

FOR LEASE

8390 E. KEMPER ROAD

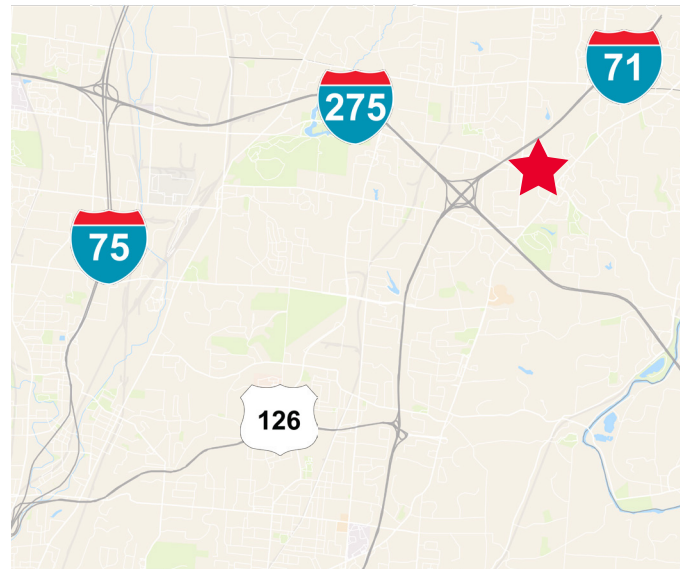
Cincinnati, OH 45249

2,664-7,500 SF



PROPERTY HIGHLIGHTS

- One-story 9,000 sf building with 7,500 sf contiguous, divisible space now available
- Contemporary built out (4,836 sf) or shell space (2,664 sf) can be combined
- 10' ceilings
- High-efficiency HVAC
- Furniture negotiable
- Built in 2014 by the Robert Lucke Group, an award-winning top builder in Cincinnati
- Walk to the Shops At Harper's Pointe, numerous restaurants and boutiques
- Zero personal earnings tax
- Asking rate \$16.50 / sf Net



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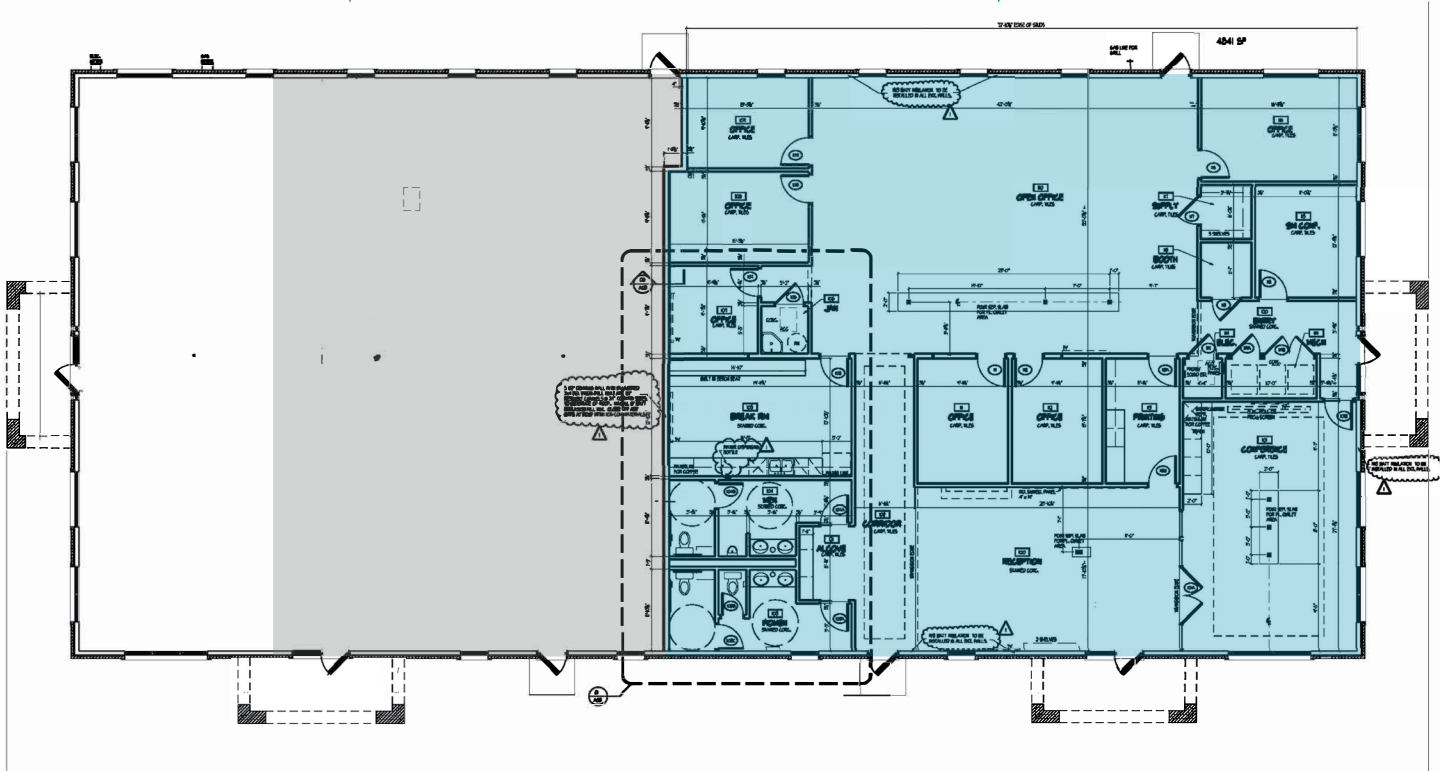
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FLOOR PLAN

↓ Shell
2,664 sf

Built Out
4,836 sf ↓



↑ Combined
7,500 sf ↑



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

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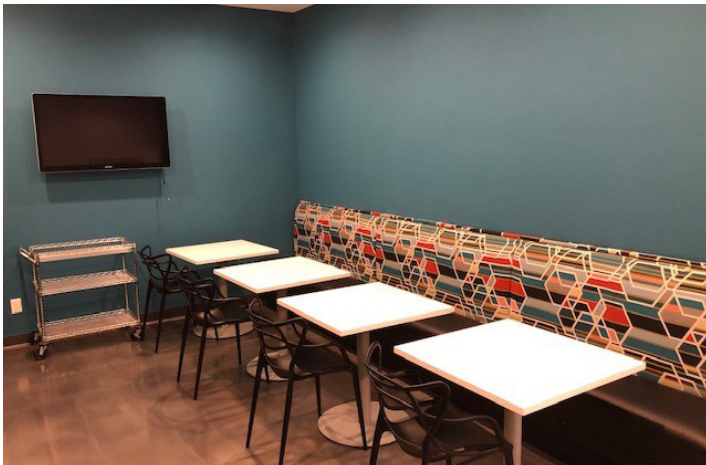
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AERIAL/LOCATION MAP



2018 Demographics

	1 Mile	3 Mile	5 Mile
Population	5,776	54,115	141,324
AVG. HH Income	\$169,504	\$135,298	\$127,850
Median Age	42.0 Years	40.2 Years	40.6 Years

2017-18 Traffic Counts

8390 E. Kemper Rd.	17,689 ADT
Montgomery Rd. at Cornell Rd.	38,635 ADT
I-275 at Montgomery Rd.	107,310 ADT
I-71 NE or I-275	131,799 ADT



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