

Tri-County Commons

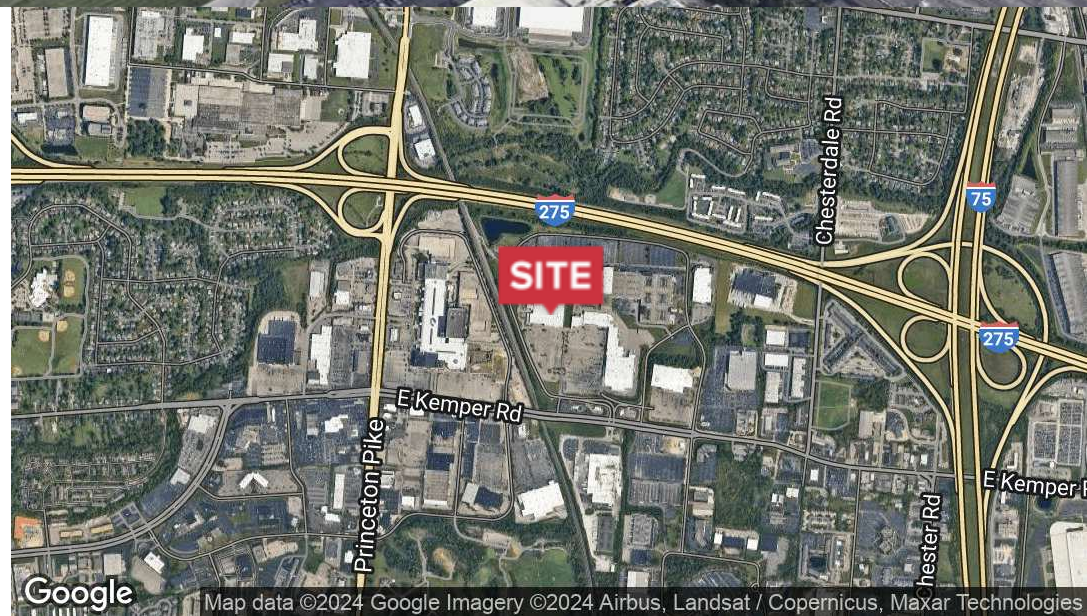
600-810 Kemper Commons Circle Springdale, OH 45246



NAI Bergman

Retail | 4,000 - 23,538 SF

- Signage Available Along Both Kemper Rd & I-275
- 134,101+ CPD on I-275 and 23,264+ CPD on Kemper Rd
- Easy Access to Both I-275 and I-75
- Close to Dave & Buster's, Target, Sam's Club, Costco and More
- Zoned Retail and Commercial
- Join a Co-Anchored Sam's Club, U-Haul and Grocery Center
- COMING SOON: U-Haul Moving & Storage Center



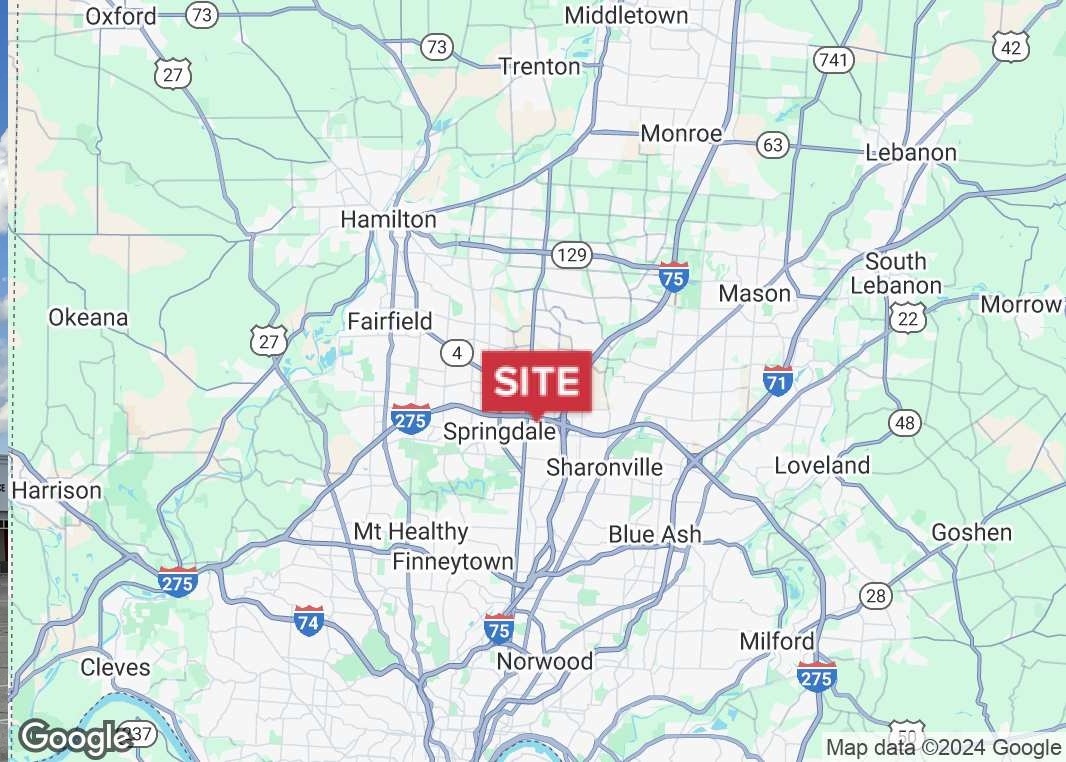
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OFFERING SUMMARY

Available SF: 4,000 - 23,538 SF

Lease Rate: \$12.00 SF/yr (NNN)

Year Built: 1994

Total SF: 120,418 SF

Zoning: Retail, Commercial,
Light Industry

PROPERTY OVERVIEW

5,241 SF - 23,538 SF available at this regional center. Plenty of parking available with great signage.

