

1050 Kemper Meadow Drive

Stewardship by
Russ Kitzberger



Positioned For Its Next Steward

VERSATILE INFRASTRUCTURE & BROAD ENTITLEMENTS

For decades, this facility served as a meeting and worship center, originally configured for organizational offices and assembly. That history of structural care means 1050 Kemper Meadow Drive now presents a highly capable foundation for its next chapter.

Supported by PO zoning, the primary facility and adjoining parcels offer established value for a successor ready to reinterpret the infrastructure for corporate, community, or event deployment.

- **Versatile Zoning Foundation:** Supported by PO zoning, the site is entitled for corporate, community, or event deployment—ensuring the location's value endures.
- **Established Open Spaces:** A thoughtfully maintained, multi-level facility with dedicated assembly and operational areas prepared for new vision.
- **Scalable Footprint:** The inclusion of four adjoining parcels offers the next organization the flexibility to adapt, expand, and carry the legacy forward.



Strategic Asset & Lease Summary

PARCELS, PRICING & AVAILABILITY

This offering includes the primary institutional facility parcel and four adjacent vacant lots, allowing flexibility for sale, lease, parking expansion, or future development.

Detailed Target Parcel Identification:

- 591-0011-0214-90 (Primary Facility & 2.000 acres / 87,120 sq.ft)
 - 591-0011-0179-90 (Adjacent Lot & 0.107 acres / 4,660 sq.ft)
 - 591-0011-0181-90 (Adjacent Lot & 0.166 acres / 7,230 sq.ft)
- 591-0011-0180-90 (Adjacent Lot & 0.165 acres / 7,187 sq.ft)
 - 591-0011-0182-90 (Adjacent Lot & 0.182 acres / 7,928 sq.ft)

Metric	Transfer (Sale)	Lease
Full Package (All Parcels)	\$999,000	N/A
Primary Facility & 2.0 Acre Parcel	\$899,000	\$30,000 Annually (\$12.00/SF)
Vacant Lots (Bulk - 4 Lots)	\$150,000	N/A
Vacant Lots (Individual)	\$60,000 Each	N/A
Lease Structure	N/A	NNN (Triple Net)
Availability	Immediate	Immediate Occupancy

Parcel Breakdown

Parcel Number	Lot Size / Acreage	Zoning Code
591-0011-0214-90	2.000 acres (87,120 sq.ft)	P0
591-0011-0179-90	0.107 acres (4,660 sq.ft)	R-2
591-0011-0180-90	0.165 acres (7,187 sq.ft)	R-2
591-0011-0181-90	0.166 acres (7,230 sq.ft)	R-2
591-0011-0182-90	0.182 acres (7,928 sq.ft)	R-2

