

# Kemper Meadow Office/Flex

FOREST PARK, OH



## OFFERING MEMORANDUM

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KEMPER MEADOW OFFICE/FLEX

# PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

# Property Summary



## PROPERTY DESCRIPTION

Kemper Tech Centre is a partially occupied 13,800 SF multi-tenant office / daycare / flex investment opportunity located within Kemper Meadows Office Park at 1259 Kemper Meadow Drive in Cincinnati, Ohio. Offered at \$900,000, the property provides investors with in-place income and additional upside through lease-up of the remaining vacancy.

The building is currently approximately 80% occupied and features two income-producing suites totaling approximately 11,056 SF, including a childcare tenant occupying approximately 8,092 SF and a second tenant occupying approximately 2,964 SF. A 2,744 SF vacant suite provides immediate value-add potential through future leasing.

The property benefits from a functional single-story layout capable of supporting a variety of uses including office, daycare, educational, service, and flex-oriented tenants. Existing improvements include multiple classrooms, offices, restrooms, and support areas, making the asset particularly attractive for owner-users or investors seeking adaptable suburban office space.

Additional property features include approximately 45 surface

## OFFERING SUMMARY

Sale Price:	\$900,000
Number of Units:	3
Lot Size:	9.95 Acres
Building Size:	13,803 SF
NOI:	\$54,800.00
Cap Rate:	6.09%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	301	1,254	4,279
Total Population	713	3,288	11,201
Average HH Income	\$68,458	\$72,505	\$79,938



# Property Description



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The property benefits from a functional single-story layout capable of supporting a variety of uses including office, daycare, educational, service, and flex-oriented tenants. Existing improvements include multiple classrooms, offices, restrooms, and support areas, making the asset particularly attractive for owner-users or investors seeking adaptable suburban office space.

Additional property features include approximately 45 surface parking spaces, five newer A/C units, and an HOA structure that simplifies ownership by covering exterior maintenance, snow removal, water, and trash.

Strategically located within the established Kemper corridor, the property benefits from approximately 18,000 vehicles per day and strong surrounding residential and commercial activity. Kemper Tech Centre offers investors and owner-users the opportunity to acquire a well-located suburban office asset with stable occupancy and future leasing upside.

## LOCATION DESCRIPTION

Located within the established Kemper corridor with approximately 18,000 vehicles per day and proximity to residential and commercial activity, the single-story suburban office asset offers adaptable layouts for office, daycare, educational, service, and flex users along with 45 surface parking spaces and HOA-maintained exterior services.

## PARKING DESCRIPTION

Parking Spaces: 45  
 Parking Ratio: 3.2 / 1,000 SF  
 Site Type: Office Park Setting



# Property Details

Sale Price **\$900,000**

## LOCATION INFORMATION

Building Name Kemper Meadow Office/Flex  
 Street Address 1259 Kemper Meadow Dr  
 Cincinnati, OH 45240  
 City, State, Zip Forest Park, OH 45240  
 County Hamilton  
 Market Cincinnati  
 Sub-market Forest Park  
 Cross-Streets Winton Rd

## BUILDING INFORMATION

Building Size 13,803 SF  
 NOI \$54,800.00  
 Cap Rate 6.09  
 Building Class C  
 Occupancy % 80.0%  
 Tenancy Multiple  
 Number of Floors 1  
 Year Built 1989  
 Roof Membrane  
 Number of Buildings 1

## PROPERTY INFORMATION

Property Type Office  
 Property Subtype Office Building  
 Zoning SPA-1  
 Lot Size 9.95 Acres  
 APN # 591-0015-0051

## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES

Central HVAC Yes  
 HVAC 5  
 Restrooms 4





KEMPER MEADOW OFFICE/FLEX

# LOCATION INFORMATION

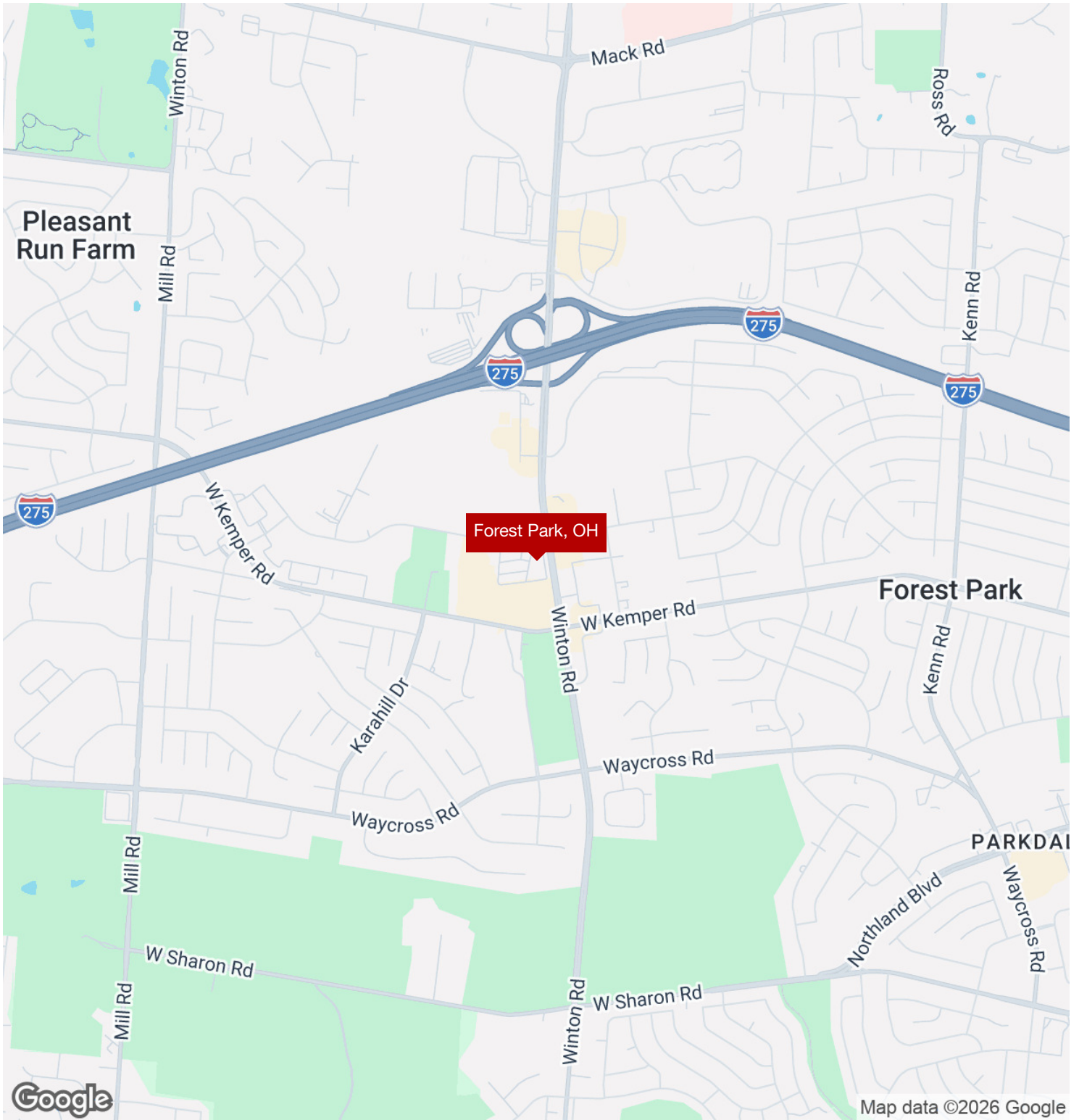
2

REGIONAL MAP

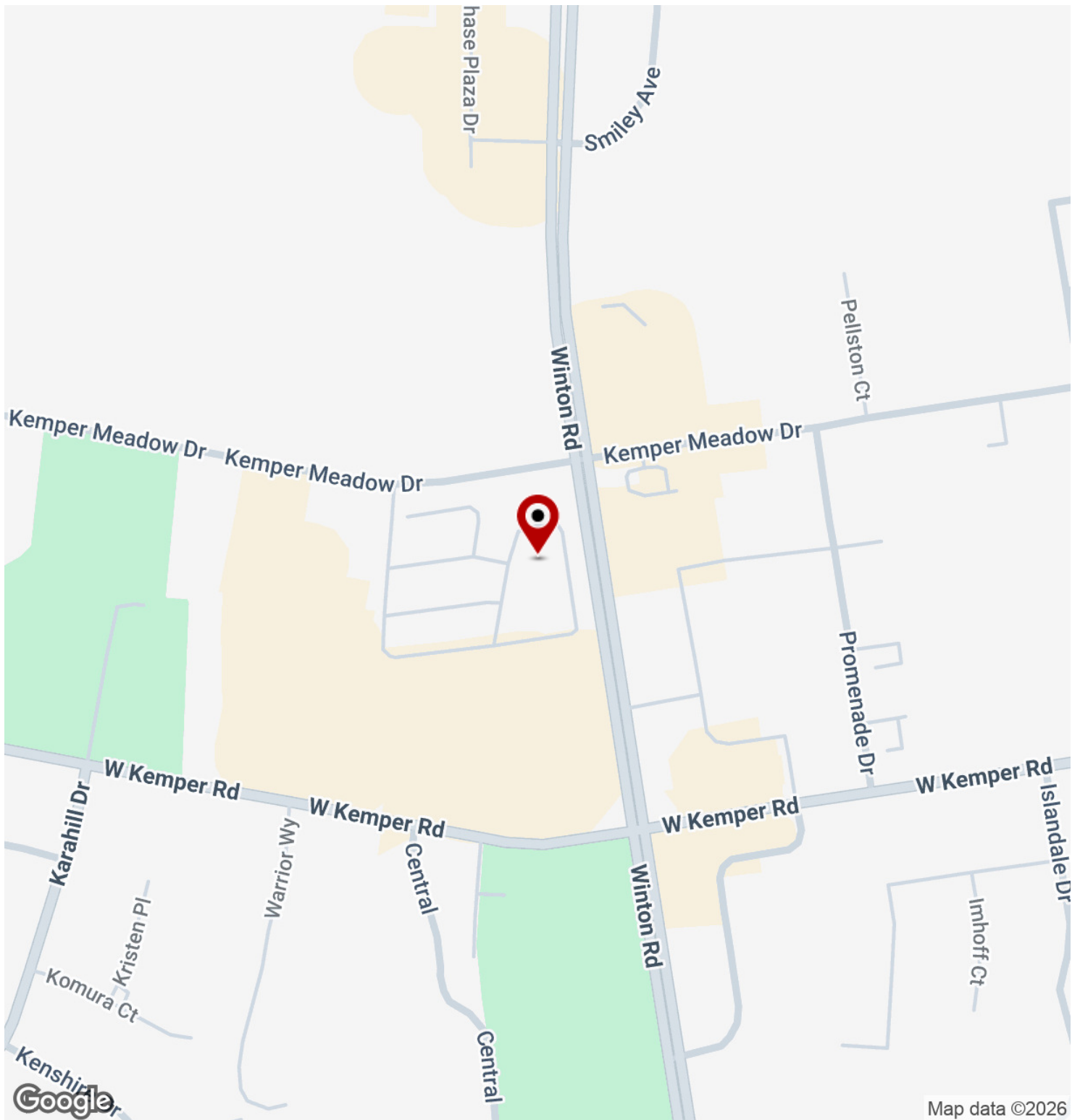
LOCATION MAP

AERIAL MAP

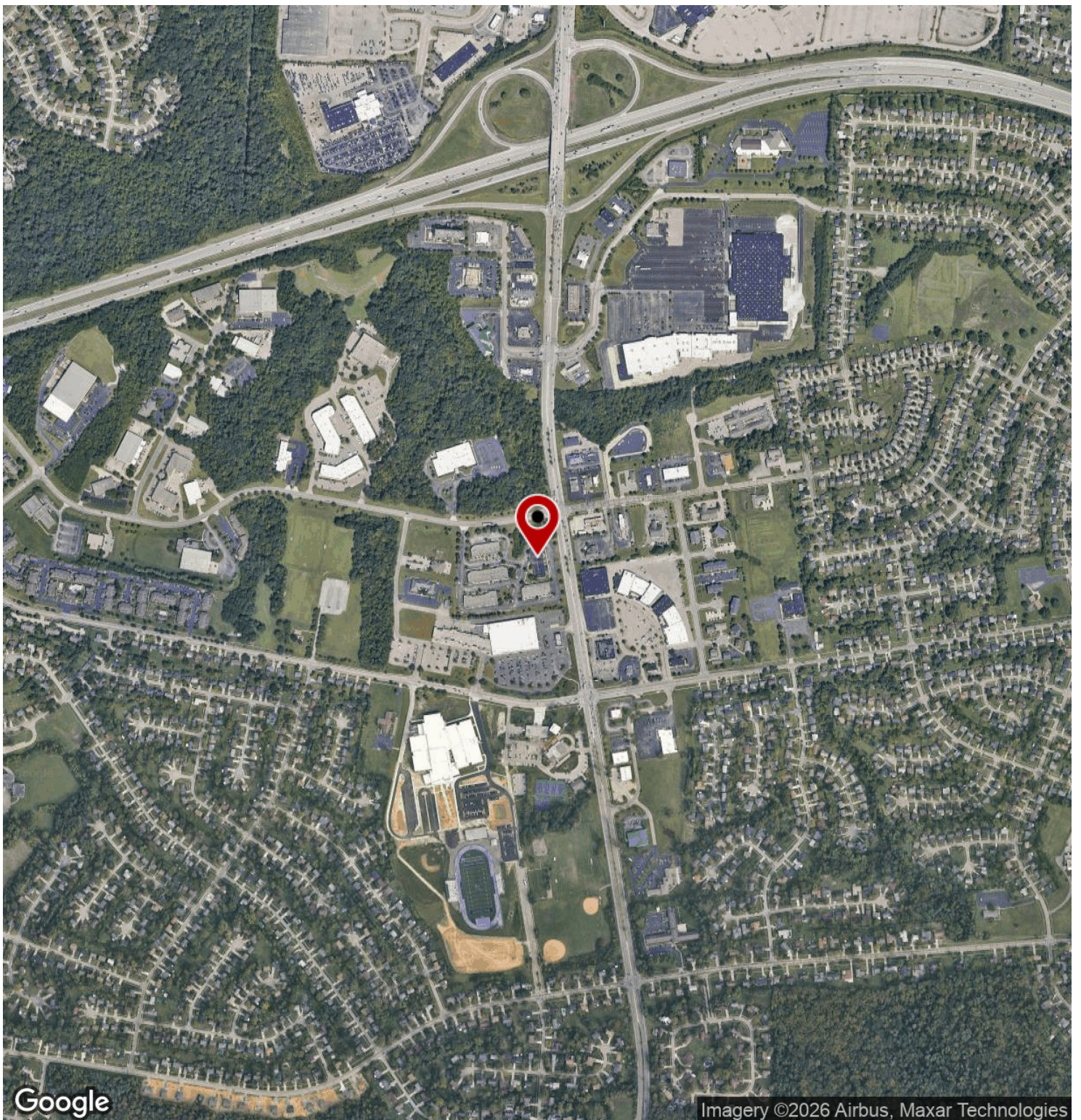
# Regional Map



# Location Map



# Aerial Map



KEMPER MEADOW OFFICE/FLEX

# FINANCIAL ANALYSIS

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RENT ROLL

## Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	MARKET RENT	MARKET RENT / SF	MONTHLY RENT	LEASE START	LEASE END
-	Daycare	8,092 SF	58.62%	\$109,252	\$13.50	\$5,000	3/1/2018	3/1/2027
-	Flex	2,964 SF	21.47%	\$25,200	\$8.50	\$1,800	4/1/2025	3/31/2027
-	Flex	2,744 SF	19.88%	\$25,200	\$9.18	\$1,800	-	-
-	-	-	-	-	-	-	-	-
<b>TOTALS</b>		<b>13,800 SF</b>	<b>99.97%</b>	<b>\$159,652</b>	<b>\$31.18</b>	<b>\$8,600</b>		
<b>AVERAGES</b>		<b>4,600 SF</b>	<b>33.32%</b>	<b>\$53,217</b>	<b>\$10.39</b>	<b>\$2,867</b>		



