

# RETAIL FOR LEASE

## KEMPER SQUARE

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**FOR LEASE:** 1,196 SF; 1,500 SF; 1,756 SF; 3,352 SF; 5,019 SF  
3,204 SF – Available December 2024

**PRICING:** \$13.50 PSF NNN (\$4.75)

- Located in Tri-County, Southern Ohio's dominant retail trade area
- 1/4 mile west of the \$1 Billion Artisan Village redevelopment project
- Recently remodeled facade
- Outstanding visibility

### TRAFFIC COUNTS:

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

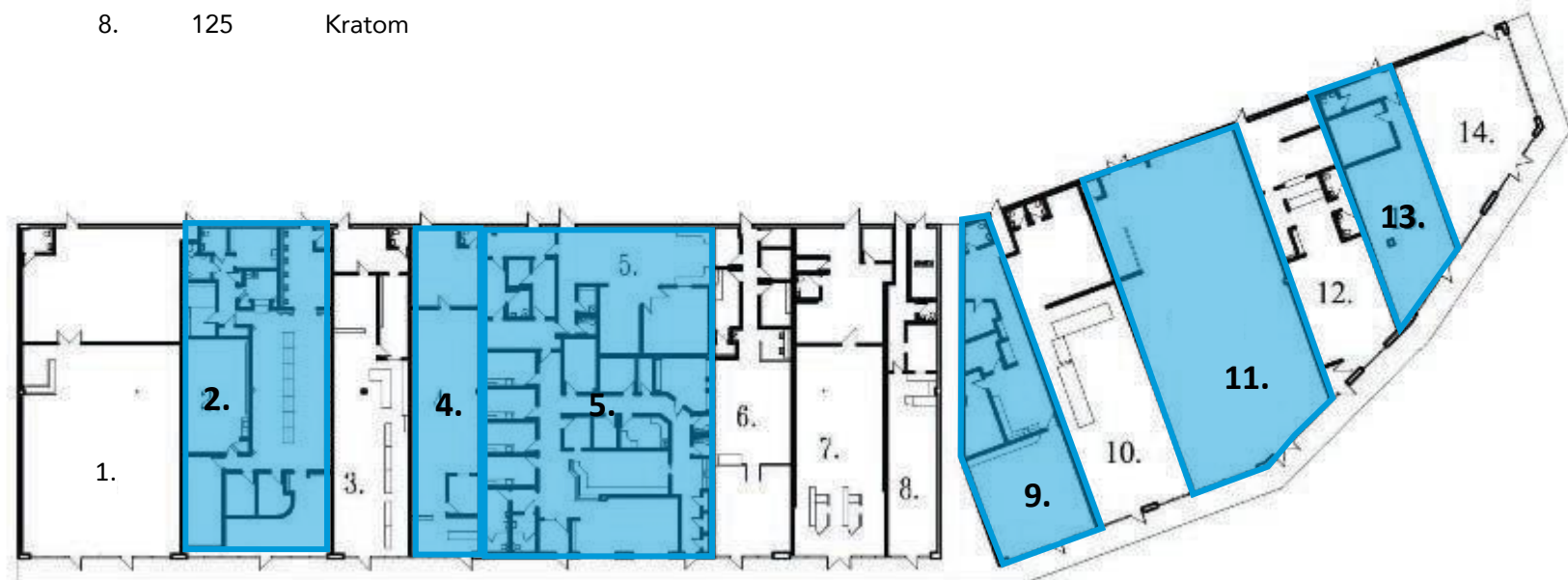


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### TENANT LIST

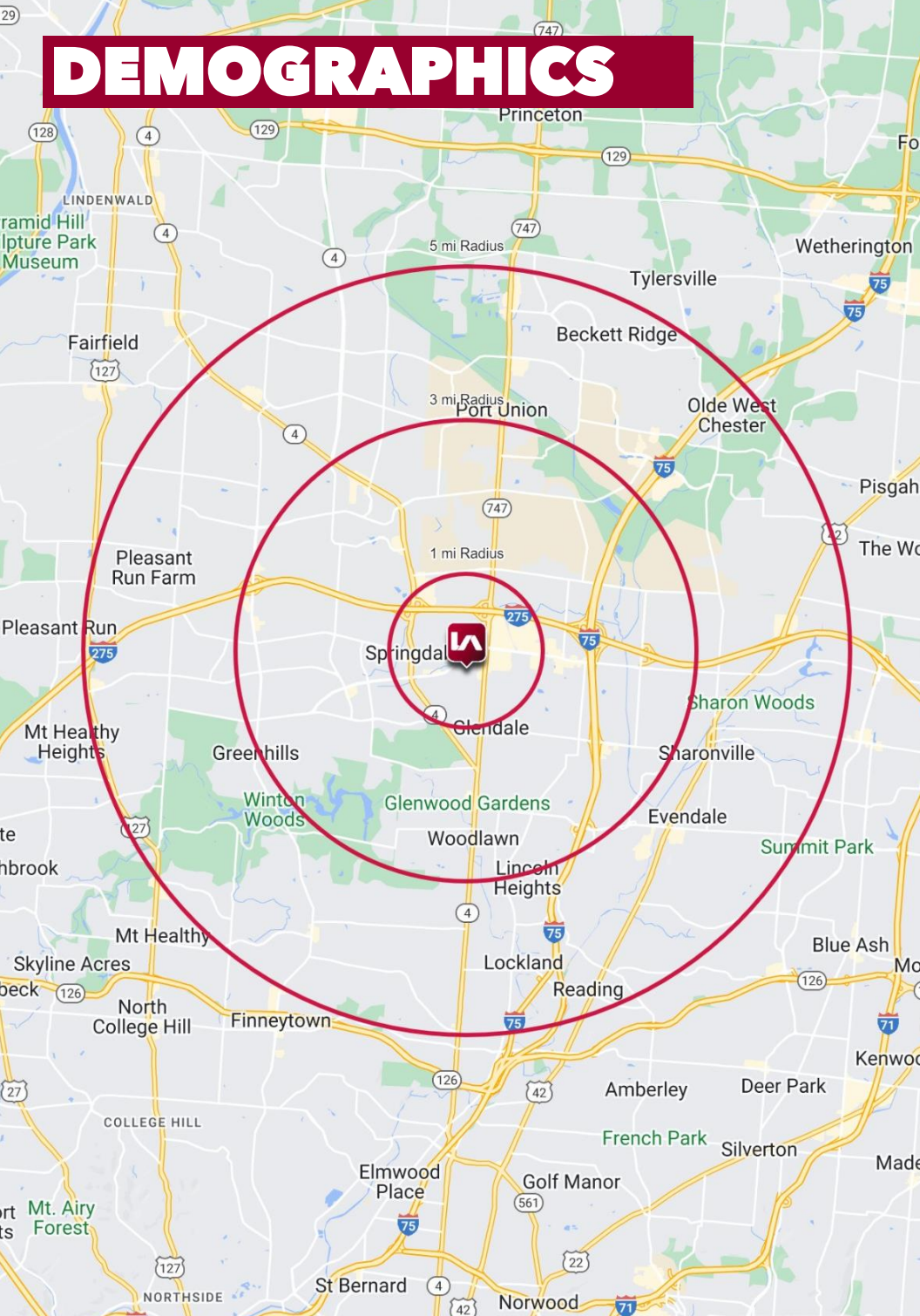
1.	109	Shangri La	9.	127	AVAILABLE-1,756 SF
2.	111	AVAILABLE – 3,204 SF	10.	129	Sterling Rapid Response
3.	113	Revolution Vapes	11.	133	AVAILABLE – 3,352 SF
4.	115	AVAILABLE – 1,500 SF	12.	135	Lu Lu's
5.	119	AVAILABLE – 5,019 SF	13.	137	AVAILABLE – 1,196 SF
6.	121	Nail Salon	14.	139	Marisco – Lindo
7.	123	African Grocery			
8.	125	Kratom			



FLOOR PLAN  
NOT TO SCALE



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	4,543	47,173	148,159
2029 Projected Population	4,620	46,998	147,882
2020 Census Population	4,462	47,876	149,660
2010 Census Population	4,611	44,994	143,103
Projected Annual Growth 2024 to 2029	0.3%	-	-
Historical Annual Growth 2010 to 2024	-0.3%	0.2%	0.2%
<b>HOUSEHOLDS</b>			
2024 Estimated Households	2,172	19,280	60,658
2029 Projected Households	2,194	19,200	60,583
2020 Census Households	2,062	19,427	60,324
2010 Census Households	2,148	18,473	57,927
Projected Annual Growth 2024 to 2029	0.2%	-	-
