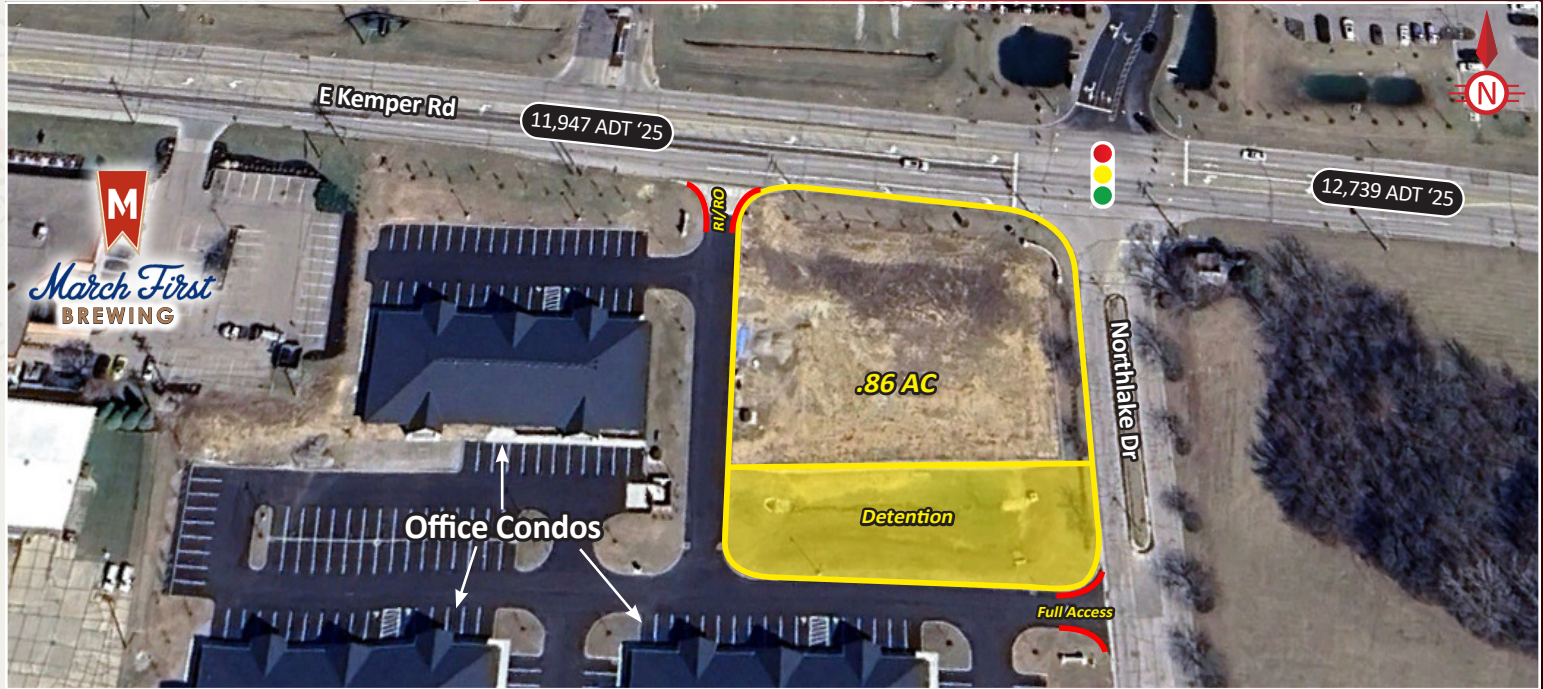


# FOR SALE/GROUND LEASE/BUILD TO SUIT



7939 Northlake Drive, Cincinnati, OH 45249

## PROPERTY HIGHLIGHTS

- .86 Acres Available
- Monument Signage Available
- Signalized Intersection
- Existing Curb Cut on E. Kemper Road (RI/RO)
- PUD in Place for Restaurant/Cafe w/ Drive Thru
- Across From Cincinnati Hills Christian Academy, Kids First Sports Center and Ronnie Grandison Sports Academy
- Surrounded by an Abundance of Office/Industrial/Residential
- Traffic Counts:
  - 11,947 ADT E Kemper Rd

## DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	3,527	52,998	145,142
Median Income	\$113,150	\$123,711	\$123,808
Average HH Income	\$150,711	\$169,085	\$167,051
Daytime Population	10,229	69,921	142,949



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[CLICK HERE](#) TO VIEW OUR OTHER LISTINGS!









