

RETAIL FOR LEASE

KEMPER SQUARE

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COMMERCIAL REAL ESTATE SERVICES

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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

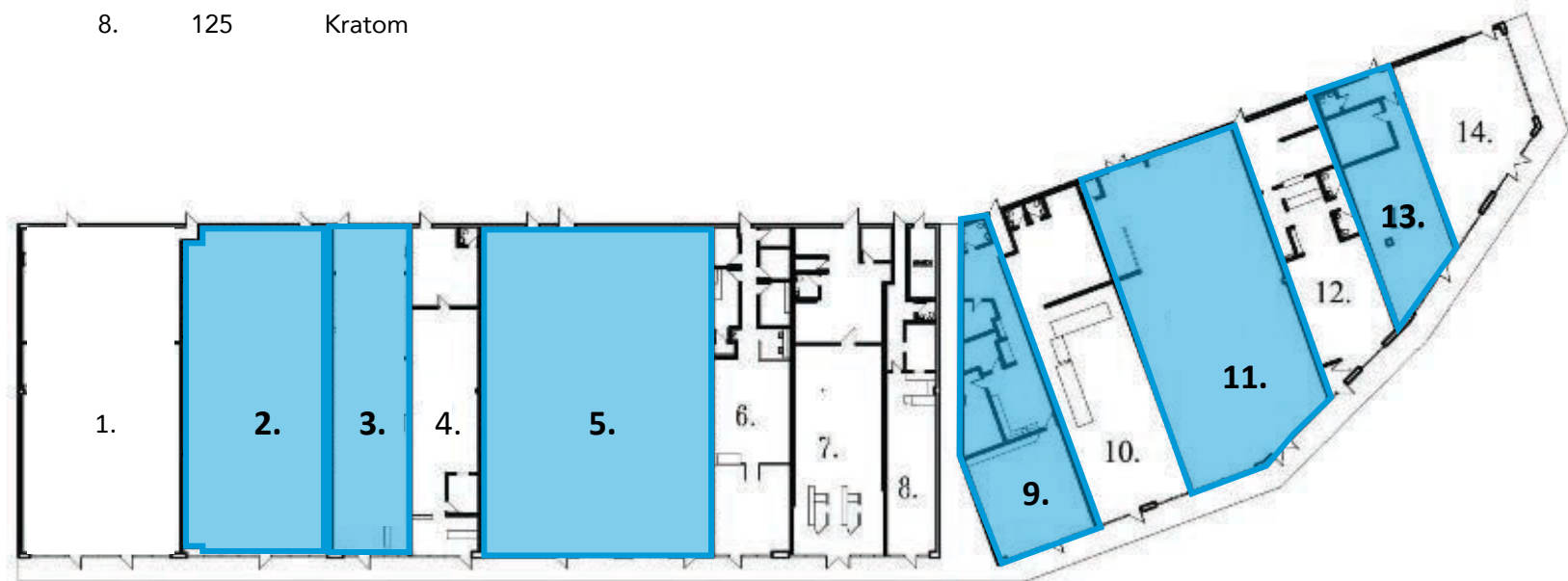


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TENANT LIST