Historical Annual Growth 2010 to 2024	-	0.3%	0.3%
<b>AGE</b>			
2024 Est. Population Under 10 Years	10.9%	12.9%	12.3%
2024 Est. Population 10 to 19 Years	11.0%	13.6%	13.3%
2024 Est. Population 20 to 29 Years	11.2%	13.3%	12.1%
2024 Est. Population 30 to 44 Years	19.1%	20.8%	20.4%
2024 Est. Population 45 to 59 Years	14.9%	16.2%	17.4%
2024 Est. Population 60 to 74 Years	15.8%	15.3%	16.8%
2024 Est. Population 75 Years or Over	17.0%	7.9%	7.5%
2024 Est. Median Age	42.4	36.6	38.3
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	48.2%	48.4%	48.7%
2024 Est. Female Population	51.8%	51.6%	51.3%
2024 Est. Never Married	28.3%	40.6%	34.3%
2024 Est. Now Married	36.4%	33.6%	43.2%
2024 Est. Separated or Divorced	59.5%	68.2%	68.5%
2024 Est. Widowed	40.5%	31.8%	31.4%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	8.7%	4.4%	8.6%
2024 Est. HH Income \$150,000 to \$199,999	5.8%	6.8%	8.6%
2024 Est. HH Income \$100,000 to \$149,999	6.0%	6.7%	7.4%
2024 Est. HH Income \$75,000 to \$99,999	14.1%	15.5%	15.4%
2024 Est. HH Income \$50,000 to \$74,999	17.8%	18.9%	16.5%
2024 Est. HH Income \$35,000 to \$49,999	9.3%	12.4%	11.4%
2024 Est. HH Income \$25,000 to \$34,999	13.7%	9.4%	8.8%
2024 Est. HH Income \$15,000 to \$24,999	5.3%	5.9%	6.2%
2024 Est. HH Income Under \$15,000	11.3%	11.0%	8.2%
2024 Est. Average Household Income	\$97,265	\$83,378	\$103,234
2024 Est. Median Household Income	\$60,829	\$65,007	\$78,118
2024 Est. Per Capita Income	\$46,788	\$34,241	\$42,388
2024 Est. Total Businesses	731	3,567	8,488
2024 Est. Total Employees	11,950	58,773	127,379