

RETAIL FOR LEASE

KEMPER SQUARE

111-139 W Kemper Road, Cincinnati, OH 45246



TC Bartoszek
tc@lee-associates.com
D 513.588.1840

Molly Hoffman
mhoffman@lee-associates.com
D 513.588.1843

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE: 1,756 – 5,486 SF

PRICING: \$13.00 PSF NNN (\$3.75)

- 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:

- Kemper Rd. & Northland Blvd. – 19,839 VPD
- North on Princeton Pike – 43,507 VPD

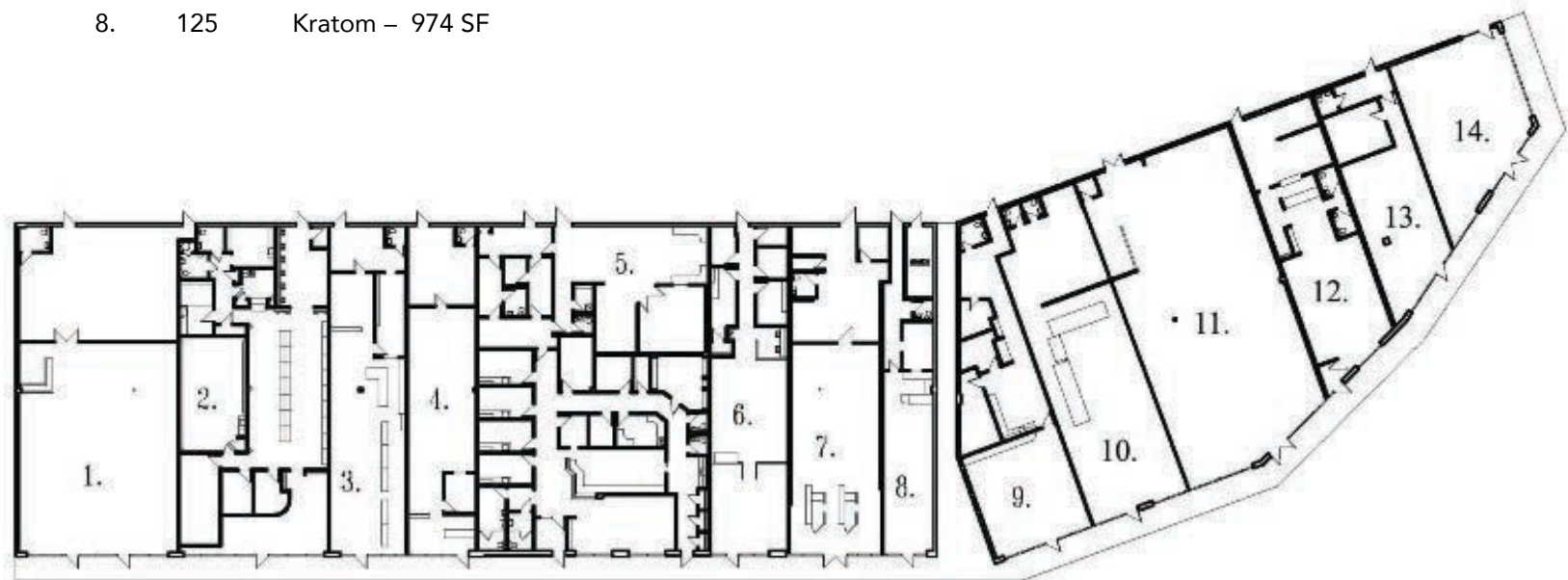


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TENANT LIST

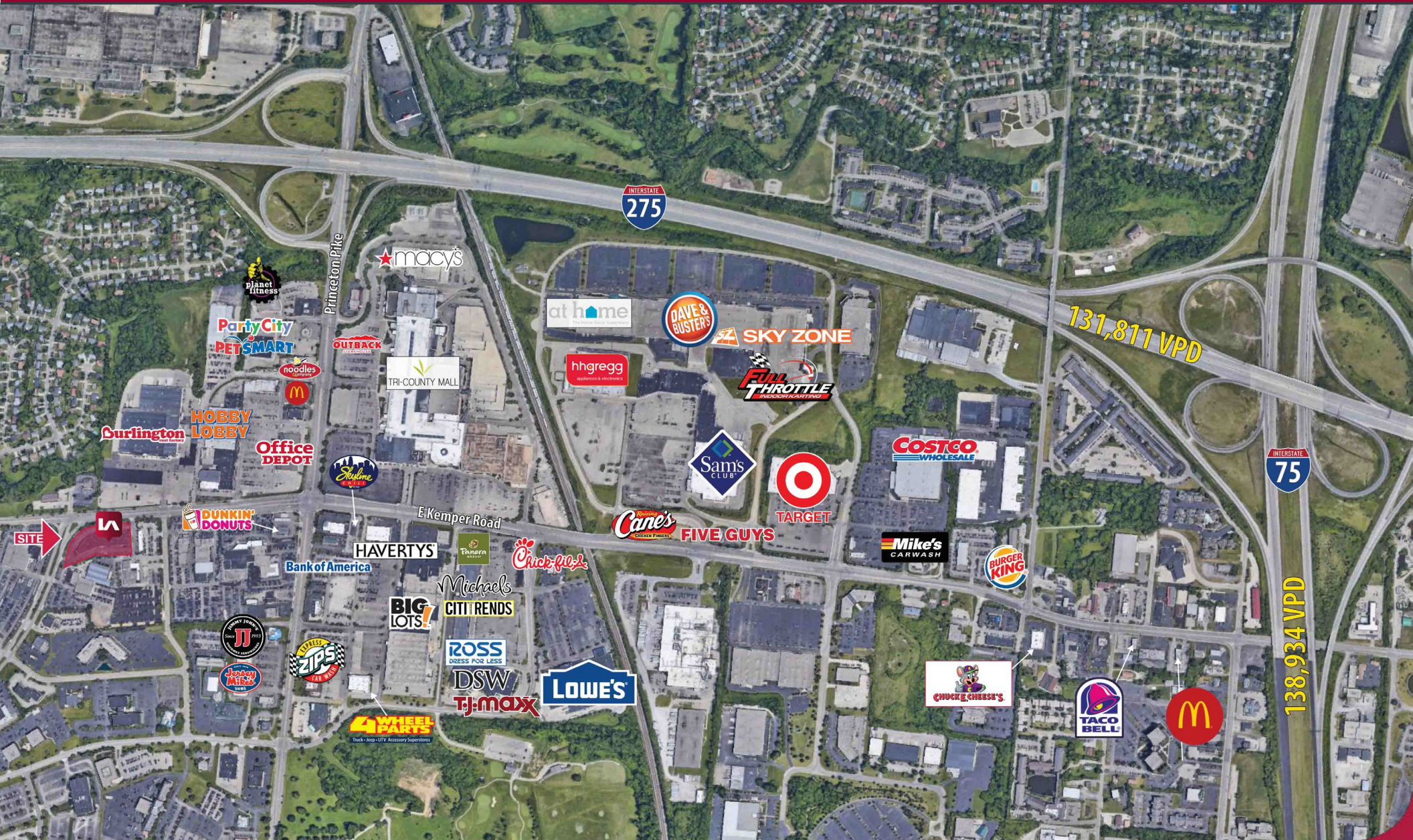
| | | | | | |
|----|-----|-----------------------------------|-----|-----|------------------------------------|
| 1. | 109 | AVAILABLE – 3,543 SF | 9. | 127 | AVAILABLE – 1,756 SF |
| 2. | 111 | Sunspace of Cincinnati – 3,204 SF | 10. | 129 | Sterling Rapid Response – 2,134 SF |
| 3. | 113 | Revolution Vapes – 1,678 SF | 11. | 133 | AVAILABLE – 3,352 SF |
| 4. | 115 | CDM Computers | 12. | 135 | Lu Lu's |
| 5. | 119 | AVAILABLE – 4,992 SF | 13. | 137 | AMPM Staffing |
| 6. | 121 | Nail Salon | 14. | 139 | Marisco – Lindo |
| 7. | 123 | African Grocery | 15. | 139 | Mechanical Room |
| 8. | 125 | Kratom – 974 SF | | | |



