

RETAIL FOR LEASE **KEMPER SQUARE**

111-139 W Kemper Road, Cincinnati, OH 45246



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RETAIL FOR LEASE **KEMPER SQUARE**

PRICING: \$13.50 PSF NNN (\$4.75)

- Located in Tri-County, Southern Ohio's dominant retail trade area
- 1/4 mile west of the \$1 Billion Artisan Village redevelopment project
- Recently remodeled facade
- Outstanding visibility

TRAFFIC COUNTS:

- Kemper Rd. & Northland Blvd. – 19,839 VPD
- North on Princeton Pike – 43,507 VPD

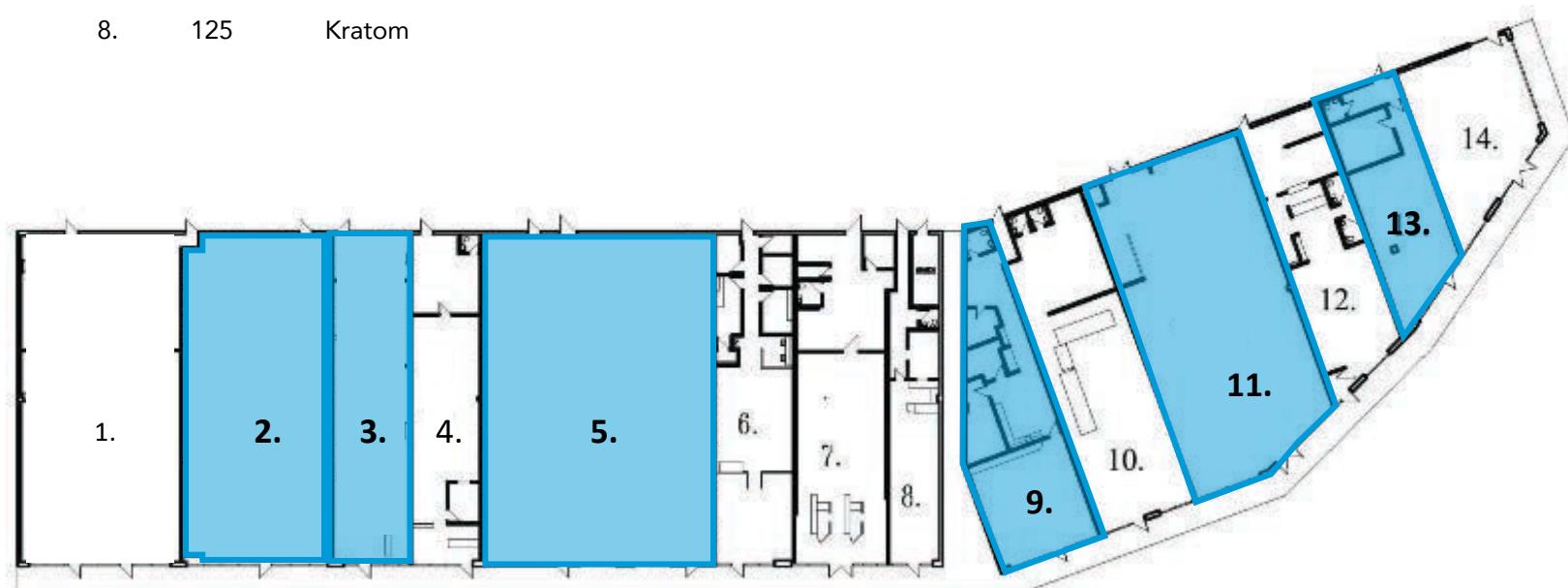


RETAIL FOR LEASE **KEMPER SQUARE**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

TENANT LIST

| | | | | | |
|----|-----|--------------------------|-----|-----|-------------------------|
| 1. | 109 | Shangri La | 9. | 127 | AVAILABLE-1,756 SF |
| 2. | 111 | AVAILABLE – 3,204 SF | 10. | 129 | Sterling Rapid Response |
| 3. | 113 | AVAILABLE – 1,669 SF | 11. | 133 | AVAILABLE – 3,352 SF |
| 4. | 115 | Cincinnati Barber Supply | 12. | 135 | Lu Lu's |
| 5. | 119 | AVAILABLE – 5,019 SF | 13. | 137 | AVAILABLE – 1,196 SF |
| 6. | 121 | Nail Salon | 14. | 139 | Marisco – Lindo |
| 7. | 123 | African Grocery | | | |
| 8. | 125 | Kratom | | | |