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			

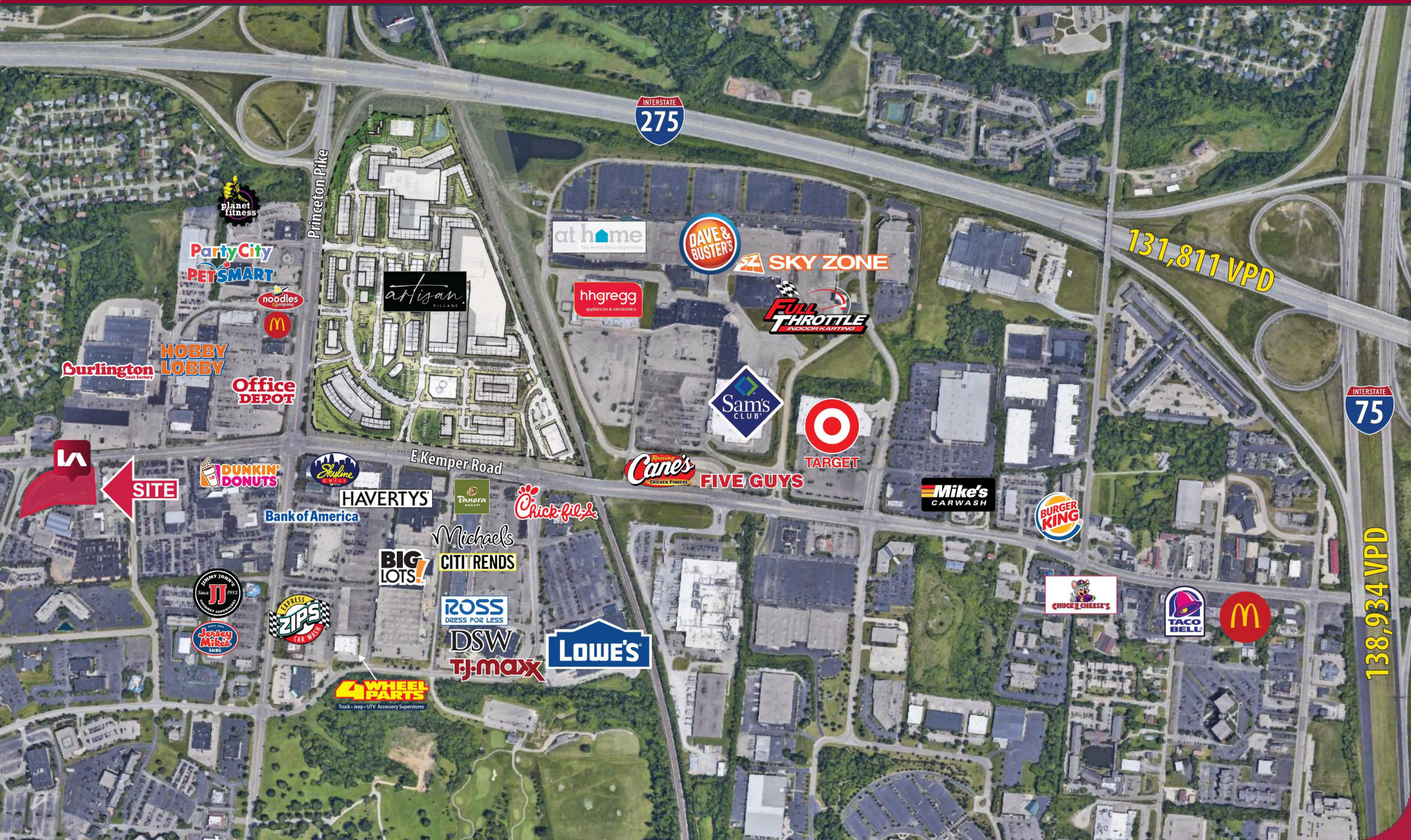


FLOOR PLAN
NOT TO SCALE

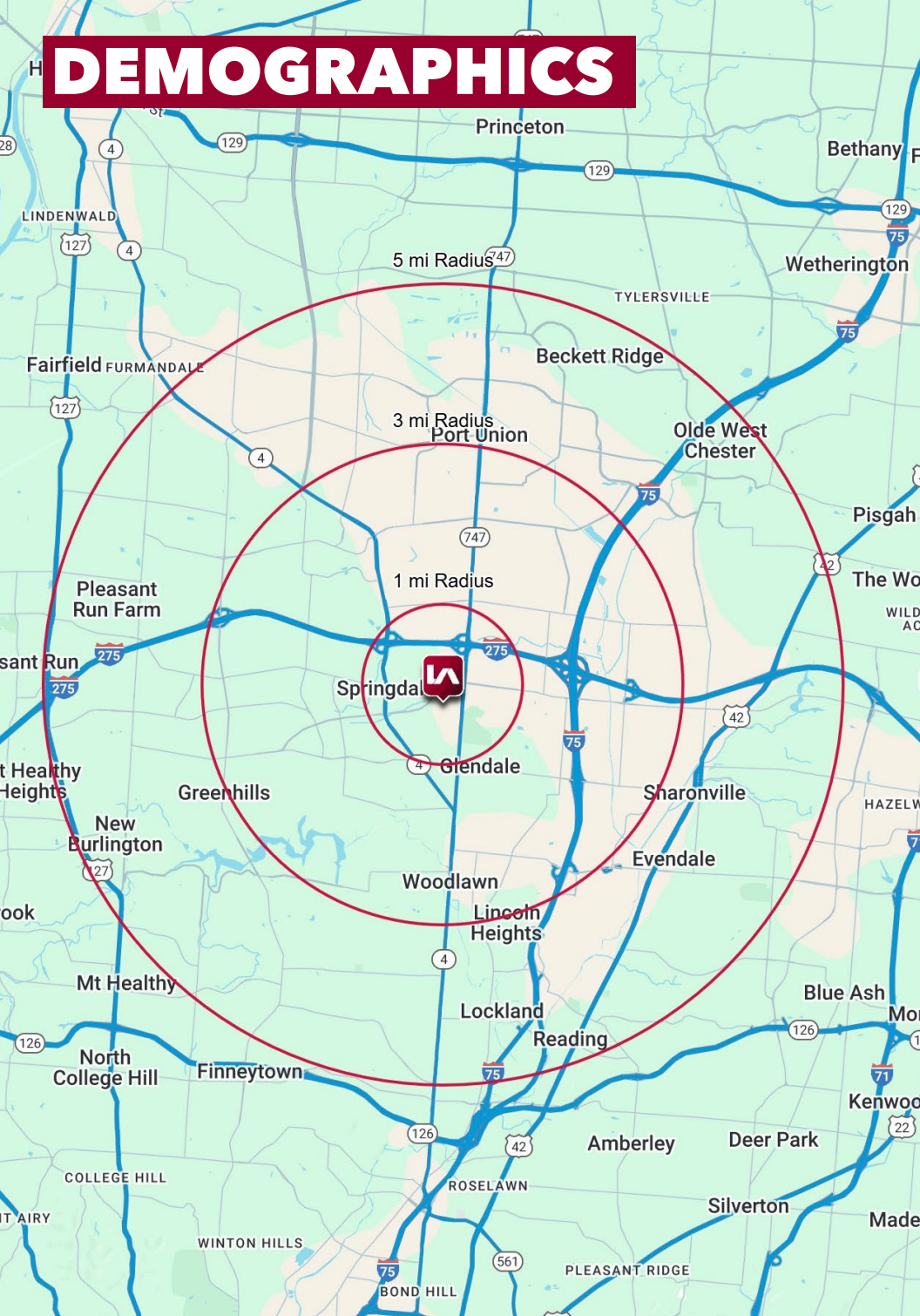
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DEMOGRAPHICS



	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