

# 1185 KEMPER MEADOW DRIVE **RETAIL SPACE AVAILABLE**



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







**ADDRESS:** 1185 Kemper Meadow Drive  
Cincinnati, OH 45240

**AVAILABLE:** 4,800 SF on 1.26 acres

**PRICING:** Lease Rate \$12.00 PSF NNN  
Sale Price \$595,000

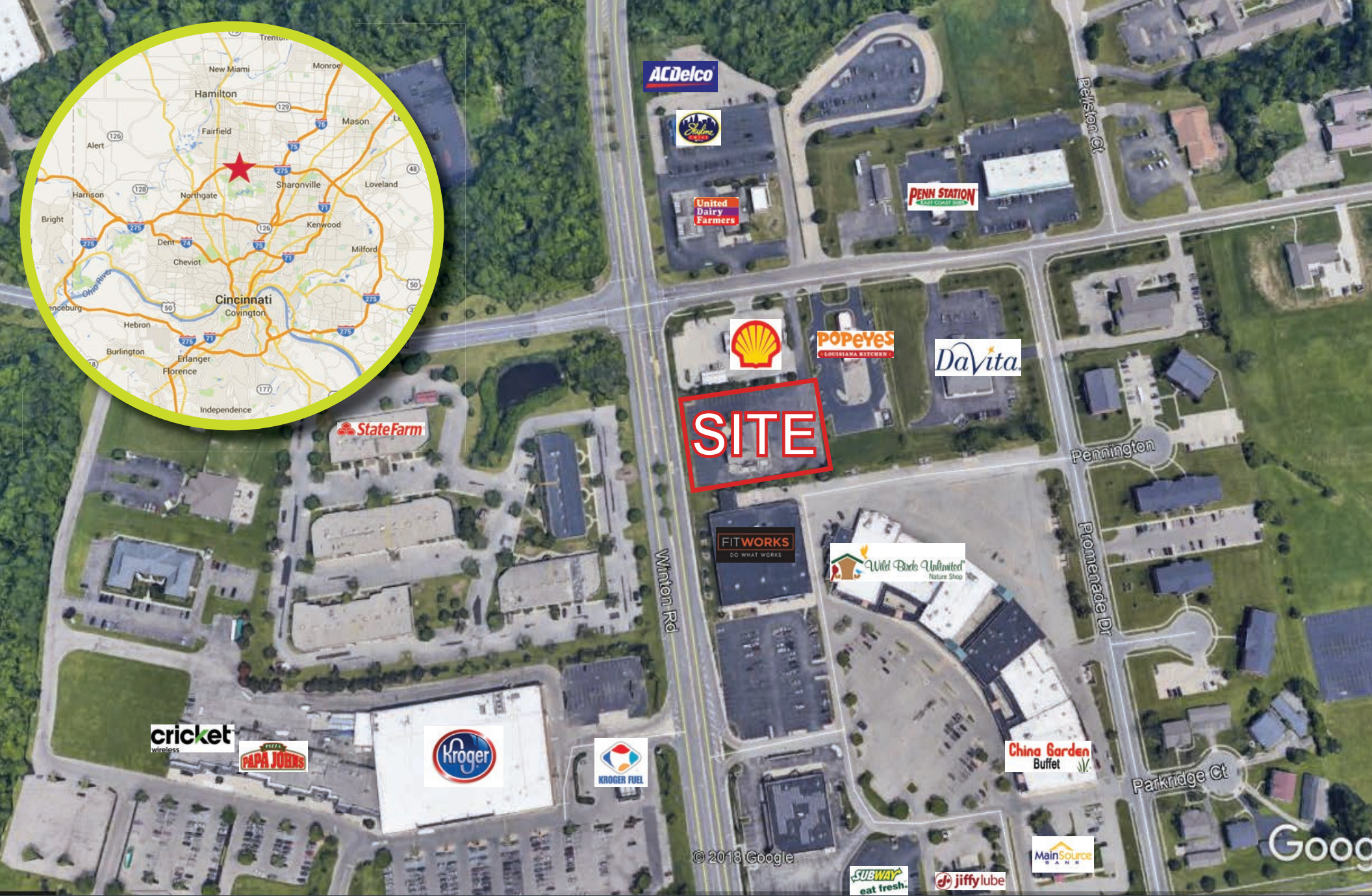
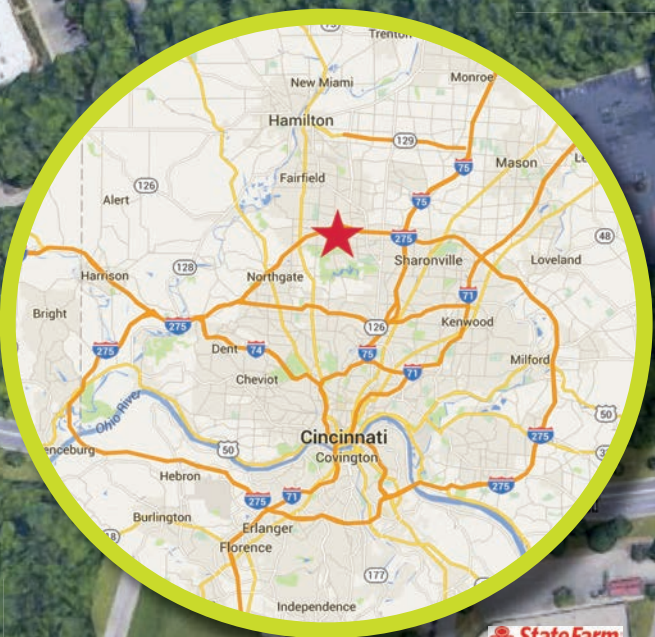
- ▶ Restaurant, Retail or Office space opportunity
- ▶ Former Bill Knapps on heavily traveled Winton Road just south of I-275
- ▶ Very accessible and visible site

