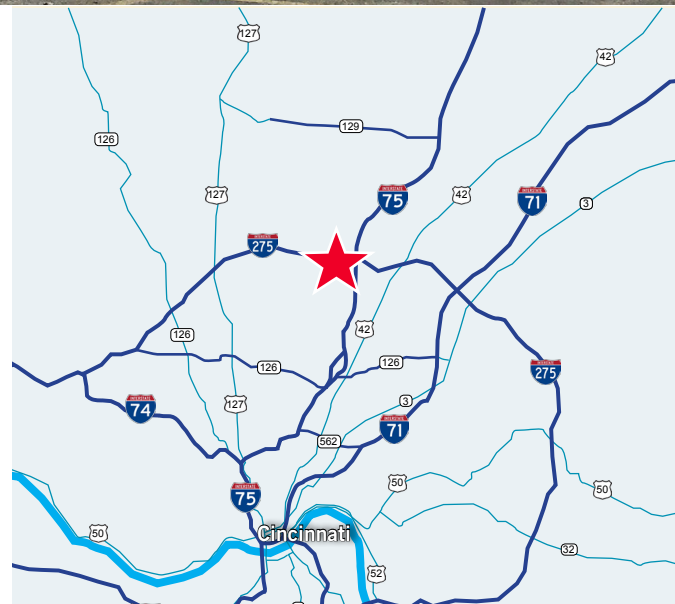




**1,286 - 46,548 SF Available**  
**Lease Rate: \$8.00-\$16.00/psf NNN (\$2)**

**Property Highlights**

- Located across the street from Tri-County Mall in the heart of the regional trade area
- Good visibility and excellent signage
- Aggressive rates
- Less than .25 miles to I-275 Interchange



**Terry Ohnmeis**  
Senior Associate  
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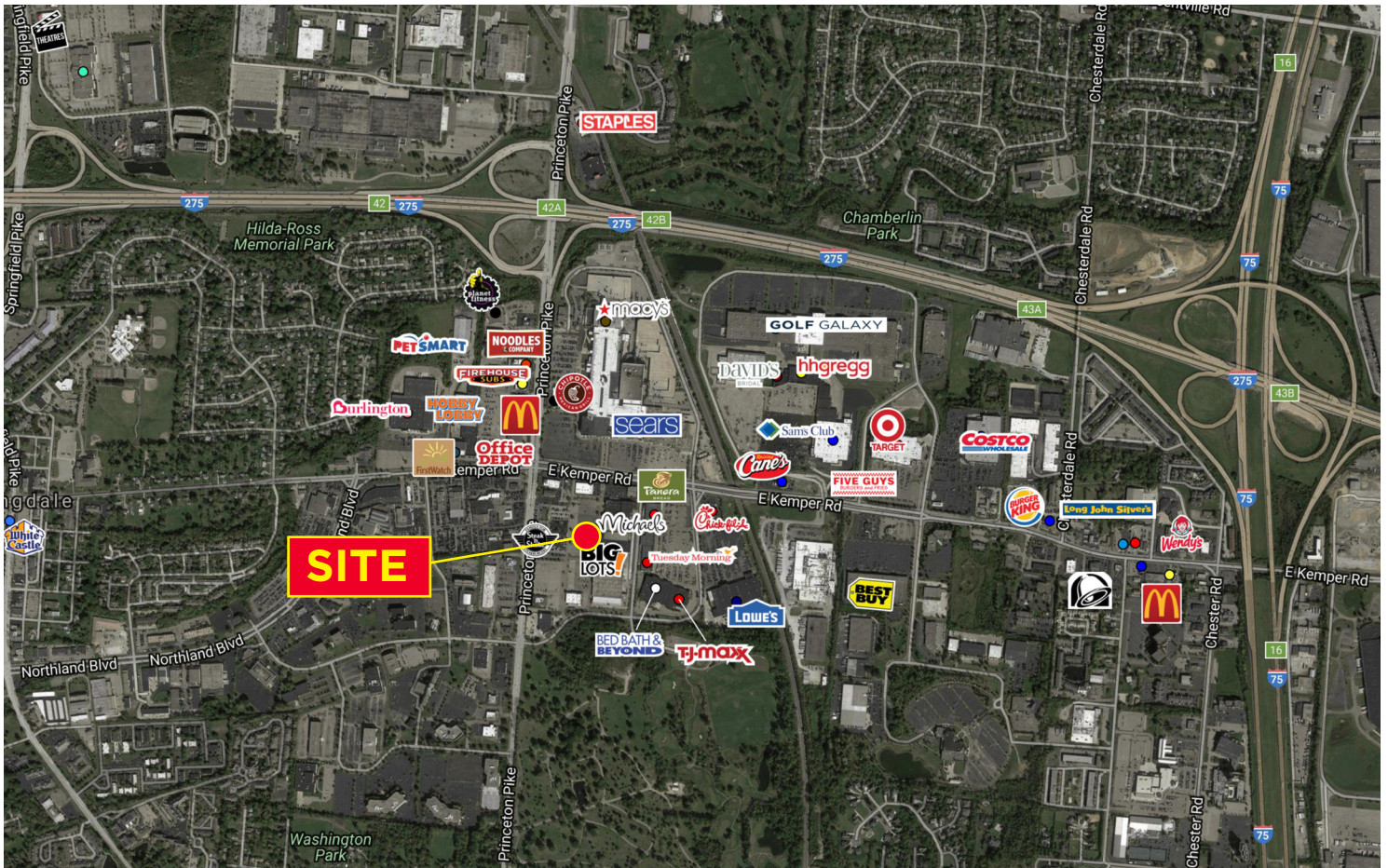
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**Aerial**

