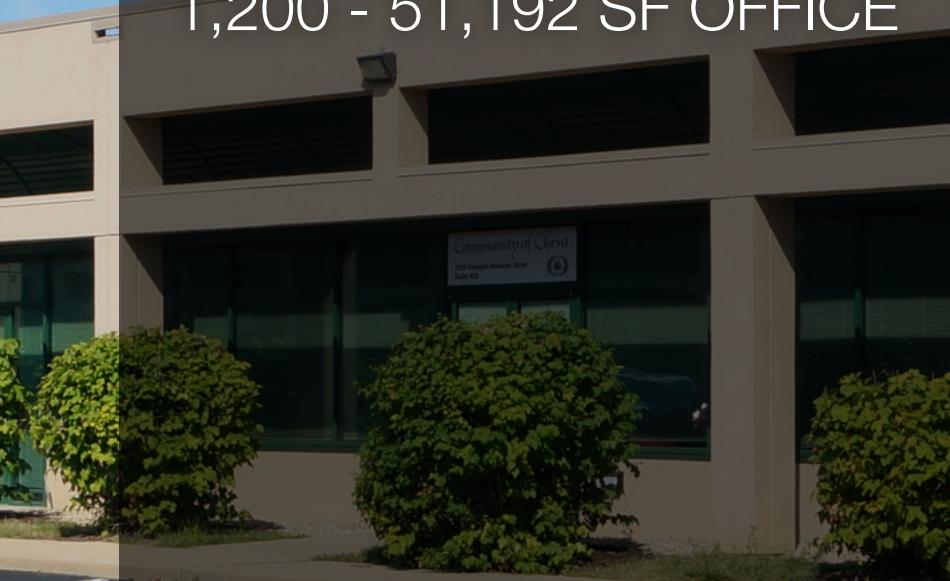




KEMPER MEADOWS OFFICE PARK  
**FOR SALE & LEASE**

1,200 - 51,192 SF OFFICE



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4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

## KEMPER MEADOWS OFFICE PARK

- Three office buildings of five available
- Total of 51,192 SF
- Redeveloped in 2015
- Wooded campus setting
- One story buildings with independent entrances
- Strong population and income demographics
- Vibrant retail / office market, just off interstate
- 0.5 miles from the I-275 Interchange and just 6 miles from I-75
- Ample Parking
- Building and street signage available

**51,192**

Square Feet

**11,112**Square Feet  
Largest Space**NNN****\$7.50**SF Lease  
Base Rent**164,827**Estimated  
Population  
within 5 miles**\$88,851.63**Average  
Household Income  
within 5 milesSOURCE: <https://analytics.placer.ai/>

# AERIAL

FOR SALE & LEASE | 02



# SITE MAP

FOR SALE & LEASE | 03





Property Description	
Building Name	Building 1
Address	1251 Kemper Meadow Drive
City, State, Zip	Cincinnati, OH 45240
Link to Auditor	<a href="#">Click Here</a>

Building Information	
Rentable SF	13,800
Tenancy / Occupancy	Multiple / 100%
Number of Floors	1
Year Built / Renovated	1989 / 2015

**1251 Kemper Meadow Drive**

**SALE PRICE: \$897,000**



# BUILDING 2

FOR SALE & LEASE | 06



## Property Description

Building Name	Building 2
Address	1251 Kemper Meadow Drive
City, State, Zip	Cincinnati, OH 45240
Link to Auditor	<a href="#">Click Here</a>

## Building Information

Rentable SF	19,400
Tenancy / Occupancy	Multiple / 74%
Number of Floors	1
Year Built / Renovated	1989 / 2015



# BUILDING 2

FOR SALE & LEASE | 07

**1253 Kemper Meadow Drive**

**SALE PRICE: \$1,067,000**

**1253 - Building 2**

<b>Suite</b>	<b>SQFT</b>
110	4,190 SF
325	1,200 SF



# BUILDING 3

FOR SALE & LEASE | 08



## Property Description

Building Name	Building 3
Address	1255 Kemper Meadow Drive
City, State, Zip	Cincinnati, OH 45240
Link to Auditor	<a href="#">Click Here</a>