124,504 ADT '25

ROBERT J SCHULER  
SPORTS COMPLEX

**United  
Dairy  
Farmers  
Bakery**

**Arlinghaus**  
PLUMBING • HEATING • AIR CONDITIONING  
"THE HAPPY HOUSE GUYS"  
**125 Employees**

E Kemper Rd

11,947 ADT '25

**March First  
BREWING**

**Kids  
First  
SPORTS CENTER**

**RONNIE  
GRANDISON**  
Sports Academy  
(2025-226K  
Visits)

12,739 ADT '25

**LYB** LyondellBasell  
**1,400 Employees**

**ARIZONA COLLEGE  
of Nursing**  
**65 Students**

120,933 ADT '25

**CINCINNATI  
HILLS CHRISTIAN  
ACADEMY**  
**1,352 Students**

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**7939 NORTHLAKE DRIVE**  
**Cincinnati, OH 45249**

**OnSite**  
Retail Group





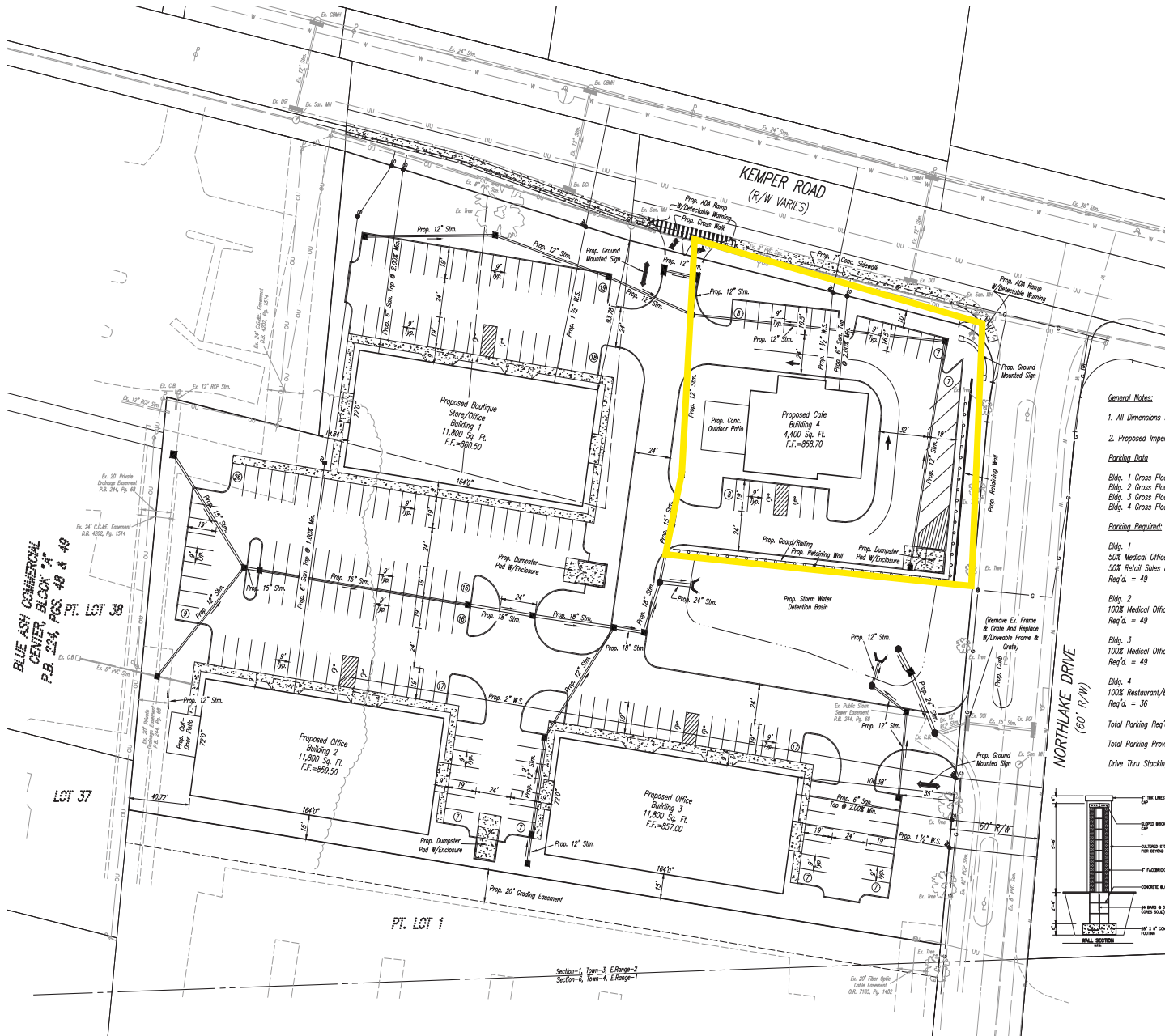
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Retail Group