LOCATION OVERVIEW

The Tri-County Commons are located in the heart of Cincinnati's largest retail corridor - Springdale. Great access to both I-75 and I-275 making it easy to commute from anywhere in Cincinnati. Adjacent tenants include At Home, Dave and Buster's, Sky Zone, Sam's Club, Target and many more. Pylon Signage available on both I-275 and Kemper Rd. Each having 134,101 + cars per day and 26,264 + cars per day respectfully.

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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LEASE TYPE		NNN	LEASE SPACE		4,000 - 23,538 SF
LEASE TERM		Negotiable	LEASE RATE		\$12.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
630	Available	5,241 SF	NNN	\$12.00 SF/yr
750	Available	23,538 SF	NNN	\$12.00 SF/yr
710	Available	4,000 SF	NNN	\$12.00 SF/yr



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COMING SOON



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Signage Along 275

Signage Along Kemper Rd

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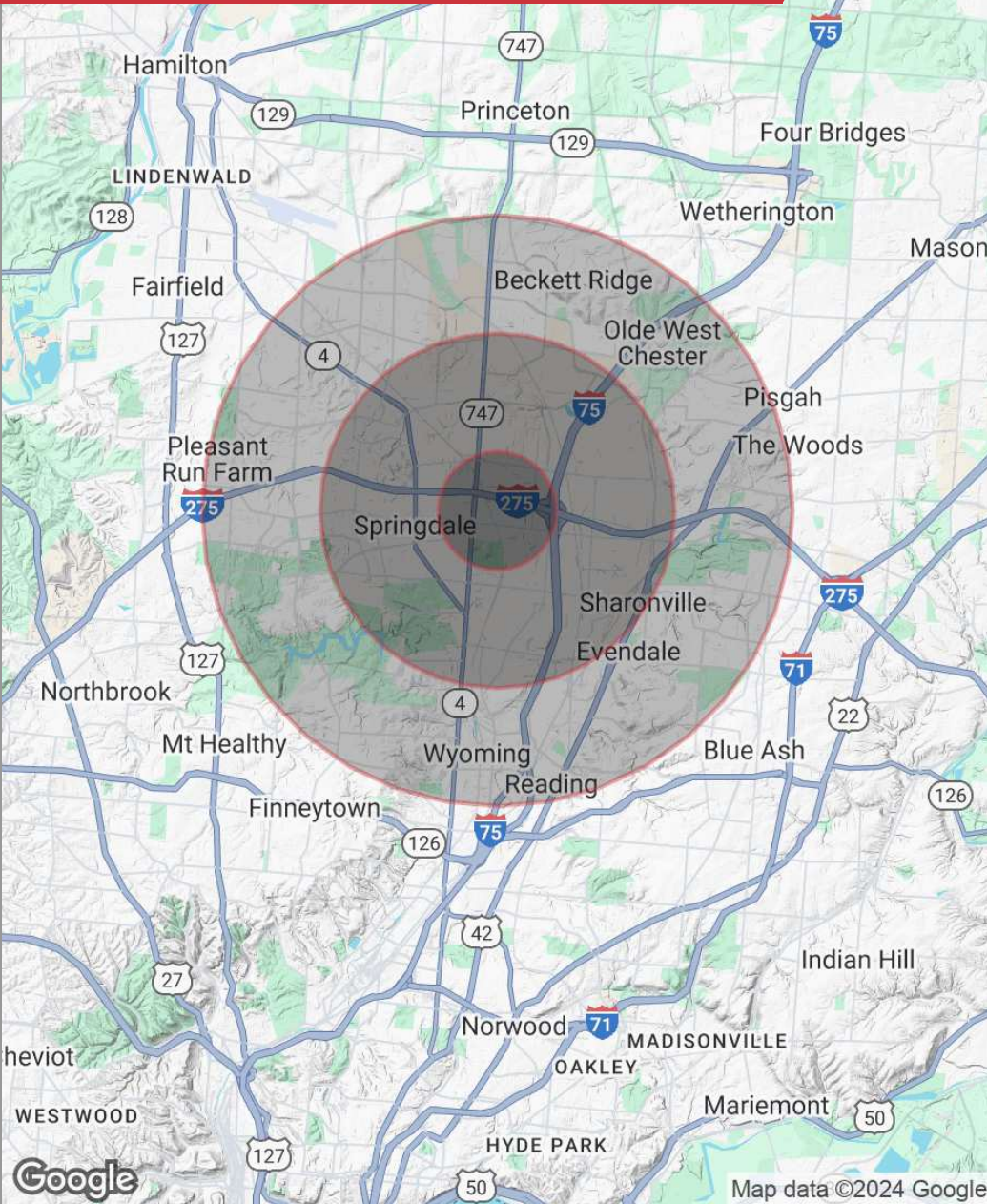
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,364	39,587	137,159
Median age	37.7	37.1	39.8
Median age (male)	31.3	33.7	37.3
Median age (Female)	44.7	40.9	41.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,202	17,567	58,817
# of persons per HH	2.4	2.3	2.3
Average HH income	\$69,973	\$70,628	\$89,226
Average house value	\$121,922	\$137,802	\$172,449

* Demographic data derived from 2020 ACS - US Census

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