## Building Information

Rentable SF	17,992
Tenancy / Occupancy	Multiple / 38.24%
Number of Floors	1 (Building is Sprinkled)
Year Built / Renovated	1989 / 2015

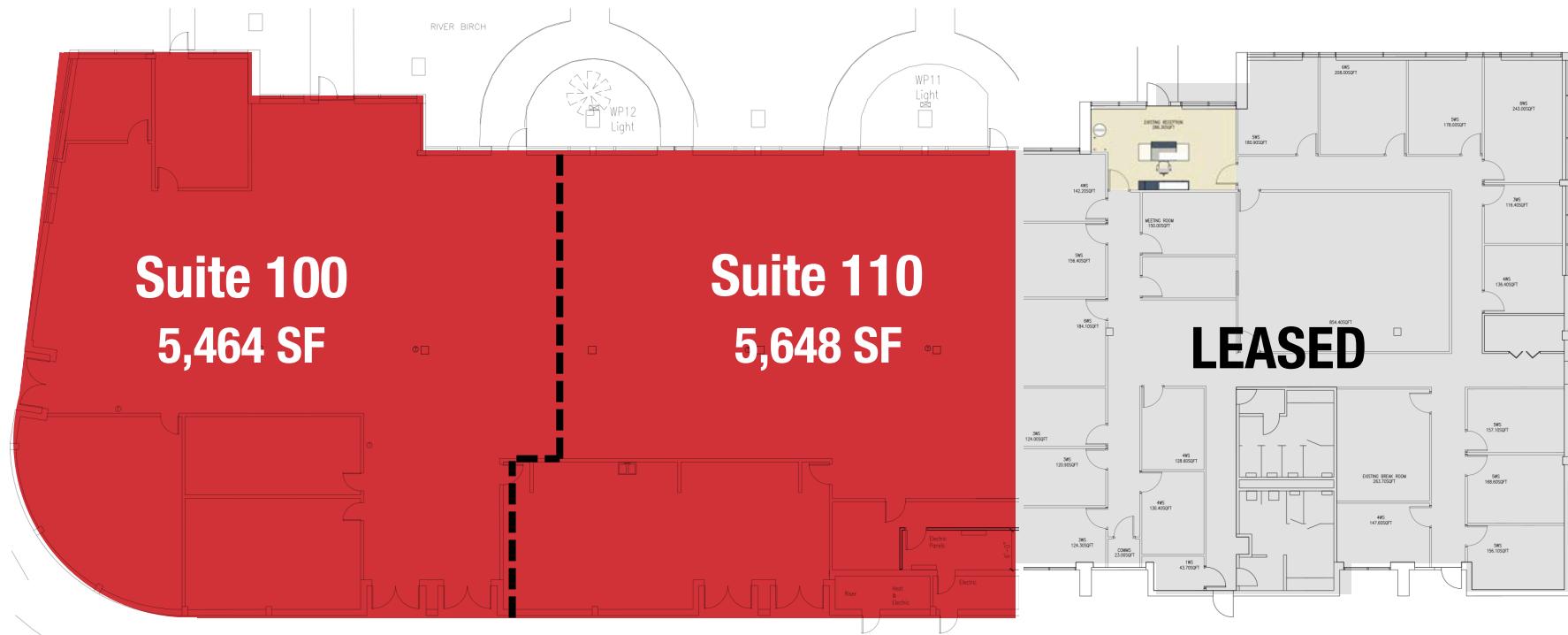


# BUILDING 3

FOR SALE & LEASE | 09

**1255 Kemper Meadow Drive**

**SALE PRICE: \$989,560**



## CINCINNATI

Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 28<sup>th</sup> largest city in the United States. The Greater Cincinnati region encompasses a 15-county area, where Ohio, Kentucky, and Indiana meet. The metropolitan population is just over 2.15 million people. Cincinnati has a low cost of doing business and living. It is also home to the headquarters of several major corporations. This includes: Proctor & Gamble, The Kroger Company, Cintas, American Financial Group, Inc., Fifth Third Bank, Western & Southern Financial Group, The E.W. Scripps Company, and Cincinnati Bell.

