

RIVERVIEW COMMERCE PARK

10084 East Kemper Road
Symmes Township, Ohio 45140

38,060 Square Feet Total
\$1,650,000 For Sale (10.8% cap)



Property Highlights

38,060 SF on 3.0 acres (TBD)
Adjacent to the Little Miami
Zoned G-Heavy Industrial ([link](#))
9,272 SF High-Bay Warehouse
Visibility on East Kemper Road
Located in Symmes Township

Additional Space Available
Tenants Include:

- Loveland Music Academy
- Moog Inc.

Net Operating Income: \$179,313
Asking \$1,650,000 for Sale

Nick Barela
President, Principal
nick.barela@republic-cre.com

Direct: (513) 549-5440
Main: (513) 549-0090
Fax: (513) 549-0070

www.republic-cre.com

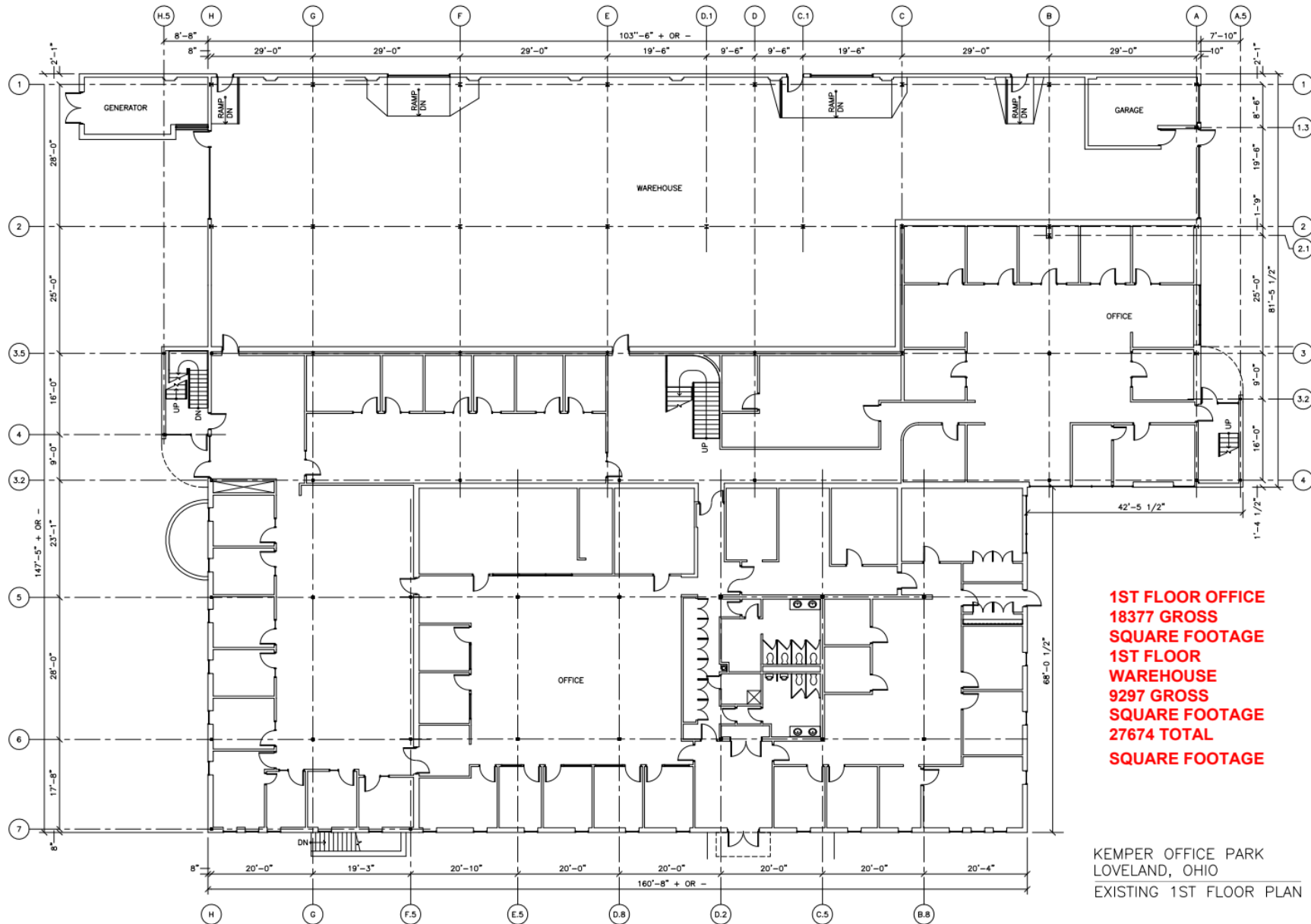