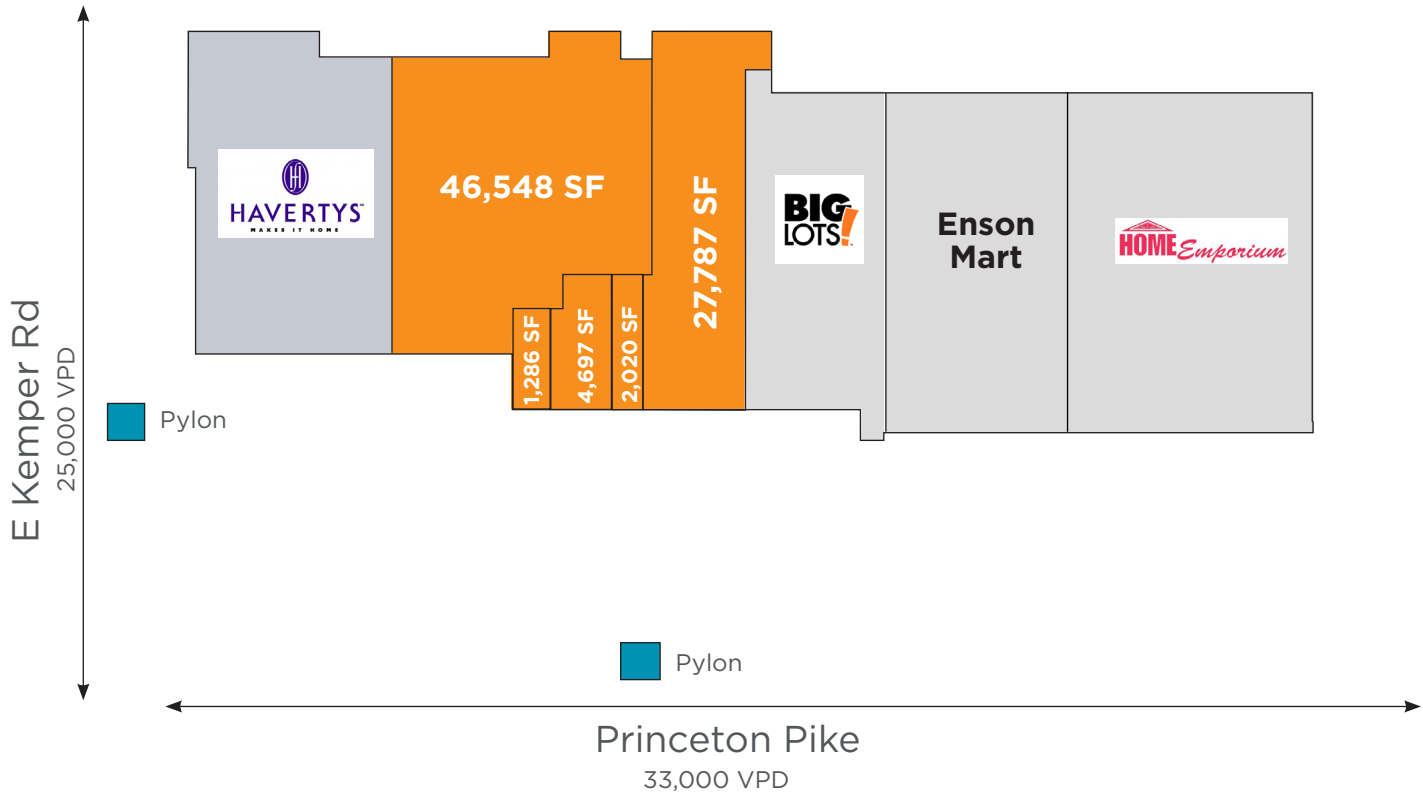


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**Site Plan**

**Demographics**

	1 Mile	3 Mile	5 Mile
Population	5,047	42,964	137,289
AVG. HH Income	\$52,648	\$63,883	\$79,825
Daytime Population	19,295	90,159	207,361

**Traffic Counts**

Princeton Pike	33,000 ADT
E Kemper Rd	25,000 ADT



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