Greater Cincinnati is one of the most strategically located metropolitan regions in the United States for access by manufacturing and service industries. Air, highway, river, and rail transportation give Cincinnati ready access within 600 miles of 53% of the nation’s manufacturing establishments and 57% of the nation’s value added by manufacturing. Three interstate highway systems (I-75, I-74, and I-71) and two interstate connectors (I-275 and I-471) serve the Cincinnati region and provide access to all geographic directions.

The accessibility combined with Cincinnati’s top-ranked business climate has made it a choice location for businesses small and large.

## FORTUNE 500 & 1000 HEADQUARTERED COMPANIES IN GREATER CINCINNATI



Sources: [realwealthnetwork.com](http://realwealthnetwork.com), [www.areavibes.com](http://www.areavibes.com), [www.city-data.com](http://www.city-data.com), [www.enacedemic.com](http://www.enacedemic.com), [www.worldpopulationreview.com](http://www.worldpopulationreview.com), [redicincinnati.com](http://redicincinnati.com)



## BUSINESS CLIMATE

Cincinnati, now with a total of nine Fortune 500 and 1000 companies, is one of the fastest growing cities in the Midwest.

A great business climate backed by strong tax incentives, innovative companies, strong educational systems, and having one of the lowest costs to do business has ranked Cincinnati 6<sup>th</sup> in the nation for attracting new and expanding companies.

## AT A GLANCE



#1 City for Young Entrepreneurs to Start Their Journey  
- bizee, 2024



#2 State for Cost of Doing Business (Ohio)  
-International Trade Administration (ITA), 2023



#3 State for Business Incentive Programs  
-Area Development, 2024



#4 State for Cost of Living  
-CNBC, 2024



#5 Best Places to Live  
-Money, 2024



14 major universities within 100 miles of Cincinnati, Ohio have a combined undergraduate enrollment rate of over 125,000 students.

Rank	Largest Public	2024	Employee
1	Kroger Co.	\$147.12	420,000
2	Procter & Gamble	\$84.04 B	107,690
3	GE Aerospace	\$38.7 B	53,000
4	Cincinnati	\$11.34 B	5,623
5	Cintas Corp.	\$9.6 B	48,366
6	Fifth Third	\$8.48 B	18,616
7	American	\$8.32 B	8,700
8	Hillenbrand, Inc.	\$3.18 B	10,450
9	E.W. Scripps, Co.	\$2.51 B	6,038
10	Chemed Corp.	\$2.43 B	15,695

Sources: <https://www.bizjournals.com/cincinnati/subscriber-only/2025/07/04/cincinnatis-21-largest-public-companies.html>, <https://redicincinnati.com/data-resources/awards-and-accolades/>, <https://www.bizjournals.com/cincinnati/subscriber-only/2025/10/03/here-are-the-16-biggest-colleges-and-universities-in-the.htm>



# MARKET OVERVIEW

FOR SALE & LEASE | 12



	3 Miles	5 Miles	10 Miles
Population	78,067	161,827	613,103
Pop density (per sq mile)	2,420	2,096	1,988
Households	30,908	65,563	251,873
Average HH income	\$87,230.01	\$88,851.63	97,775.19
Median HH income	\$71,945.51	\$70,163.15	\$73,301.86
Median travel time to work	22	22	22
Less than 10 min travel time to work	3,720	6,862	26,703

60

Ring Radius

- 3 mi
- 5 mi
- 10 mi

Milan

Manchester

Sparta



5 mi

© Mapbox © OpenStreetMap [Improve this map](#)

(Nearby Activity 250 ft) / Kemper Meadow Drive, Cincinnati, OH | Dec 1st, 2024 - Nov 30th, 2025 | Ring Radius |



# THANK YOU

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STAY CONNECTED



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