

OFFICE SPACE FOR LEASE

KEMPER CROSSING

7363 E Kemper Road, Cincinnati, OH 45249



VIRTUAL TOUR



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AVAILABLE: 2,394 SF

PRICING: \$19.40 PSF (\$3,870/Month)

(\$14.75 NET + \$2.55 Tax + \$2.10 CAM)

+ Tenant pays utilities and janitorial directly

PROPERTY INFORMATION

- 2,394 SF Available
- Fully furnished
- Spacious office with large kitchenette and private restroom
- Landlord will provide a rent credit for \$350/Month for keeping IT closet in suite
- Located minutes from I-275 and I-71
- Surface parking (ratio of 10 : 1,000 SF)
- Located in the Mason Montgomery submarket, with close access to Blue Ash submarket
- Easy access from Deerfield Road and E Kemper Road



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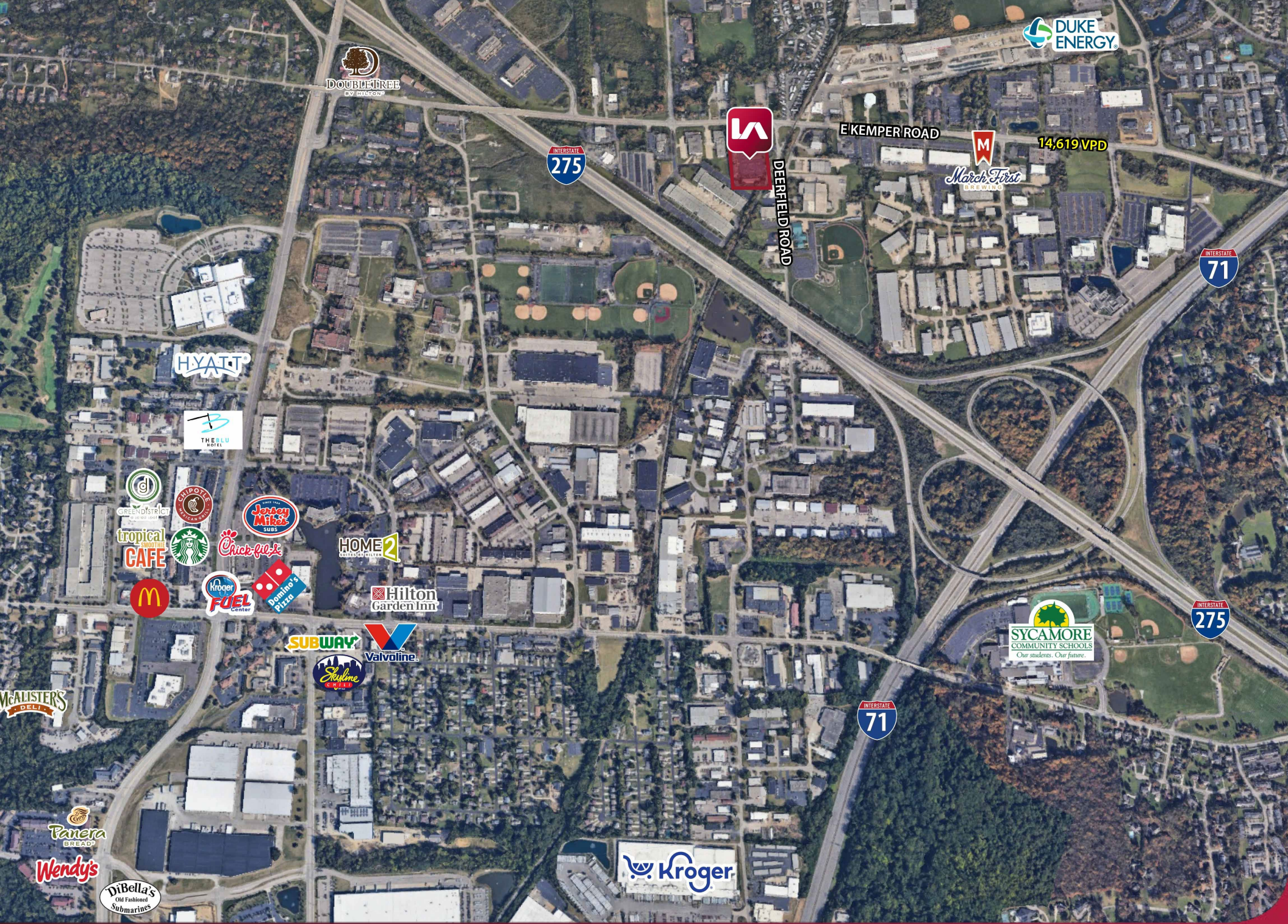
AVAILABLE
2,394 SF