**TRAFFIC COUNTS:**

- ▶ Winton Road at Kemper Meadow Drive = 27,650 AADT in 2015
- ▶ Winton Road at I-275 = 37,880 AADT in 2009

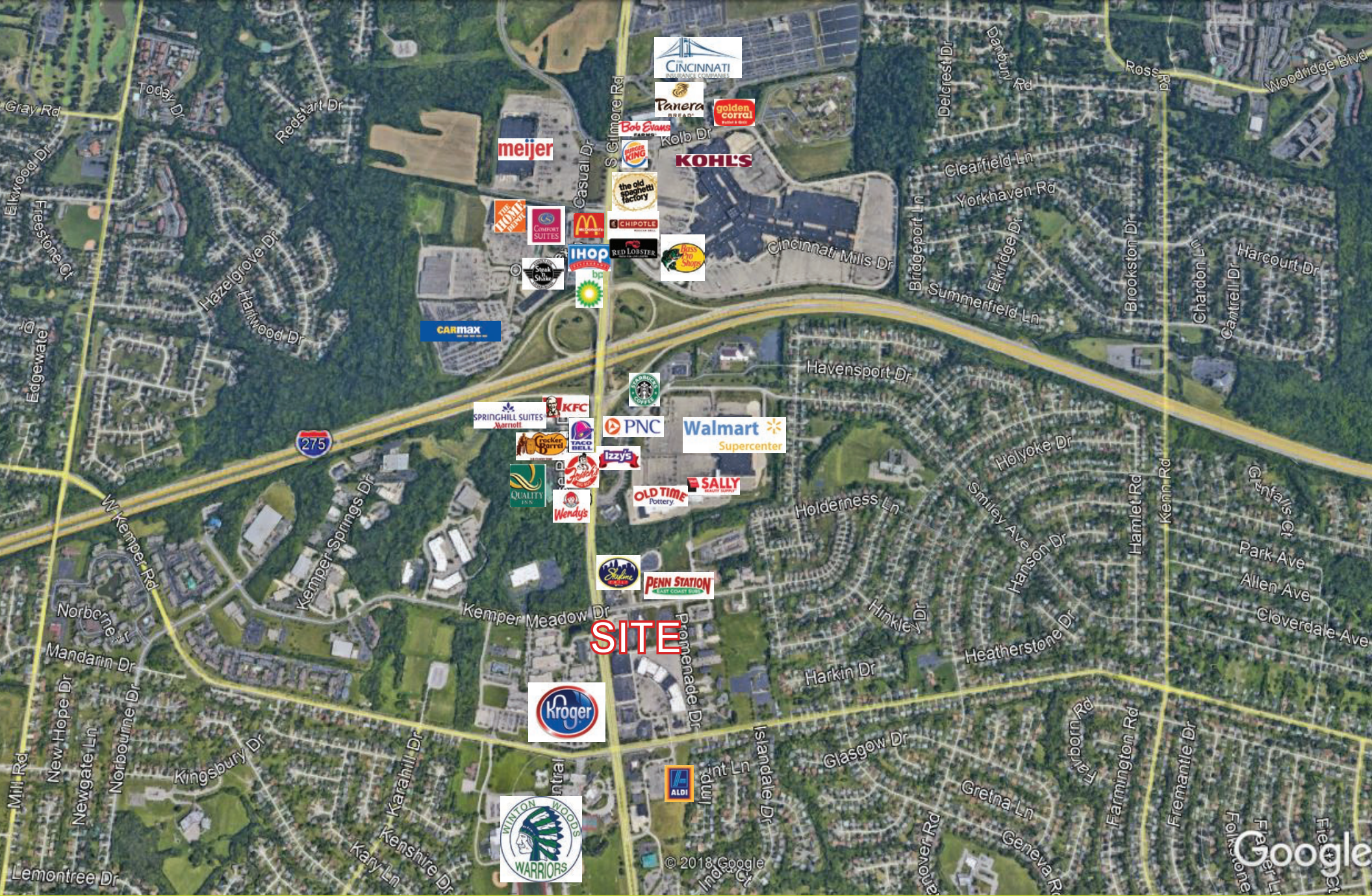
# FEATURES





# LOCATION



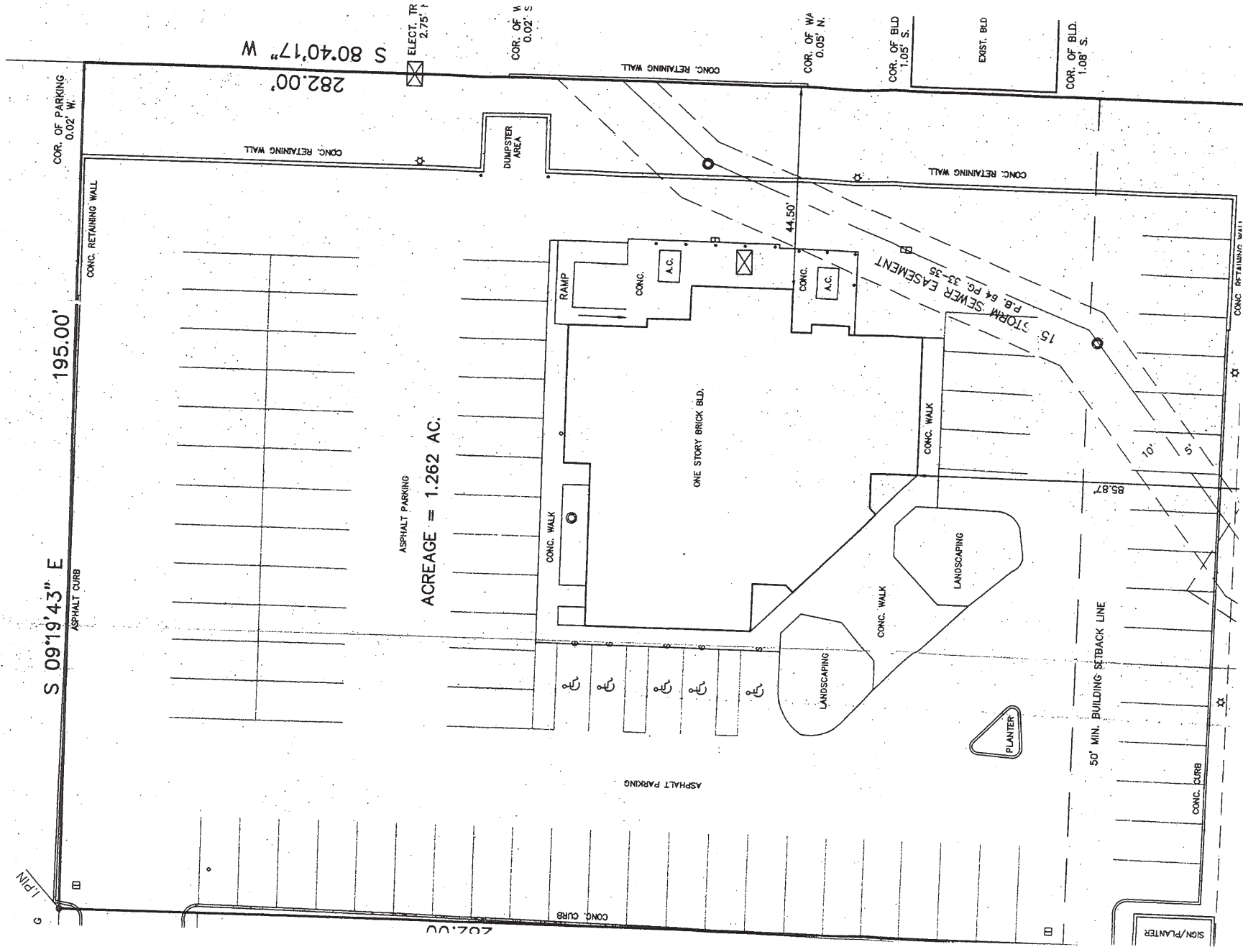


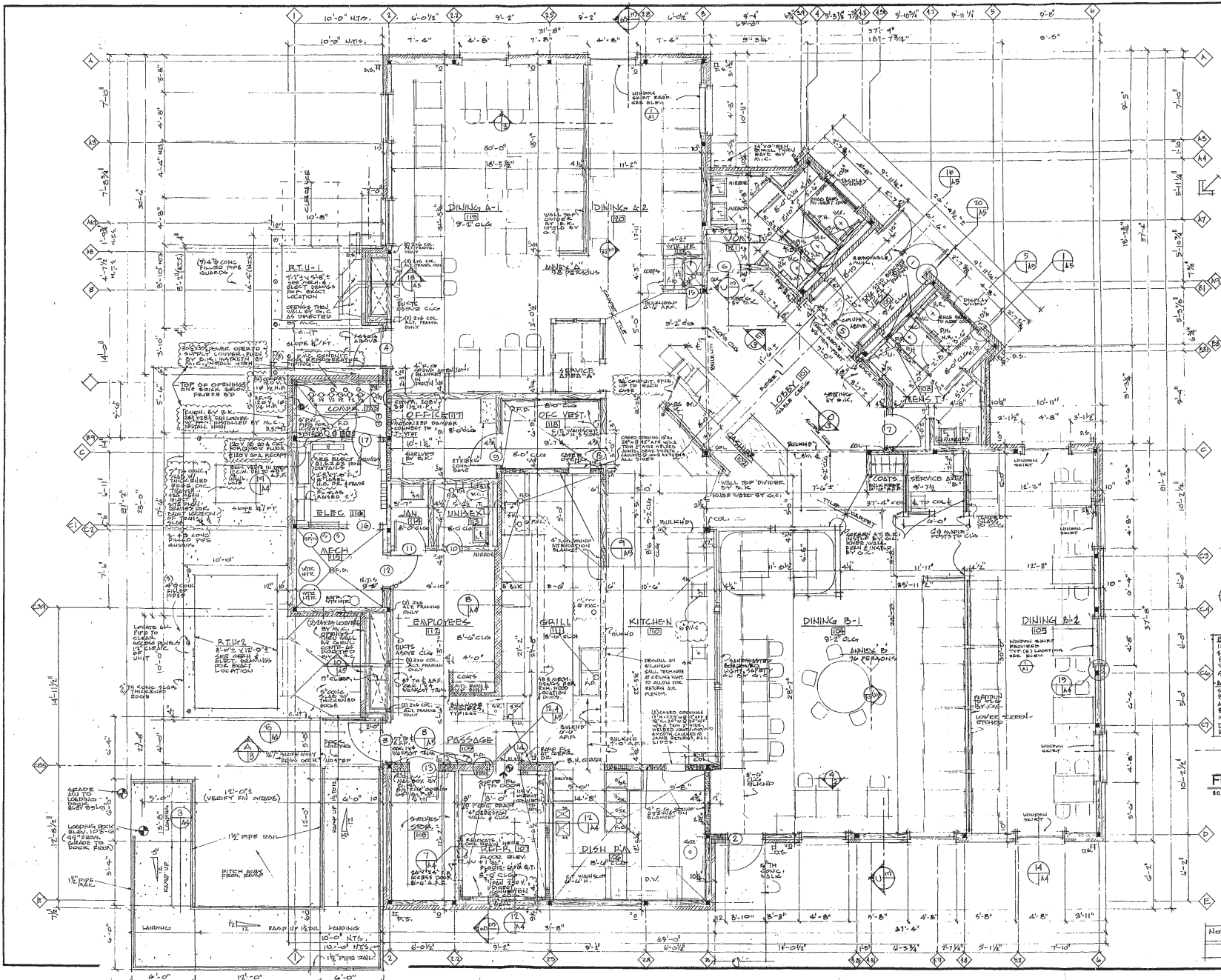
**SITE**

**AERIAL**



# SITE PLAN





NOTE: SEE SHEET 100 FOR WINDOW AND CURTAIN LOCATION

NOTE: THIS TRIM SKIRT REQUIRED UNDER WINDOW. LOCATIONS AS SHOWN IN DRAWING ARE PRINTING BE.

① WIN. SKIRT ELEV.  
A1 NO SCALE

**FINISHING NOTES**

BASE DID AS DETAILED IN SUBJECT PLAN. HINGERS STEEL TRIM COILS & STEEL BRACKS AT PERIMETER WALLS REFER TO DETAIL 100-100-01.

ALTHOUGH 2" x 4" SCHEDULED STEEL TRIM COILS & STEEL BRACKS AT PERIMETER WALLS ARE NOT UTILIZED, THE EXTERIOR PERIMETER WALL IS WOOD STUD LOAD BEARING DETAILS 100-4 BIRDA DO NOT REQUIRE STEEL TRIM COILS. REFER TO DETAIL 100-100-01.

**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

NOTE: DIMENSIONS ARE TO FINISHED SURFACE, N.T.S. - NOT TO SCALE

ROBERT LEE WOLD & ASSOCIATES, INC.  
ARCHITECTS - ENGINEERS - PLANNERS  
OFFICES - GRAND RAPIDS - BATTLE CREEK - FRASER CREEK