FLOOR PLAN
NOT TO SCALE

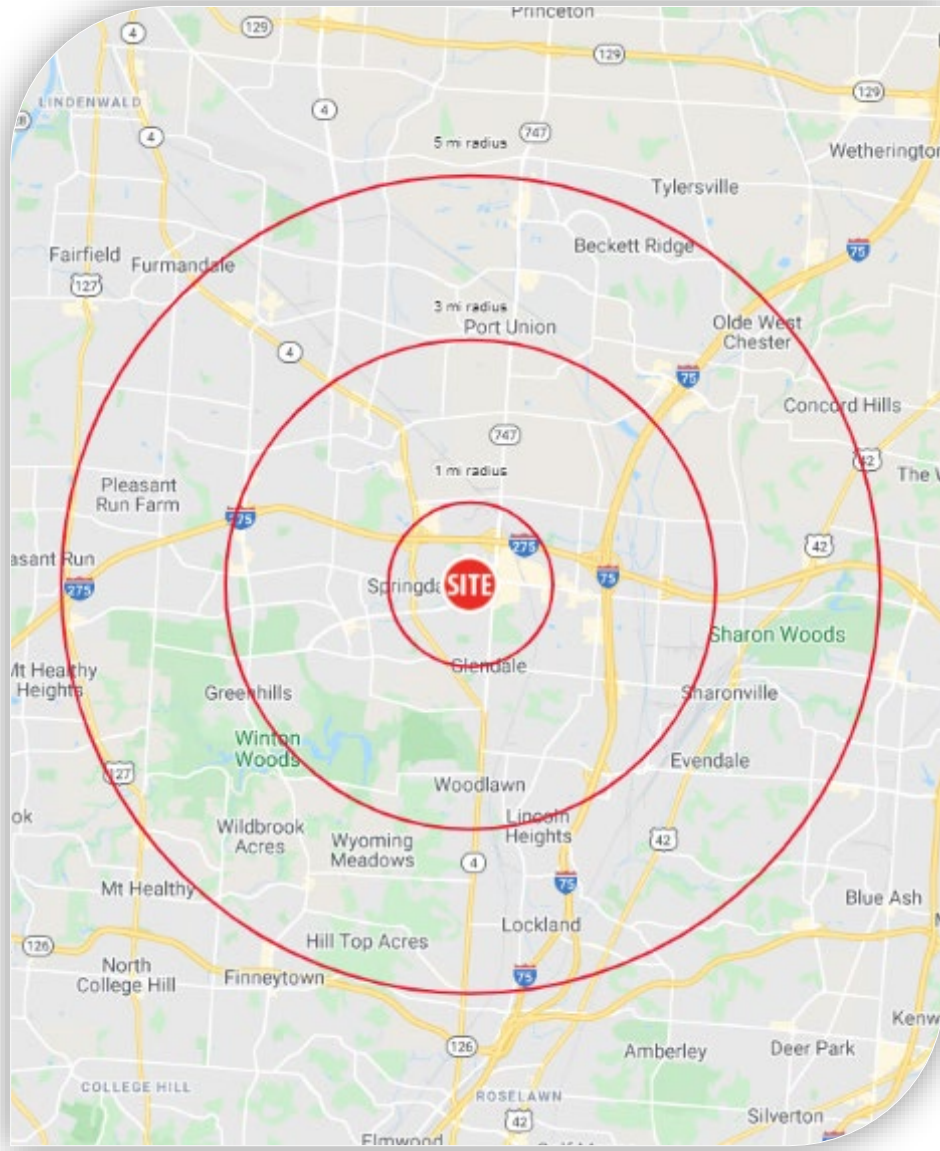
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| | 1 mi radius | 3 mi radius | 5 mi radius | |
|------------------------------------|--------------------------------------------|-------------|-------------|----------|
| POPULATION | 2020 Estimated Population | 4,509 | 45,250 | 147,521 |
| | 2025 Projected Population | 4,477 | 45,061 | 147,491 |
| | 2010 Census Population | 4,517 | 44,839 | 143,446 |
| | 2000 Census Population | 4,378 | 43,047 | 142,768 |
| | Projected Annual Growth 2020 to 2025 | -0.1% | - | - |
| | Historical Annual Growth 2000 to 2020 | 0.2% | 0.3% | 0.2% |
| HOUSEHOLDS | 2020 Estimated Households | 2,133 | 18,841 | 60,819 |
| | 2025 Projected Households | 2,106 | 18,766 | 60,802 |
| | 2010 Census Households | 2,109 | 18,354 | 58,044 |
| | 2000 Census Households | 2,011 | 17,859 | 57,054 |
| | Projected Annual Growth 2020 to 2025 | -0.3% | - | - |
| | Historical Annual Growth 2000 to 2020 | 0.3% | 0.3% | 0.3% |
| AGE | 2020 Est. Population Under 10 Years | 11.5% | 13.2% | 12.8% |
| | 2020 Est. Population 10 to 19 Years | 9.8% | 12.8% | 12.8% |
| | 2020 Est. Population 20 to 29 Years | 11.2% | 13.7% | 13.0% |
| | 2020 Est. Population 30 to 44 Years | 16.6% | 19.2% | 19.3% |
| | 2020 Est. Population 45 to 59 Years | 14.2% | 16.5% | 18.4% |
| | 2020 Est. Population 60 to 74 Years | 18.1% | 16.9% | 17.0% |