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DUKE ENERGY

DOUBLETREE
BY MILSON

INTERSTATE
275



DEERFIELD ROAD

E KEMPER ROAD

M
March First
BREWING

14,619 VPD

INTERSTATE
71

HYATT

THE BLU
HOTEL

GREEN DISTRICT

CHIPOTE

Jersey Mike's
SUBS

tropical
CAFE

STARBUCKS

Chick-fil-A

HOME 2

McDonald's

Kroger
FUEL
Center

Domino's
PIZZA

Hilton
Garden Inn

SUBWAY

Valvoline

Skyline
CINCELI

McALISTER'S
DELI

Panera
BREAD

Wendy's

DiBella's
Old Fashioned
Submarines

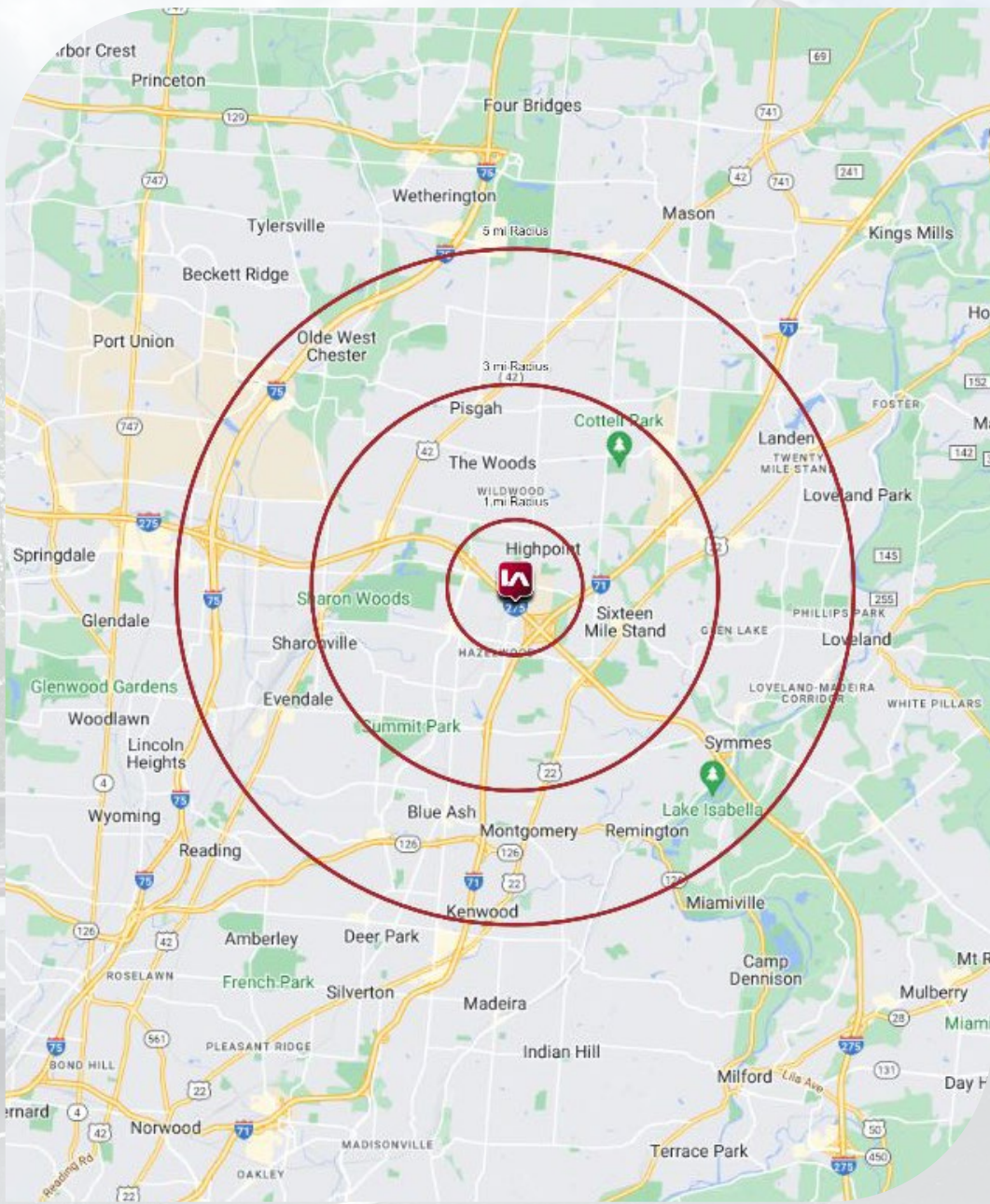
Kroger

SYCAMORE
COMMUNITY SCHOOLS
Our students. Our future.

INTERSTATE
71

INTERSTATE
275

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2023 Estimated Population	10,283	67,740	152,605
2028 Projected Population	10,945	70,312	158,734
2020 Census Population	9,963	66,940	151,160
2010 Census Population	8,622	61,527	136,848
Projected Annual Growth 2023 to 2028	1.3%	0.8%	0.8%
Historical Annual Growth 2010 to 2023	1.5%	0.8%	0.9%
HOUSEHOLDS			
2023 Estimated Households	3,993	26,301	58,314
2028 Projected Households	4,291	27,403	60,549
2020 Census Households	3,796	25,634	56,770
2010 Census Households	3,266	23,210	51,201
Projected Annual Growth 2023 to 2028	1.5%	0.8%	0.8%
Historical Annual Growth 2010 to 2023	1.7%	1.0%	1.1%
AGE			
2023 Est. Population Under 10 Years	11.1%	11.5%	11.8%
2023 Est. Population 10 to 19 Years	14.4%	14.0%	13.8%
