

FOR AUCTION

Former Aldi

This property is now under auction terms. Pre-sale offers should be submitted through <https://pro.williamsauction.com/>

This property is subject to a 5% buyer's premium pursuant to the Auction Terms & Conditions (minimums may apply).

Please contact the listing agent for commission and details, as commissions may change between the pre-sale and auction periods.

All auctions are subject to seller approval.



Open Public Inspections: 11-2 PM Friday January 9 & 16

Auction Starts: 9:00 AM Monday, January 19, 2026

Auction Ends: 11:00 AM Wednesday, January 21, 2026

1135 West Kemper Road,
Cincinnati, Ohio 45240

PROPERTY HIGHLIGHTS

- 14,000 SF Freestanding Building on 3.163 Acres
- Pylon and Monument Panels Included
- Primary Corner Location serving Forest Park, and in Close Proximity to a Variety of Retailers and Restaurants, including Kroger and Walmart
- Conveniently located a half-mile from the I-275 Interchange
- Densely Populated with almost 10,000 people in a 1-Mile Radius
- Suitable for a wide variety of uses, including those that require a Truck Well and Dock

DEMOGRAPHICS

Year 2025	One Mile	Three Mile	Five Mile
Estimated Population	9,967	69,407	164,404
Median Income	\$73,053	\$73,588	\$75,803
Average HH Income	\$89,357	\$93,542	\$98,127
Daytime Population	4,242	32,745	91,185
Over 31,000 Cars Passing Daily: 21,242 ADT Winton Rd			
10,105 ADT W Kemper Rd			



Andrew R. Feinblatt

513.268.4456

andrew@onsiteretailgroup.com

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THOMPSON HALL &
JORDAN FUNERAL HOME

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Summary Profile

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



Lat/Lon: 39.288/-84.5213

1135 W Kemper Rd Cincinnati, OH 45240	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,967	69,407	164,404
2030 Projected Population	9,566	67,448	159,809
2020 Census Population	10,445	70,018	167,421
2010 Census Population	9,660	67,495	161,547
Projected Annual Growth 2025 to 2030	-0.8%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2025	0.2%	0.2%	0.1%
2025 Median Age	35.7	37.0	37.6
Households			
2025 Estimated Households	3,623	27,710	65,293
2030 Projected Households	3,495	27,371	64,423
2020 Census Households	3,805	27,854	66,130
2010 Census Households	3,644	27,161	63,853
Projected Annual Growth 2025 to 2030	-0.7%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2025	-	0.1%	0.2%
Race and Ethnicity			
2025 Estimated White	33.6%	50.3%	53.4%
2025 Estimated Black or African American	49.4%	33.5%	32.4%
2025 Estimated Asian or Pacific Islander	3.7%	6.2%	4.9%
2025 Estimated American Indian or Native Alaskan	0.5%	0.3%	0.4%
2025 Estimated Other Races	12.9%	9.7%	8.9%
2025 Estimated Hispanic	12.2%	8.8%	8.0%
Income			
2025 Estimated Average Household Income	\$89,357	\$93,542	\$98,127
2025 Estimated Median Household Income	\$73,053	\$73,588	\$75,803
2025 Estimated Per Capita Income	\$32,562	\$37,463	\$39,082
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.8%	3.2%
2025 Estimated Some High School (Grade Level 9 to 11)	6.4%	4.9%	5.3%
2025 Estimated High School Graduate	29.1%	30.9%	30.5%
2025 Estimated Some College	19.3%	19.5%	18.5%
2025 Estimated Associates Degree Only	10.4%	9.0%	9.5%
2025 Estimated Bachelors Degree Only	22.2%	21.4%	21.2%
2025 Estimated Graduate Degree	10.4%	11.6%	11.8%
Business			
2025 Estimated Total Businesses	400	2,638	7,273
2025 Estimated Total Employees	4,242	32,745	91,815
2025 Estimated Employee Population per Business	10.6	12.4	12.6
2025 Estimated Residential Population per Business	24.9	26.3	22.6