591-0011-0214-90

591-0011-0182-90

591-0011-0181-90

591-0011-0180-90

591-0011-0179-90



591-0011-0182-90

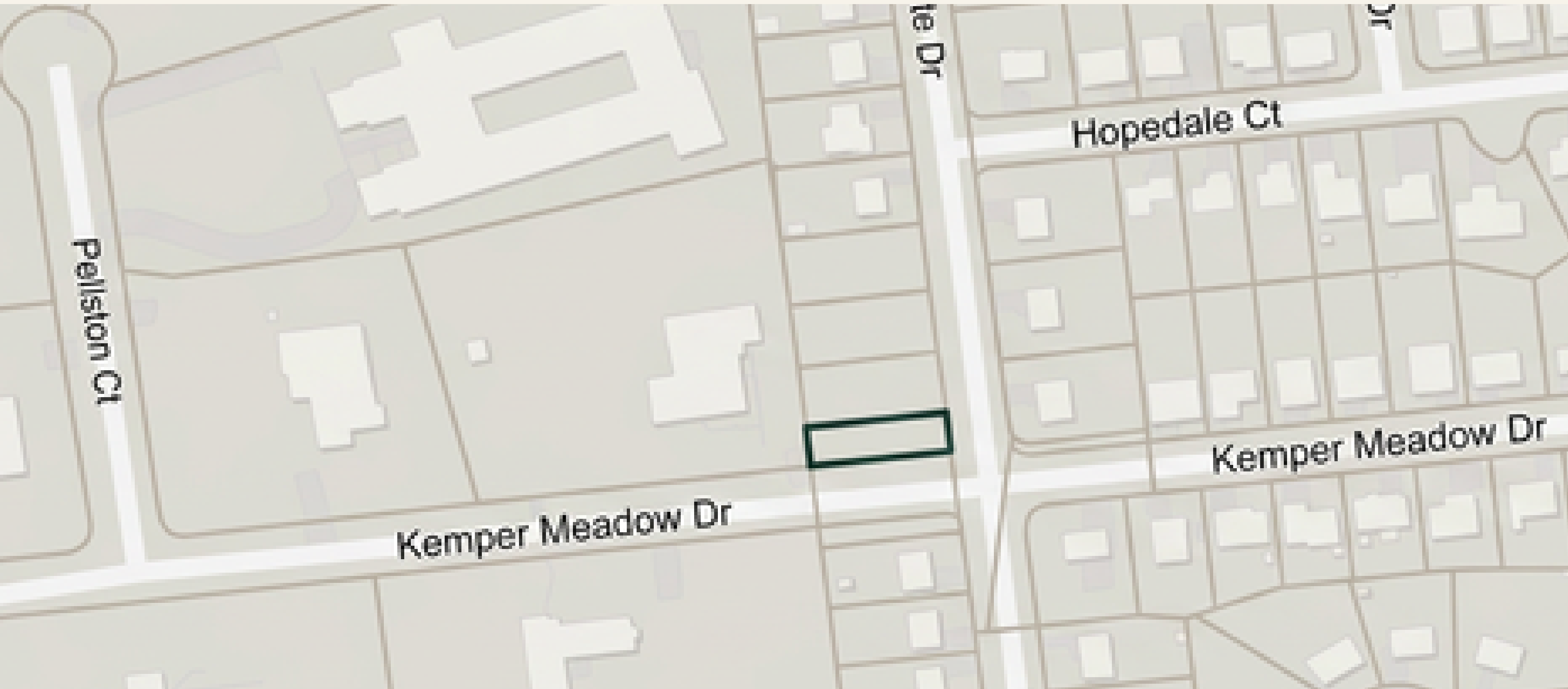
591-0011-0181-90

591-0011-0180-90

591-0011-0179-90

Detailed Parcel View

Parcel 591-0011-0179-90



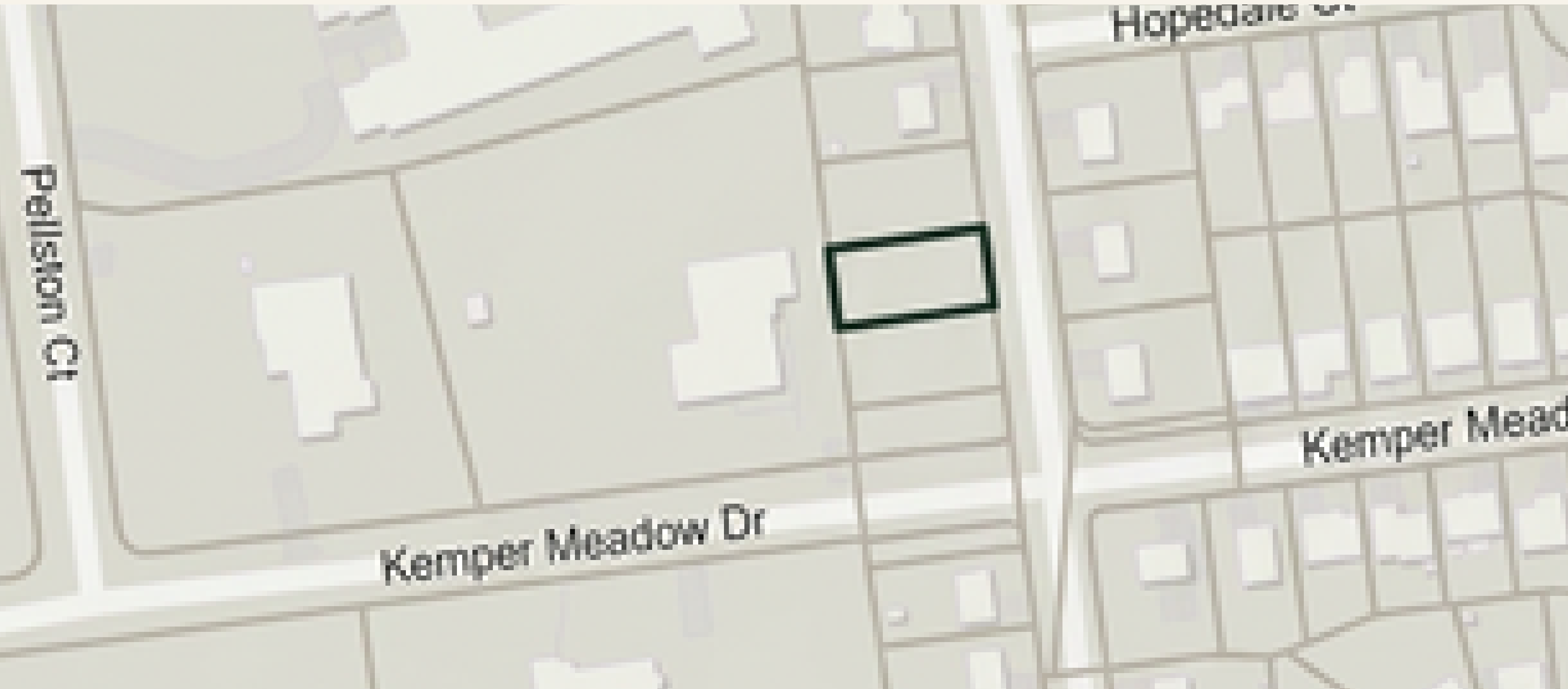
Detailed Parcel View

Parcel 591-0011-0180-90



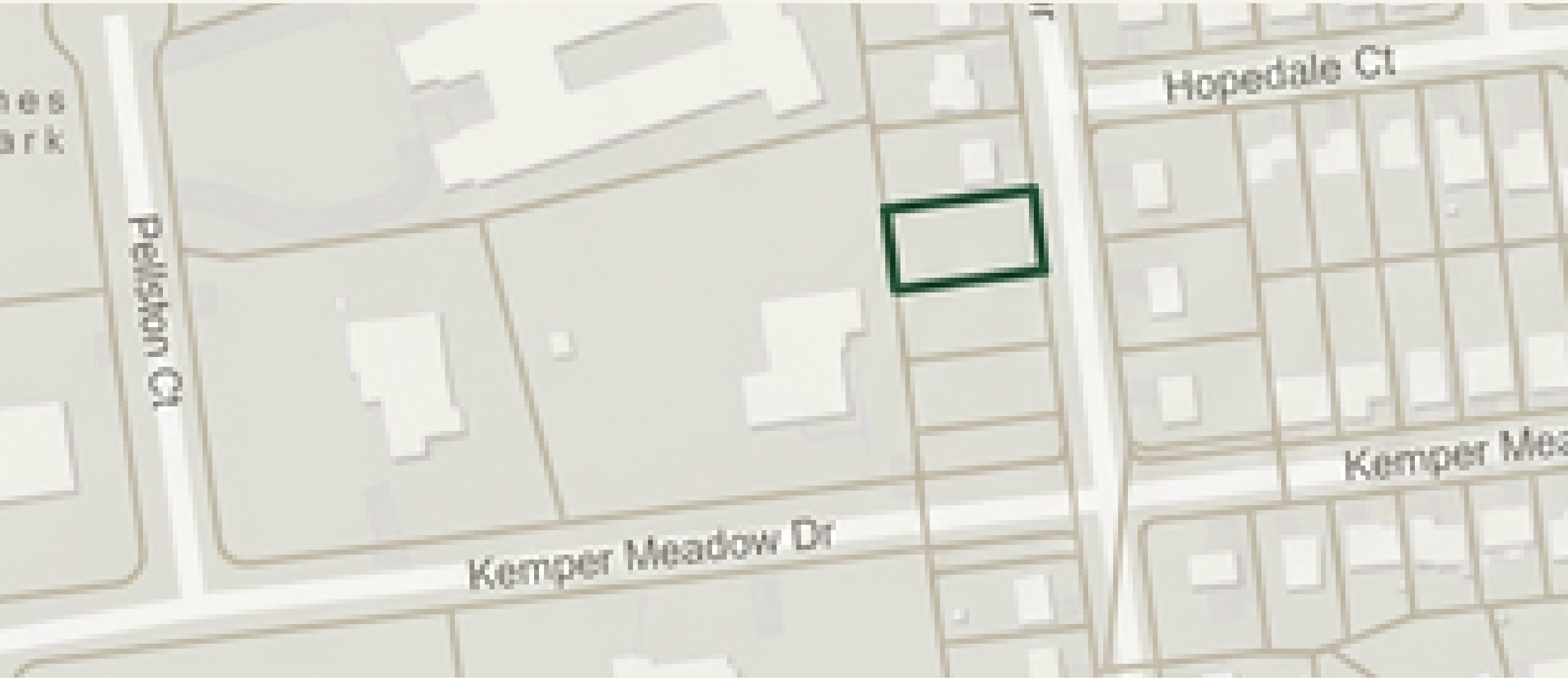
Detailed Parcel View

Parcel 591-0011-0181-90



Detailed Parcel View

Parcel 591-0011-0182-90 Size 0.182 acre Area 7928 sq.ft



Primary Facility Leasing

OPERATIONAL LEASE OVERVIEW

The lease for the primary facility and adjacent 2.0-acre parcel is structured to ensure operational continuity.

- **Lease Structure:** NNN (Triple Net). The tenant acts as the direct steward of the facility.
- **Annual Rate:** \$30,000/year (\$12.00/SF)
- **Availability:** Immediate possession.



Facility Floor Plans

8,133 TOTAL SQUARE FEET

Below Ground

2,523 sq. ft.



Floor 2

2,902 sq. ft.



Floor 3

2,708 sq. ft.



EXCLUDED AREAS: Electrical Room: 133 sq. ft. | Porch: 182 sq. ft. | Sanctuary: 2,494 sq. ft.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Below Ground