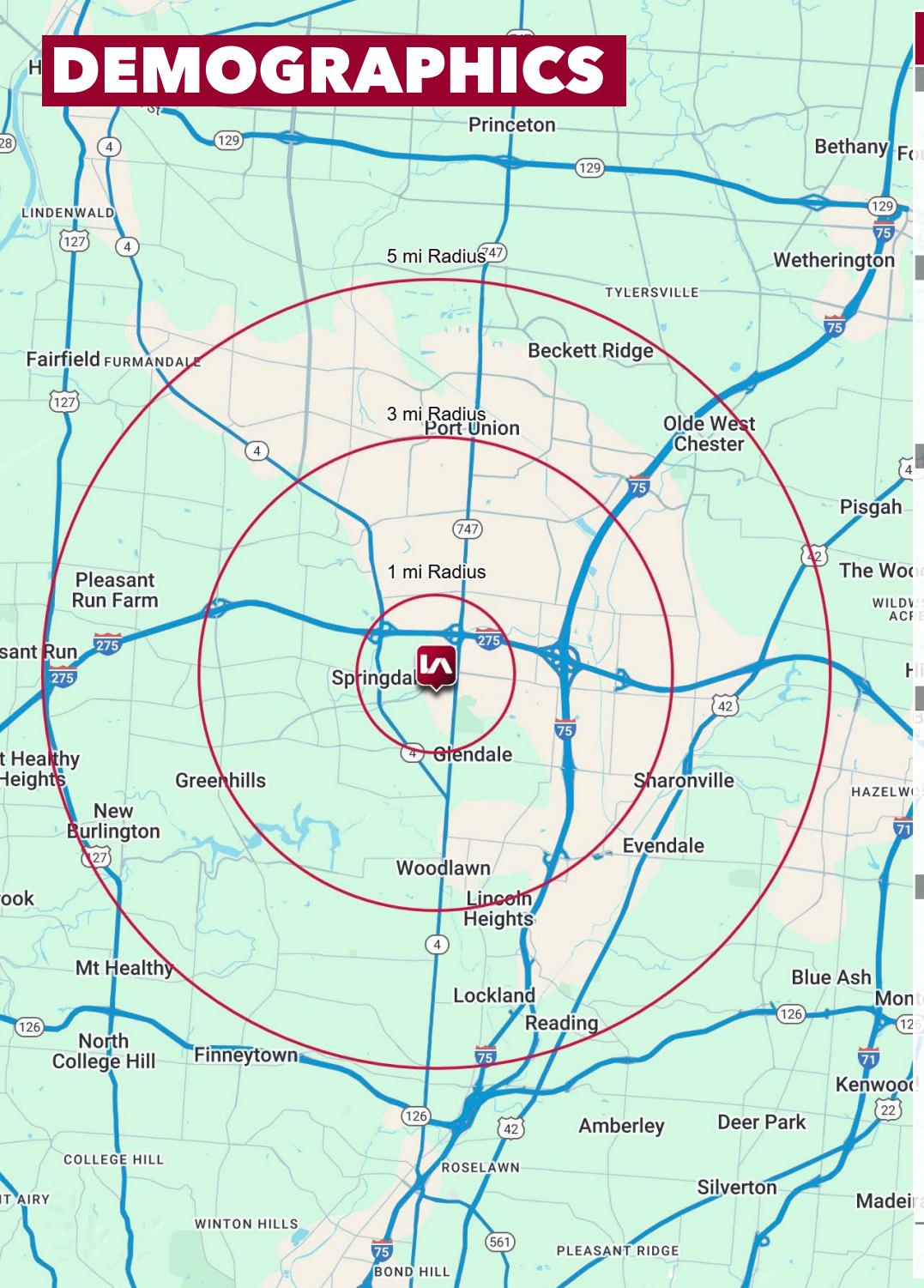
FLOOR PLAN
NOT TO SCALE

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DEMOGRAPHICS



| | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|--|-------------|-------------|-------------|
| POPULATION | | | |
| 2025 Estimated Population | 4,597 | 47,435 | 150,439 |
| 2030 Projected Population | 4,874 | 46,911 | 148,083 |
| 2020 Census Population | 4,439 | 47,877 | 150,714 |
| 2010 Census Population | 4,590 | 45,009 | 144,129 |
| Projected Annual Growth 2025 to 2030 | 1.2% | -0.2% | -0.3% |
| Historical Annual Growth 2010 to 2025 | - | 0.4% | 0.3% |
| HOUSEHOLDS | | | |
| 2025 Estimated Households | 2,216 | 19,355 | 60,946 |
| 2030 Projected Households | 2,358 | 19,362 | 60,761 |
| 2020 Census Households | 2,053 | 19,425 | 60,714 |
| 2010 Census Households | 2,140 | 18,477 | 58,307 |
| Projected Annual Growth 2025 to 2030 | 1.3% | - | - |
| Historical Annual Growth 2010 to 2025 | 0.2% | 0.3% | 0.3% |
| AGE | | | |
| 2025 Est. Population Under 10 Years | 11.5% | 13.5% | 13.0% |
| 2025 Est. Population 10 to 19 Years | 10.8% | 13.7% | 13.4% |
| 2025 Est. Population 20 to 29 Years | 11.6% | 13.3% | 12.2% |
| 2025 Est. Population 30 to 44 Years | 19.6% | 20.6% | 20.4% |
| 2025 Est. Population 45 to 59 Years | 14.3% | 15.9% | 17.1% |
| 2025 Est. Population 60 to 74 Years | 15.4% | 15.1% | 16.7% |