REPUBLIC
COMMERCIAL REAL ESTATE

ADDITIONAL PHOTOS



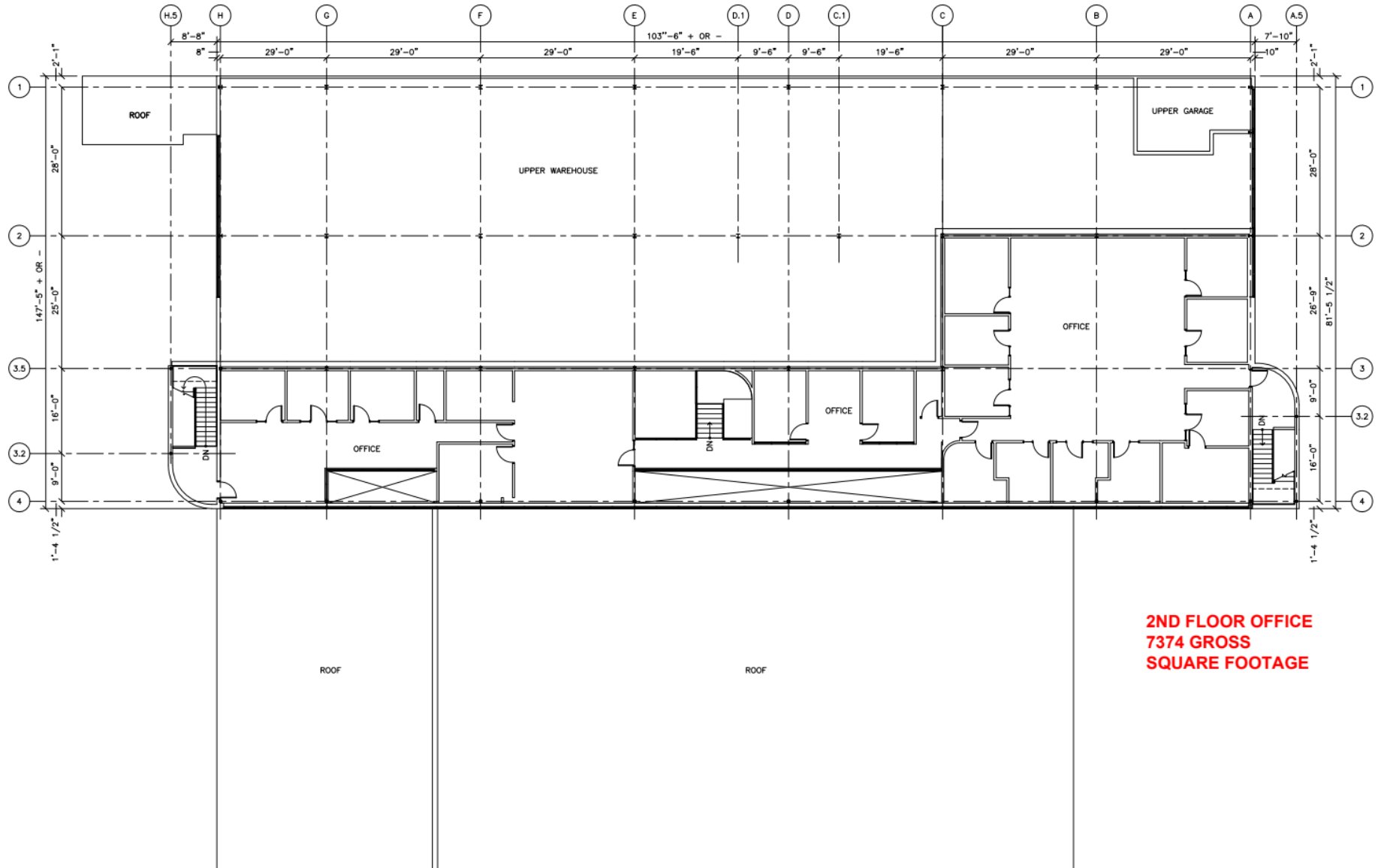
FIRST FLOOR PLAN



1ST FLOOR OFFICE
18377 GROSS
SQUARE FOOTAGE
1ST FLOOR
WAREHOUSE
9297 GROSS
SQUARE FOOTAGE
27674 TOTAL
SQUARE FOOTAGE

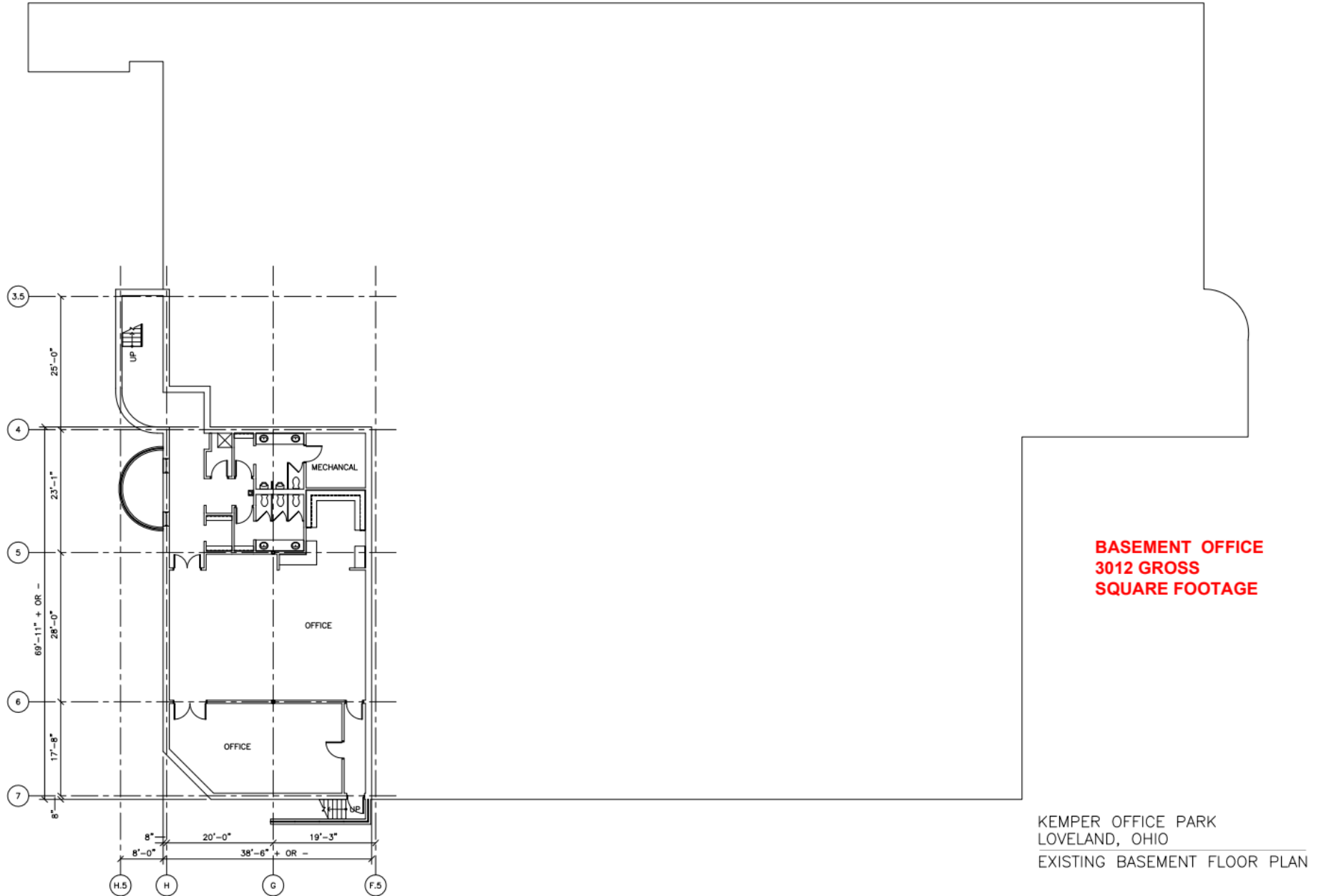
KEMPER OFFICE PARK
 LOVELAND, OHIO
 EXISTING 1ST FLOOR PLAN

SECOND FLOOR PLAN



**2ND FLOOR OFFICE
7374 GROSS
SQUARE FOOTAGE**

LOWER LEVEL PLAN



INCOME & EXPENSE DETAIL

	<u>10084 E Kemper</u>
Ordinary Income/Expense	
Income	
40000 · Rental Income	
40010 · Collections / Write Off	-2,214.47
40000 · Rental Income - Other	329,782.60
Total 40000 · Rental Income	<u>327,568.13</u>