2023 Est. Population 20 to 29 Years	10.6%	12.1%	10.7%
2023 Est. Population 30 to 44 Years	21.1%	21.2%	20.8%
2023 Est. Population 45 to 59 Years	21.2%	21.3%	21.3%
2023 Est. Population 60 to 74 Years	13.6%	13.7%	15.8%
2023 Est. Population 75 Years or Over	8.0%	6.2%	5.9%
2023 Est. Median Age	39.8	38.5	39.8
MARITAL STATUS & GENDER			
2023 Est. Male Population	49.9%	49.7%	49.8%
2023 Est. Female Population	50.1%	50.3%	50.2%
2023 Est. Never Married	20.9%	25.9%	25.1%
2023 Est. Now Married	62.5%	56.0%	58.3%
2023 Est. Separated or Divorced	10.5%	12.6%	11.6%
2023 Est. Widowed	6.2%	5.5%	5.0%
INCOME			
2023 Est. HH Income \$200,000 or More	28.9%	21.0%	24.0%
2023 Est. HH Income \$150,000 to \$199,999	13.2%	14.6%	14.3%
2023 Est. HH Income \$100,000 to \$149,999	20.1%	21.1%	20.2%
2023 Est. HH Income \$75,000 to \$99,999	13.2%	14.6%	13.2%
2023 Est. HH Income \$50,000 to \$74,999	11.2%	13.5%	12.4%
2023 Est. HH Income \$35,000 to \$49,999	4.1%	6.1%	6.3%
2023 Est. HH Income \$25,000 to \$34,999	2.6%	3.9%	3.7%
2023 Est. HH Income \$15,000 to \$24,999	5.5%	3.1%	2.7%
2023 Est. HH Income Under \$15,000	1.2%	2.2%	3.2%
2023 Est. Average Household Income	\$198,644	\$162,831	\$169,013
2023 Est. Median Household Income	\$133,221	\$120,021	\$126,426
2023 Est. Per Capita Income	\$77,254	\$63,285	\$64,639
2023 Est. Total Businesses	255	2,545	5,664
2023 Est. Total Employees	4,104	42,171	83,604