| 2025 Est. Population 75 Years or Over | 16.7% | 7.8% | 7.3% |
| 2025 Est. Median Age | 41.3 | 36.1 | 37.9 |
| MARITAL STATUS & GENDER | | | |
| 2025 Est. Male Population | 48.2% | 48.4% | 48.8% |
| 2025 Est. Female Population | 51.8% | 51.6% | 51.2% |
| 2025 Est. Never Married | 27.9% | 40.6% | 34.1% |
| 2025 Est. Now Married | 36.7% | 33.5% | 43.5% |
| 2025 Est. Separated or Divorced | 20.8% | 17.7% | 15.4% |
| 2025 Est. Widowed | 14.6% | 8.2% | 7.0% |
| INCOME | | | |
| 2025 Est. HH Income \$200,000 or More | 10.4% | 6.5% | 11.7% |
| 2025 Est. HH Income \$150,000 to \$199,999 | 4.4% | 6.9% | 9.0% |
| 2025 Est. HH Income \$100,000 to \$149,999 | 16.0% | 18.5% | 18.9% |
| 2025 Est. HH Income \$75,000 to \$99,999 | 9.2% | 12.7% | 11.9% |
| 2025 Est. HH Income \$50,000 to \$74,999 | 17.9% | 17.6% | 15.9% |
| 2025 Est. HH Income \$35,000 to \$49,999 | 10.1% | 11.9% | 10.9% |
| 2025 Est. HH Income \$25,000 to \$34,999 | 12.5% | 8.6% | 7.8% |
| 2025 Est. HH Income \$15,000 to \$24,999 | 5.5% | 5.8% | 5.8% |
| 2025 Est. HH Income Under \$15,000 | 14.1% | 11.5% | 8.2% |
| 2025 Est. Average Household Income | \$101,256 | \$91,204 | \$111,800 |
| 2025 Est. Median Household Income | \$58,510 | \$68,563 | \$86,294 |
| 2025 Est. Per Capita Income | \$49,066 | \$37,365 | \$45,404 |
| 2025 Est. Total Businesses | 770 | 3,795 | 8,883 |
| 2025 Est. Total Employees | 12,341 | 62,608 | 132,267 |