**General Notes:**

1. All Dimensions Shown Are To Face Of Curb Unless Otherwise Denoted.
2. Proposed Impervious Surface Area (ISR) = 64%

**Parking Data**

Bldg. 1 Gross Floor Area = 11,800 Sq. Ft. - Net Floor Area = 9,440 Sq. Ft.  
Bldg. 2 Gross Floor Area = 11,800 Sq. Ft. - Net Floor Area = 9,440 Sq. Ft.  
Bldg. 3 Gross Floor Area = 11,800 Sq. Ft. - Net Floor Area = 9,440 Sq. Ft.  
Bldg. 4 Gross Floor Area = 4,400 Sq. Ft. - Net Floor Area = 3,520 Sq. Ft.

**Parking Required:**

Bldg. 1  
50% Medical Office - 6 Spaces 1st, 1,000 Sq. Ft. Than 1 Space/200 Sq. Ft.  
50% Retail Sales & Service - 1 Space/200 Sq. Ft.  
Req'd. = 49

Bldg. 2  
100% Medical Office - 6 Spaces 1st, 1,000 Sq. Ft. Than 1 Space/200 Sq. Ft.  
Req'd. = 49

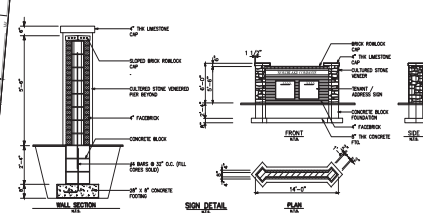
Bldg. 3  
100% Medical Office - 6 Spaces 1st, 1,000 Sq. Ft. Than 1 Space/200 Sq. Ft.  
Req'd. = 49