41000 · Construction Income	250.00
Total Income	<u><u>327,818.13</u></u>
Expense	
60000 · Expenses - Schedule E	
60200 · Auto and Travel	1,885.60
60300 · Cleaning and Maintenance	19,900.74
60400 · Commissions	216.00
60500 · Insurance-Property	5,854.14
60600 · Legal and Professional Fees	4,688.17
60900 · Repairs - not Capital Improveme	25,487.24
61100 · Property Taxes	58,907.92
61200 · Utilities	37,369.56
61300 · Overhead Expenses	49.22
Total 60000 · Expenses - Schedule E	<u>148,504.45</u>
Net Ordinary Income	<u><u>179,313.68</u></u>

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SITE SURVEY 3.0 ACRES +/-



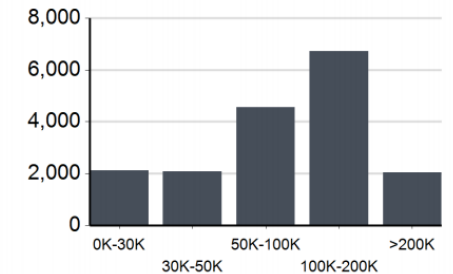
DEMOGRAPHIC INFORMATION

Location Facts & Demographics

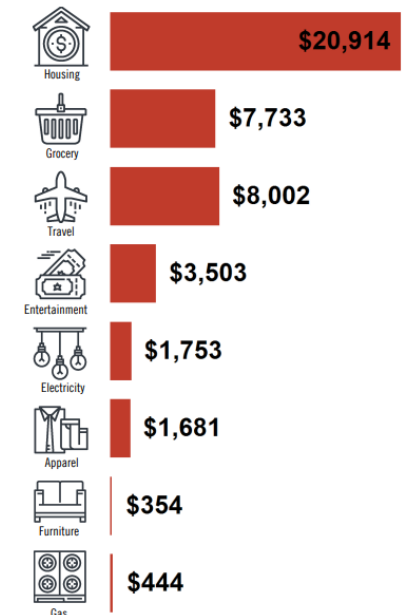
Demographics are determined by a 10 minute drive from 10084 E Kemper Rd, Loveland, OH 45140



INCOME BY HOUSEHOLD



HH SPENDING



CITY, STATE

Loveland, OH

POPULATION

38,872

AVG. HH SIZE

2.64

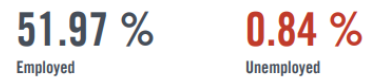
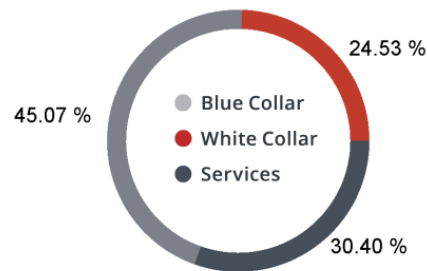
MEDIAN HH INCOME

\$98,246

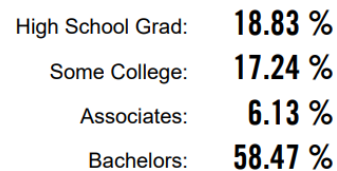
HOME OWNERSHIP



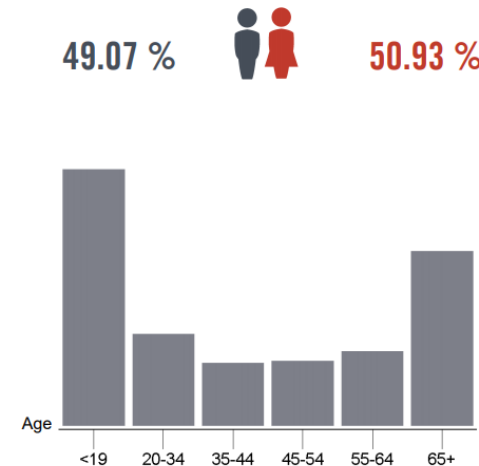
EMPLOYMENT



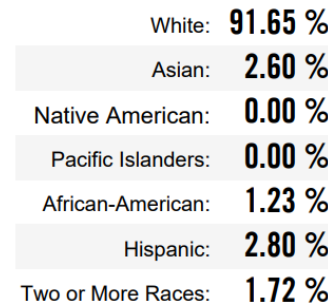
EDUCATION



GENDER & AGE



RACE & ETHNICITY



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LOCATION MAP

