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KEMPER CROSSING

7363 E Kemper Road, Cincinnati, OH 45249

AVAILABLE: 2,394 SF

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

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

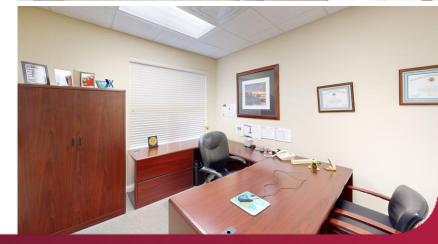
+ Tenant pays utilities and janitorial directly

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



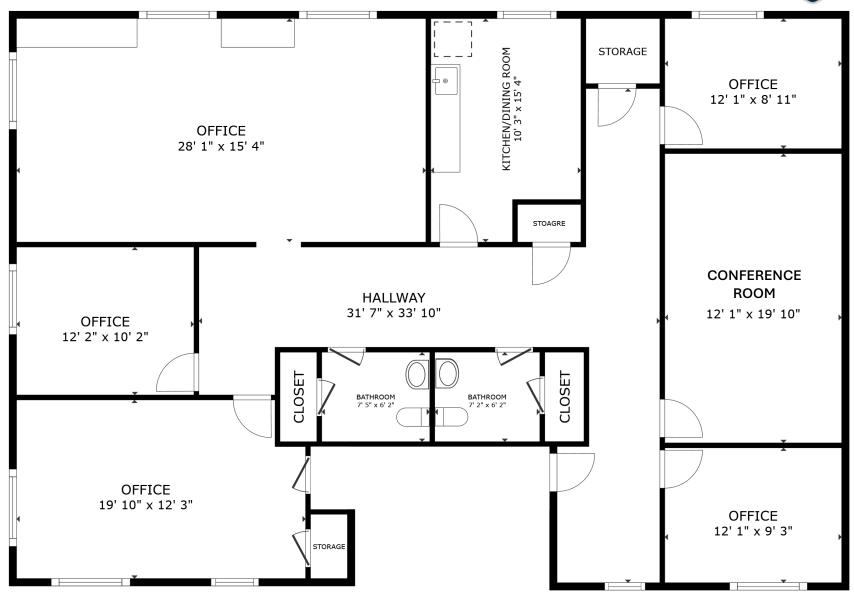




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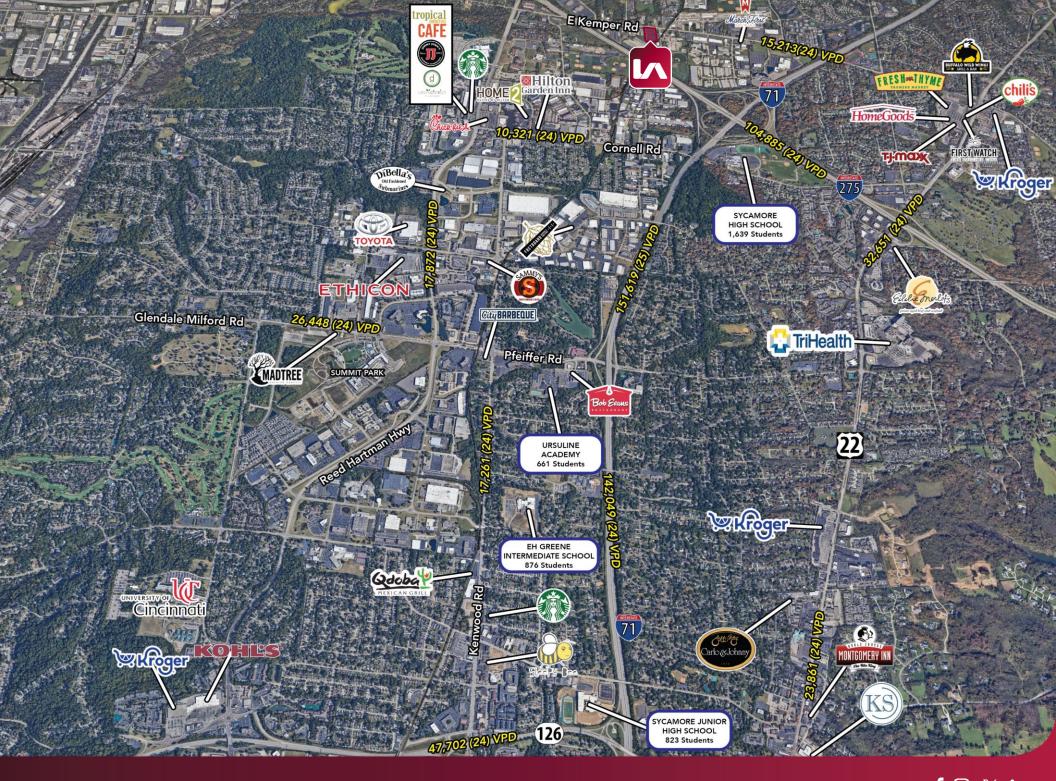