| | 2020 Est. Population 75 Years or Over | 18.6% | 7.6% | 6.7% |
| | 2020 Est. Median Age | 45.5 | 37.5 | 38.3 |
| MARITAL STATUS & GENDER | 2020 Est. Male Population | 45.0% | 47.3% | 47.9% |
| | 2020 Est. Female Population | 55.0% | 52.7% | 52.1% |
| | 2020 Est. Never Married | 26.0% | 34.7% | 31.5% |
| | 2020 Est. Now Married | 38.4% | 40.6% | 45.8% |
| | 2020 Est. Separated or Divorced | 19.4% | 16.9% | 15.9% |
| 2020 Est. Widowed | 16.2% | 7.8% | 6.8% | |
| INCOME | 2020 Est. HH Income \$200,000 or More | 5.5% | 5.0% | 8.6% |
| | 2020 Est. HH Income \$150,000 to \$199,999 | 3.5% | 3.5% | 6.3% |
| | 2020 Est. HH Income \$100,000 to \$149,999 | 11.0% | 15.7% | 16.4% |
| | 2020 Est. HH Income \$75,000 to \$99,999 | 13.6% | 15.2% | 14.5% |
| | 2020 Est. HH Income \$50,000 to \$74,999 | 23.5% | 22.5% | 20.2% |
| | 2020 Est. HH Income \$35,000 to \$49,999 | 9.3% | 11.8% | 11.0% |
| | 2020 Est. HH Income \$25,000 to \$34,999 | 10.6% | 9.9% | 8.5% |
| | 2020 Est. HH Income \$15,000 to \$24,999 | 14.6% | 8.7% | 7.4% |
| | 2020 Est. HH Income Under \$15,000 | 8.5% | 7.7% | 7.1% |
| | 2020 Est. Average Household Income | \$68,808 | \$78,413 | \$95,764 |
| | 2020 Est. Median Household Income | \$57,558 | \$64,964 | \$75,965 |
| | 2020 Est. Per Capita Income | \$32,814 | \$32,774 | \$39,562 |
| Businesses & Employees | 2020 Est. Total Businesses | 705 | 3,640 | 8,266 |
| | 2020 Est. Total Employees | 11,994 | 67,875 | 140,091 |