2018)
I-75	128,589 ADT (ODOT 2019)

Contact:

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LET US GIVE YOU AN EDGE



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