

FLEX SPACE FOR SUBLEASE  
**2844 E KEMPER ROAD**  
Sharonville, OH 45241



**7,375 SF AVAILABLE**



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## PROPERTY HIGHLIGHTS

FOR LEASE: +/- 7,375 SF  
PRICING: \$6.75/SF NNN

- Excellent visibility off E Kemper Road
- Brick façade
- Open office layout
- 3,250 SF of warehouse
- 2 Docks
- 14'- 15' clearance
- 100% HVAC
- Zoned GI (General Industrial)
- In close proximity to I-275 & I-75



# 2844 E KEMPER ROAD | FACT SHEET

## FACT SHEET

**Location:** Sharonville, Hamilton County

**Total Space Size:** 7,375 SF

**Office SF:** 4,125 SF

**Warehouse SF:** 3,250 SF

**Exterior Construction:** Brick

**Total Building Size:** 85,846 SF

**Year Built:** 1989

**Parking:** +/- 20 lined spaces

**Clearance Height:** +/- 14' – 15'

**Columns:** None in warehouse

**Loading:** 2 dock doors (8'x10')  
1 EOD leveler & 1 pit leveler

**Warehouse Floor:** Concrete

**Lighting:** LED

**Utilities:** Gas & Electric 480V 3 Phase

**HVAC:** 100%

**Restrooms:** 2 Restrooms

**Sprinkler:** Wet

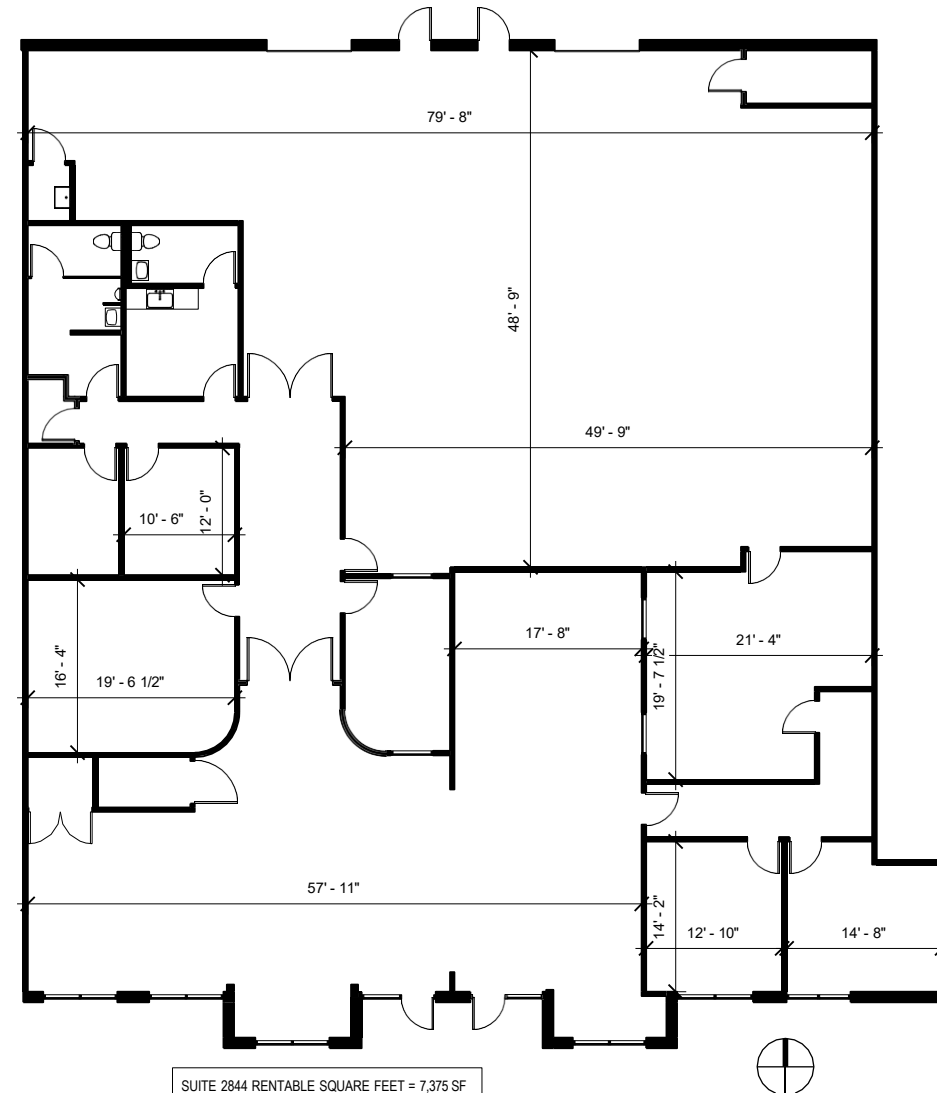
**Zoning:** GI – General Industrial

**Available:** Immediately

**Lease Rate:** \$6.75/SF NNN

**Net Operating Expenses:** \$3.64/SF

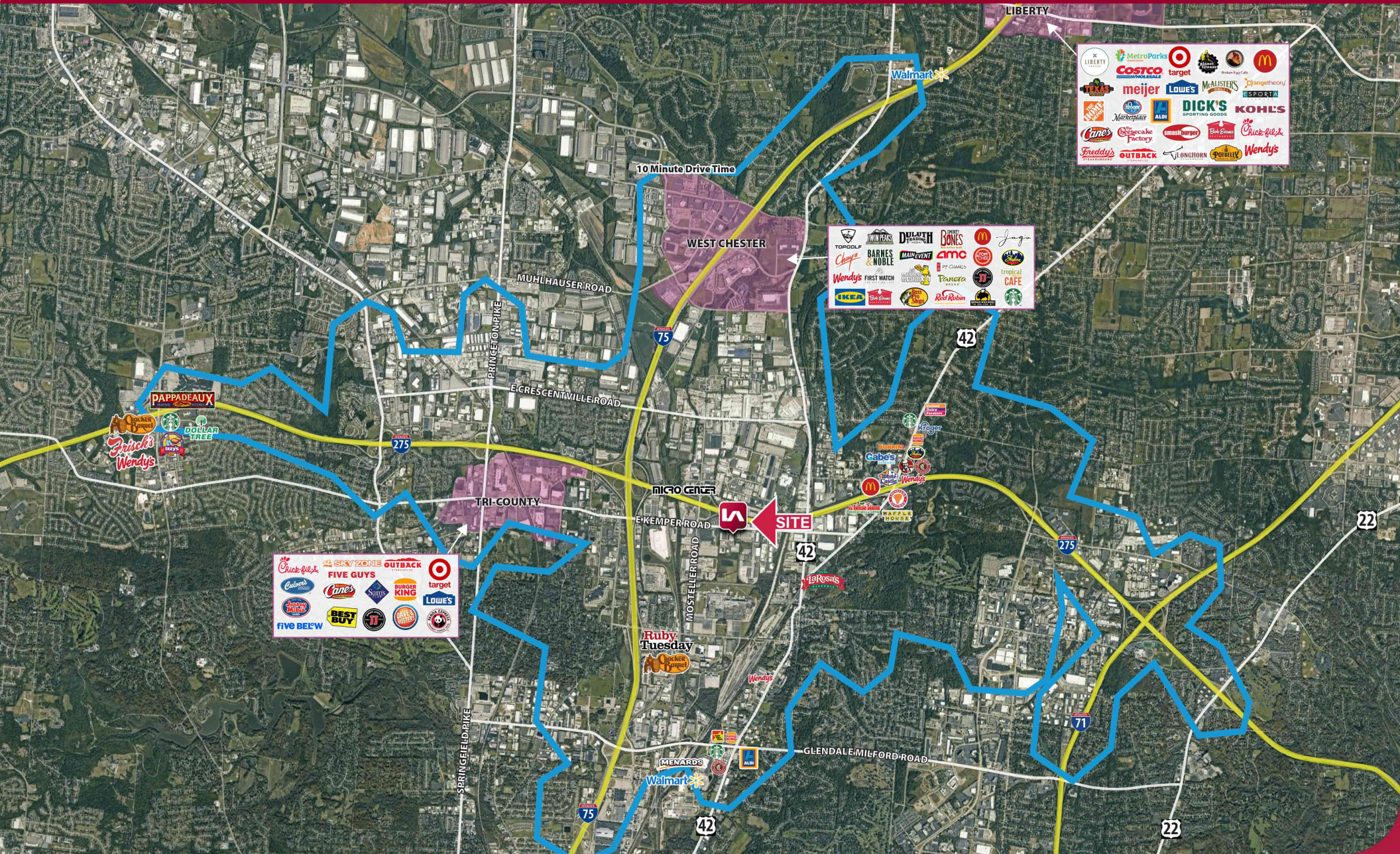
**Sublease Term:** Expiration 7/31/2026



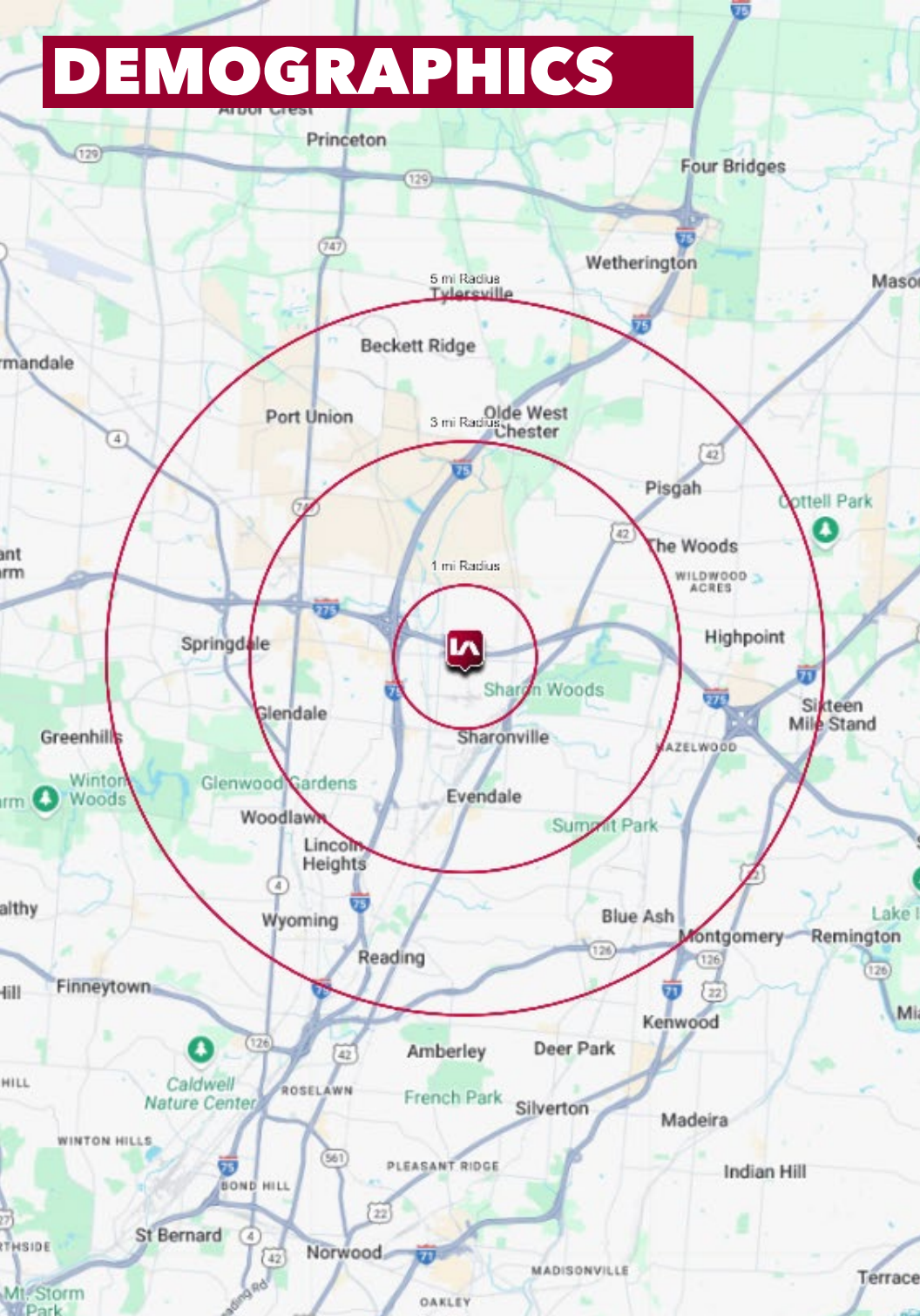
# 2844 E KEMPER ROAD | PHOTOS



# 2844 E KEMPER ROAD | AERIAL



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	5,466	51,885	101,689
2029 Projected Population	5,577	52,956	103,830
2020 Census Population	5,882	51,639	101,279
2010 Census Population	4,373	47,203	94,281
Projected Annual Growth 2024 to 2029	0.4%	0.4%	0.4%
Historical Annual Growth 2010 to 2024	1.8%	0.7%	0.6%
<b>HOUSEHOLDS</b>			