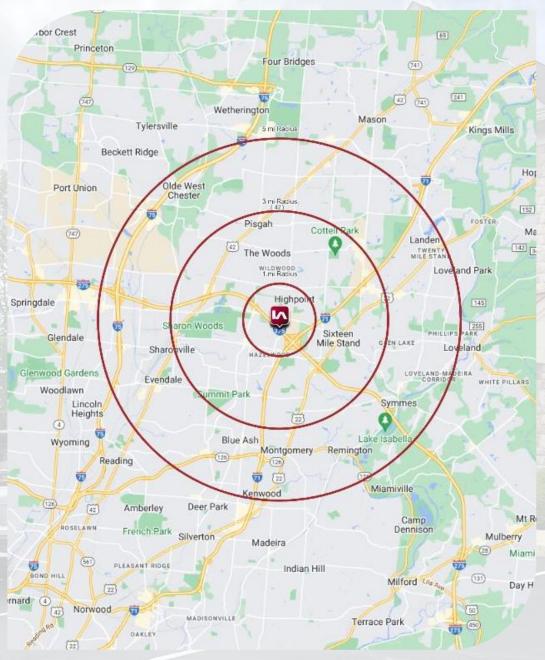






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DEMOGRAPHICS



		1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
РО	PULATION			
202	24 Estimated Population	3,942	51,212	144,423
202	29 Projected Population	3,922	51,048	146,021
202	20 Census Population	4,039	51,572	144,881
	10 Census Population	3,916	48,780	136,423
	ojected Annual Growth 2024 to 2029	-0.1%		0.2%
His	storical Annual Growth 2010 to 2024		0.4%	0.4%
НО	DUSEHOLDS			
	24 Estimated Households	1,698	20,359	57,626
20	29 Projected Households	1,682	20,333	58,475
	20 Census Households	1,728	20,255	56,817
	10 Census Households	1,707	19,454	53,762
	pjected Annual Growth 2024 to 2029	-0.2%	-	0.3%
	storical Annual Growth 2010 to 2024	0.270	0.3%	0.5%
AG			0.576	0.576
	24 Est. Population Under 10 Years	12.0%	12.9%	12.5%
	24 Est. Population 10 to 19 Years	10.4%	12.6%	12.3%
	24 Est. Population 20 to 29 Years	11.4%	10.2%	10.5%
	·			20.3%
	24 Est. Population 30 to 44 Years	18.9%	20.1%	
	24 Est. Population 45 to 59 Years	15.5%	17.7%	18.2%
	24 Est. Population 60 to 74 Years	21.5%	18.5%	17.5%
	24 Est. Population 75 Years or Over	10.4%	8.0%	8.2%
_	24 Est. Median Age	44.0	40.6	40.2
	ARITAL STATUS & GENDER			
	24 Est. Male Population	50.0%	49.8%	49.8%
20:	24 Est. Female Population	50.0%	50.2%	50.2%
20:	24 Est. Never Married	28.6%	24.0%	25.0%
20:	24 Est. Now Married	48.8%	59.3%	57.7%
202	24 Est. Separated or Divorced	16.0%	11.0%	11.2%
202	24 Est. Widowed	6.6%	5.7%	6.1%
INC	COME			
202	24 Est. HH Income \$200,000 or More	14.9%	24.1%	22.2%
202	24 Est. HH Income \$150,000 to \$199,999	11.7%	12.2%	12.5%
202	24 Est. HH Income \$100,000 to \$149,999	19.2%	17.8%	20.1%
202	24 Est. HH Income \$75,000 to \$99,999	10.2%	11.9%	13.3%
202	24 Est. HH Income \$50,000 to \$74,999	17.8%	12.9%	12.5%
202	24 Est. HH Income \$35,000 to \$49,999	12.0%	8.1%	7.4%
	24 Est. HH Income \$25,000 to \$34,999	7.6%	4.9%	4.3%
	24 Est. HH Income \$15,000 to \$24,999	2.1%	3.4%	3.6%
	24 Est. HH Income Under \$15,000	4.4%	4.5%	4.1%
	24 Est. Average Household Income	\$137,323	\$167,281	\$162,476
	24 Est. Median Household Income	\$94,697	\$119,510	\$120,445
	24 Est. Per Capita Income	\$59,341	\$66,611	\$64,941
_	24 Est. Total Businesses	664	3,904	8,856
	24 Est. Total Employees	12,031	64,923	141,052
20.	2 · 250 · 10tui Employees	12,001	04,723	171,032