FACILITY FLOOR PLAN

2,523

SQUARE FEET

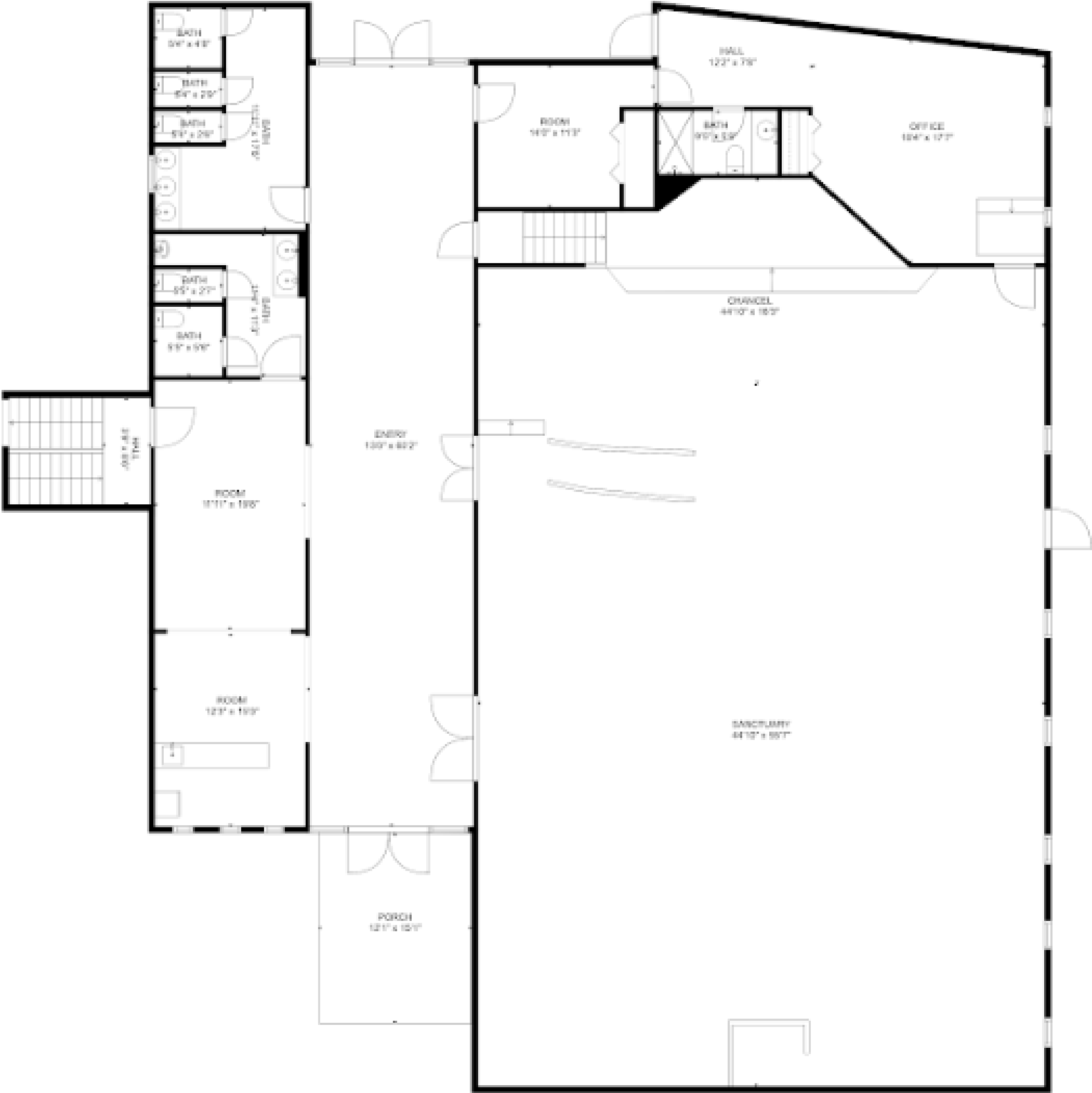


EXCLUDED AREAS: ELECTRICAL ROOM: 133 SQ. FT. | PORCH: 182 SQ. FT. | SANCTUARY: 2,494 SQ. FT.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor 2

2,902 SQUARE FEET





Zoning & Parcel Data

FOREST PARK, OH • APN 591-0011-0214-90

Zoning Designation

The property operates under the **Planned Office District (PO)** designation. This code provides a structured foundation for professional continuity and administrative services.

District Purpose

→ Provides an area wherein professional services and general business activities may develop.

Authorized Commercial Operations

PLANNED OFFICE DISTRICT (PO) PRINCIPAL PERMITTED USES

Category	Approved Operations
Administrative & Financial	Administrative offices, Banking, Credit Agencies, Security & Commodity Brokers, Insurance Carriers.
Real Estate & Property	Real Estate Operators, Agents, Managers, Title Abstract Offices, Subdividers & Developers.
Professional Services	Engineering, Architectural services, Accounting, Auditing, Bookkeeping, Legal Counsel, Computer & Data processing.
Health & Medical	Offices of Physicians, Dentists, and other specialized health practitioners.
Civic & Educational	Schools, Libraries, Museums, Business Associations, Professional Organizations, Religious Organizations.

Zoning & Additional Parcel Data

ADDITIONAL PARCELS

591-0011-0179-90	591-0011-0180-90	591-0011-0181-90	591-0011-0182-90
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Zoning Designation

The property is evaluated under the **R-2-One-Family Residence** designation. This code provides a structured foundation for protecting residential characteristics and promoting a suitable environment for family life.