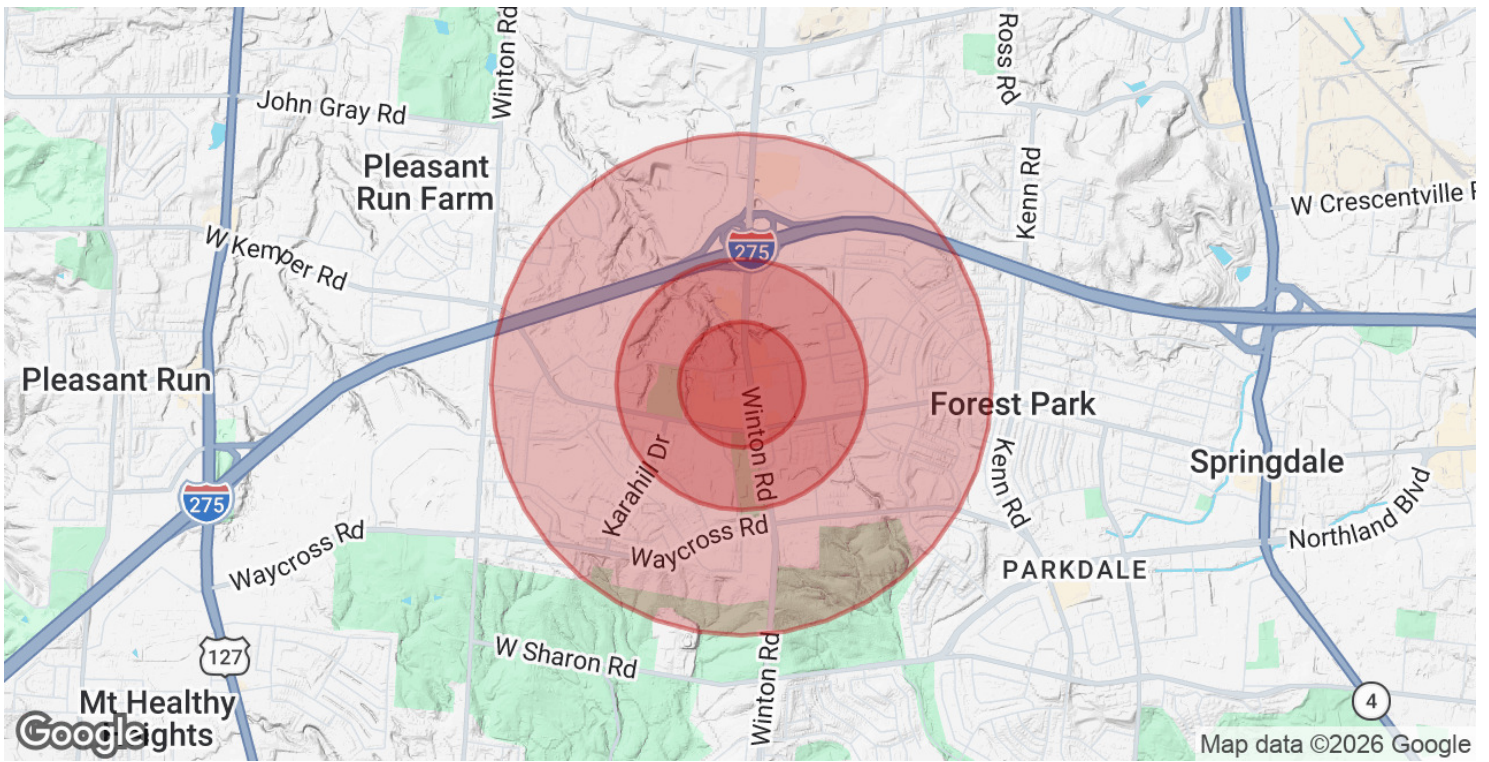
KEMPER MEADOW OFFICE/FLEX

# DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	713	3,288	11,201
Average Age	34.9	34.9	37.5
Average Age (Male)	35.7	37.1	37.8
Average Age (Female)	31.6	31.2	36.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	301	1,254	4,279
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$68,458	\$72,505	\$79,938
Average House Value	\$192,525	\$196,845	\$182,941

2023 American Community Survey (ACS)



KEMPER MEADOW OFFICE/FLEX

# ADDITIONAL INFORMATION

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SITE PLANS