RESTAURANT FOR  
**BILL KNAPP'S**

MARK	REVISION DESCRIPTION
100/100-01	CONCEPT PLAN, 100/100-01
100/100-02	CONCEPT PLAN, 100/100-01
100/100-03	CONCEPT PLAN, 100/100-01
100/100-04	CONCEPT PLAN, 100/100-01
100/100-05	CONCEPT PLAN, 100/100-01
100/100-06	CONCEPT PLAN, 100/100-01
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100/100-47	CONCEPT PLAN, 100/100-01
100/100-48	CONCEPT PLAN, 100/100-01
100/100-49	CONCEPT PLAN, 100/100-01
100/100-50	CONCEPT PLAN, 100/100-01

DATE: 2/1/91

FILE NUMBER: 102491

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DRAWING NO: **A1**

**PLW**

# FLOOR PLAN

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,549	71,030	159,463
2010 Population	9,075	69,293	157,814
2018 Population	9,019	69,601	160,462
2023 Population	8,991	69,955	162,217
2000-2010 Annual Rate	-0.51%	-0.25%	-0.10%
2010-2018 Annual Rate	-0.08%	0.06%	0.21%
2018-2023 Annual Rate	-0.06%	0.10%	0.22%
2018 Male Population	46.5%	46.9%	47.5%
2018 Female Population	53.5%	53.1%	52.5%
2018 Median Age	38.4	38.7	38.9

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2018 White Alone	21.8%	52.8%	58.6%
2018 Black Alone	68.6%	36.6%	31.7%
2018 American Indian/Native Alaskan Alone	0.1%	0.2%	0.2%
2018 Asian Alone	2.1%	3.0%	2.6%
2018 Pacific Islander Alone	0.1%	0.2%	0.2%
2018 Other Race	3.4%	3.4%	3.3%
2018 Two or More Races	3.9%	3.8%	3.4%
2018 Hispanic Origin (Any Race)	5.5%	6.7%	6.8%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	3,557	28,001	62,230
2010 Households	3,446	27,900	62,271
2018 Households	3,440	28,048	63,260
2023 Households	3,433	28,199	63,931
2000-2010 Annual Rate	-0.32%	-0.04%	0.01%
2010-2018 Annual Rate	-0.02%	0.07%	0.20%
2018-2023 Annual Rate	-0.04%	0.11%	0.21%
2018 Average Household Size	2.60	2.45	2.51

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2018 Median Household Income	\$54,854	\$56,895	\$55,872
2023 Median Household Income	\$60,086	\$62,396	\$61,172
2018-2023 Annual Rate	1.84%	1.86%	1.83%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2018 Average Household Income	\$65,357	\$68,819	\$71,521
2023 Average Household Income	\$74,846	\$78,628	\$81,540
2018-2023 Annual Rate	2.75%	2.70%	2.66%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2018 Per Capita Income	\$24,954	\$27,991	\$28,510
2023 Per Capita Income	\$28,579	\$31,956	\$32,459
2018-2023 Annual Rate	2.75%	2.68%	2.63%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	3,642	29,113	64,862
2000 Owner Occupied Housing Units	70.9%	61.8%	66.4%
2000 Renter Occupied Housing Units	26.7%	34.4%	29.5%
2000 Vacant Housing Units	2.4%	3.8%	4.1%
2010 Total Housing Units	3,674	30,106	67,324
2010 Owner Occupied Housing Units	64.8%	57.6%	60.9%
2010 Renter Occupied Housing Units	29.0%	35.0%	31.6%
2010 Vacant Housing Units	6.2%	7.3%	7.5%
2018 Total Housing Units	3,678	30,162	67,865
2018 Owner Occupied Housing Units	61.2%	54.0%	57.5%
2018 Renter Occupied Housing Units	32.3%	39.0%	35.7%
2018 Vacant Housing Units	6.5%	7.0%	6.8%
2023 Total Housing Units	3,690	30,382	68,587
2023 Owner Occupied Housing Units	61.4%	54.4%	58.1%
2023 Renter Occupied Housing Units	31.7%	38.4%	35.1%
2023 Vacant Housing Units	7.0%	7.2%	6.8%

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

November 5, 2018

# DEMOGRAPHICS





**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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