Bldg. 4  
100% Restaurant/Bar - 1 Space/100 Sq. Ft.  
Req'd. = 36

Total Parking Req'd = 183

Total Parking Provided = 202

Drive Thru Stacking Provided = 18

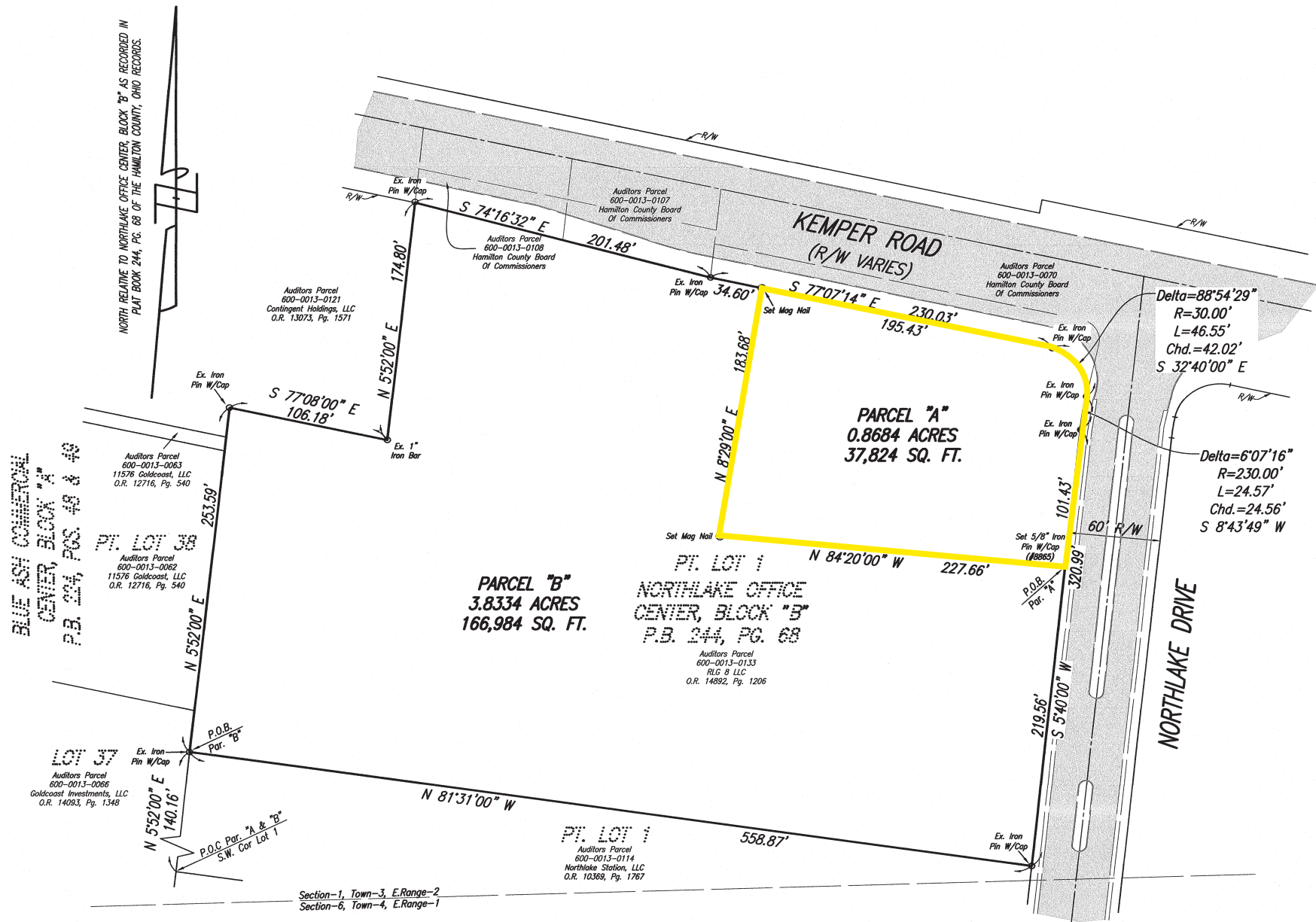


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Cincinnati, OH 45249



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2762/-84.3504

7939 Northlake Dr Cincinnati, OH 45249	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	3,527	52,998	145,142
2030 Projected Population	3,446	52,127	143,743
2020 Census Population	3,715	51,431	143,845
2010 Census Population	3,627	48,720	135,171
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	-0.2%	0.6%	0.5%
2025 Median Age	44.3	40.6	40.4
<b>Households</b>			
2025 Estimated Households	1,454	20,935	57,498
2030 Projected Households	1,423	20,843	57,843
2020 Census Households	1,509	20,220	56,329
2010 Census Households	1,486	19,472	53,245
Projected Annual Growth 2025 to 2030	-0.4%	-	0.1%
Historical Annual Growth 2010 to 2025	-0.1%	0.5%	0.5%
<b>Race and Ethnicity</b>			
2025 Estimated White	74.9%	72.4%	76.2%
2025 Estimated Black or African American	9.3%	8.7%	7.2%
2025 Estimated Asian or Pacific Islander	7.9%	11.5%	10.5%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.1%
2025 Estimated Other Races	7.8%	7.2%	6.0%
2025 Estimated Hispanic	7.1%	6.5%	5.1%
<b>Income</b>			
2025 Estimated Average Household Income	\$150,711	\$169,085	\$167,051
2025 Estimated Median Household Income	\$113,150	\$123,711	\$123,808
2025 Estimated Per Capita Income	\$62,246	\$66,892	\$66,280
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.0%	1.1%
2025 Estimated Some High School (Grade Level 9 to 11)	4.6%	2.5%	2.2%
2025 Estimated High School Graduate	15.8%	15.6%	16.7%
2025 Estimated Some College	8.4%	12.0%	13.5%
2025 Estimated Associates Degree Only	6.2%	6.9%	6.8%
2025 Estimated Bachelors Degree Only	38.0%	34.0%	33.9%
2025 Estimated Graduate Degree	26.4%	28.1%	25.8%
<b>Business</b>			
2025 Estimated Total Businesses	592	4,067	9,013
2025 Estimated Total Employees	10,229	69,921	142,949
2025 Estimated Employee Population per Business	17.3	17.2	15.9
2025 Estimated Residential Population per Business	6.0	13.0	16.1

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