District Purpose

- Establish and protect the residential characteristics of the district.
- Maintain neighborhood character through regulations governing lot size, building height, setbacks, and permitted uses.

R-2-One-Family Residence

R-2 ZONING | FOREST PARK, OH

Located within the established Kemper Road commercial corridor in northern Cincinnati. Neighboring parcels encompass 0.62 acres of residential vacant lands.



Source: City of Forest Park zoning records and current property materials.
Uses and requirements subject to verification.

Authorized Operations

R-2-ONE-FAMILY RESIDENCE PERMITTED USES

Category	Approved Operations
Residential & Family	Two-family dwelling, Home occupations, Family day-care homes, Agricultural and gardening activities.
Civic & Educational	Public buildings serving cultural, administrative, or public safety functions, Elementary and secondary schools.
Parks & Recreation	Public parks and playgrounds, Community centers and recreational facilities.
Religious & Institutional	Religious institutions and places of worship, Public utility facilities serving the neighborhood.

LOCAL CONTEXT

Established Regional Infrastructure

Established Surroundings: Positioned among proven professional, civic, and healthcare institutions, the site benefits from the commercial gravity of an established neighborhood.

Operational Mobility: Direct site access via Kemper Meadow Drive and West Kemper Road ensures frictionless local transit for staff and community members.

Regional Continuity: Immediate integration with Winton Road and Interstate 275 provides the physical framework required for broader metropolitan reach.



FOR MORE INFORMATION

Discover Kemper Meadow Dr

Access the complete property brochure, explore high-resolution photo galleries, and find details on how to schedule your private viewing.

VIEW THE FULL LISTING ONLINE:

**[marketing.crebbgroup.com/
kemper-meadow-1050](https://marketing.crebbgroup.com/kemper-meadow-1050)**













Next Steps

1

Inquiry With Advisor

Set up a short call or meeting with Russ Kitzberger to discuss the opportunity in greater detail.

2

NDA (If Appropriate) & Exchange information

Sign a Non-Disclosure Agreement and provide proof of funds or qualification.

3

Tour and/or Exchange Opportunity Financials

Tour and Recieve relevant financial information or related information.

4

Draft a Letter of Intent

Prepare a letter of intent or interest, or a purchase agreement.

5

Move Towards Closing

Coordinate due diligence, financing, and legal transfer through a disciplined, stewardship-led process.

About The CREBB Group



CREBB Group Cincinnati Headquarters

Based in Cincinnati, CREBB Group is a team providing disciplined advisory and transaction stewardship with over 20 years of experience guiding business owners and investors through their most significant financial transitions. We bring a rare dual expertise to every engagement, specializing in commercial sales and leasing, business brokerage, industrial real estate, and land advisory.

Throughout the transfer of responsibility, we act as your trusted fiduciary—committed to protecting your legacy, honoring your goals, and actualizing the essence of its worth. Backed by the national reach and advanced technology of eXp Commercial, we combine deep local roots with a footprint that spans North America, operating as a peer-level fiduciary partner with discipline, confidentiality, and judgment.

Integrated Capabilities

NATIONAL ADVISORY SCALE

Sales and Leasing: Commercial, Industrial, Land, and Business Brokerage.

REPRESENTING OWNERS & FOUNDERS

Business owners, buyers, sellers, landlords, and tenants.

SPECIALIZED NETWORK ACCESS

Access to multiple specialized networks.



Russell Kitzberger

Managing Director

Over two decades of experience deployed to protect your legacy, clarify valuation, and steward the transfer of responsibility.

EXPERIENCE

- Decades in Real Estate & Going Concern
- Analyst, Appraiser, Salesperson
- Expert Witness
- Continuing Education Instructor

EDUCATION

- Harvard Law School Executive Education
 - Mediating Disputes Certificate Program, Alternative Dispute Resolution & Interest Based Bargaining
- University of Northwestern Ohio
 - B.S., Business Administration-Magna Cum Laude



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Carry Value Forward

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