2024 Estimated Households	2,510	22,485	42,270
2029 Projected Households	2,586	23,125	43,406
2020 Census Households	2,354	21,360	40,616
2010 Census Households	1,684	18,833	36,739
Projected Annual Growth 2024 to 2029	0.6%	0.6%	0.5%
Historical Annual Growth 2010 to 2024	3.5%	1.4%	1.1%
<b>AGE</b>			
2024 Est. Population Under 10 Years	9.8%	11.6%	11.9%
2024 Est. Population 10 to 19 Years	9.8%	11.3%	12.5%
2024 Est. Population 20 to 29 Years	16.7%	14.1%	11.8%
2024 Est. Population 30 to 44 Years	19.1%	20.5%	19.8%
2024 Est. Population 45 to 59 Years	15.9%	17.4%	18.0%
2024 Est. Population 60 to 74 Years	18.0%	17.5%	18.1%
2024 Est. Population 75 Years or Over	10.8%	7.6%	7.9%
2024 Est. Median Age	39.3	38.5	39.9
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	49.7%	49.4%	49.2%
2024 Est. Female Population	50.3%	50.6%	50.8%
2024 Est. Never Married	28.5%	30.9%	28.9%
2024 Est. Now Married	46.7%	45.8%	49.6%
2024 Est. Separated or Divorced	16.3%	16.8%	15.4%
2024 Est. Widowed	8.5%	6.5%	6.2%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	4.9%	6.7%	10.9%
2024 Est. HH Income \$150,000 to \$199,999	11.5%	10.5%	10.9%
2024 Est. HH Income \$100,000 to \$149,999	15.2%	14.1%	15.8%
2024 Est. HH Income \$75,000 to \$99,999	14.8%	16.7%	15.8%
2024 Est. HH Income \$50,000 to \$74,999	27.3%	20.6%	18.2%
2024 Est. HH Income \$35,000 to \$49,999	11.2%	9.8%	8.4%
2024 Est. HH Income \$25,000 to \$34,999	6.2%	9.5%	7.8%
2024 Est. HH Income \$15,000 to \$24,999	7.0%	5.8%	6.1%
2024 Est. HH Income Under \$15,000	1.9%	6.3%	6.0%
2024 Est. Average Household Income	\$94,418	\$98,377	\$114,732
2024 Est. Median Household Income	\$82,071	\$77,894	\$88,248
2024 Est. Per Capita Income	\$43,690	\$42,717	\$47,776
2024 Est. Total Businesses	296	1,532	3,382
2024 Est. Total Employees	3,921	20,984	45,928