



FOR LEASE

# Kemper Meadows Office Park

1251, 1253, 1255, Kemper Meadow Drive  
Cincinnati, OH 45240



FOR MORE INFORMATION PLEASE CONTACT:

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HOME

HIGHLIGHTS

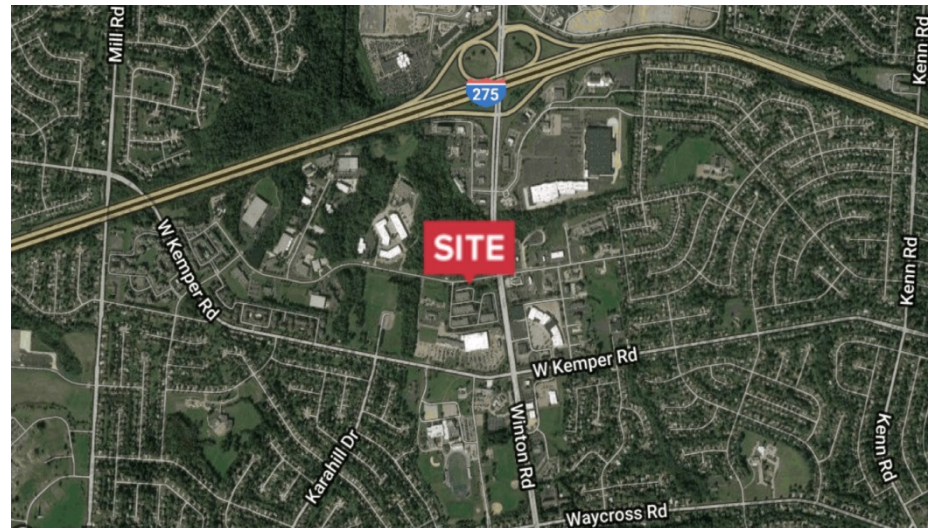
AVAILABLE

AMENITIES

## PROPERTY HIGHLIGHTS

The Kemper Meadow Office Park supplies the Cincinnati Forest Park area with professional Class 'B' office space. Consisting of 3 one story buildings. The park is located a half mile from I-275 and six miles from I-75. There is ample parking on site as well as a variety of restaurants, banks, and other retailers in the Forest Park area.

- Ample Parking
- Easy Access to I-275 and I-75
- Surrounded by Restaurants, Hotels, Banks and Retail
- One Story Buildings With Independent Entrances
- Suite Sizes from 1,700 SF to 14,401 SF
- Building and Monument Signage Available
- Aggressive Rates



### OFFERING HIGHLIGHTS

**Total SF:** 52,442 SF

**SF Largest Space:** 15,651 SF

**SF Lease Base Rate:** \$7.25/SF

**Lease Type:** NNN

**1251 Availability:** 0 SF

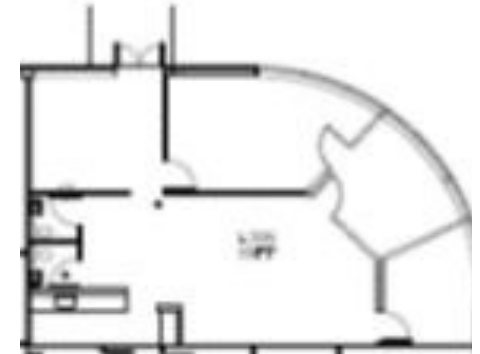
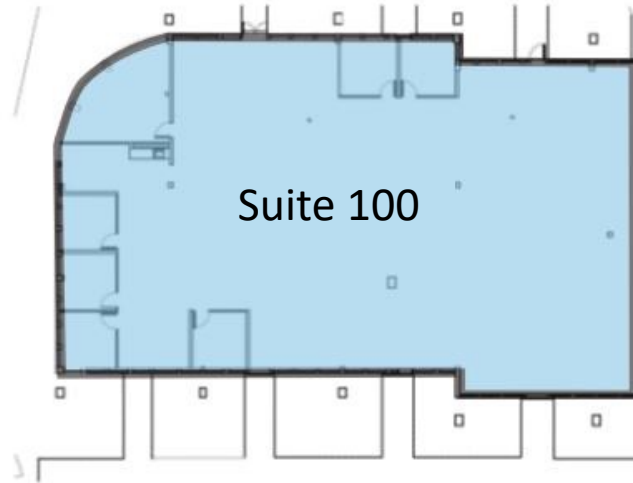
**1253 Availability:** 6,840 – 14,401 SF

**1255 Availability:** 6,880 – 17,992 SF



### BUILDING AVAILABILITY 1253 Kemper Meadow Drive

1253 – Building 2	
Suite	SQFT
100	7,561
350	1,326



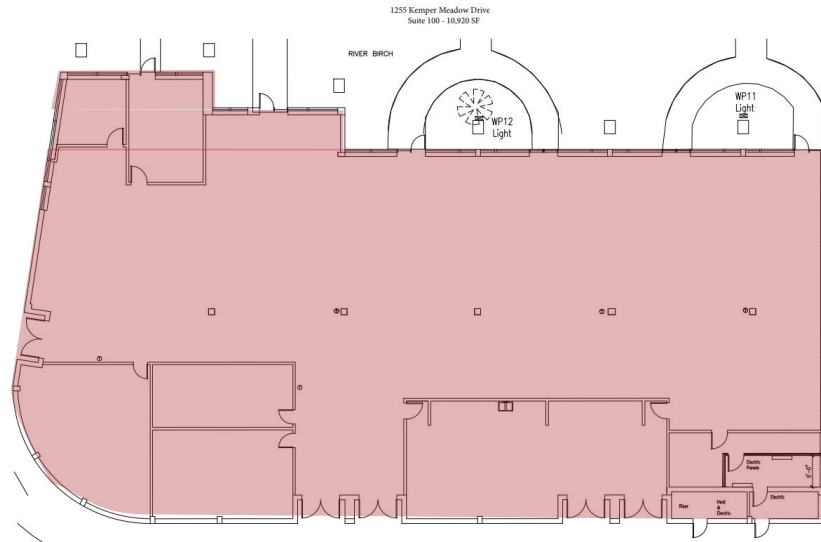
Suite 350

# BUILDING AVAILABILITY

## 1255 Kemper Meadow Drive

### 1255- Building 3

Space	SQFT
100	11,112



## Forest Park

With just under 19,000 residents, Forest Park is the third largest city in Hamilton county. Winton Road with over 43,000 cars per day is the main artery in this corridor. Other major retailers and offices in the area include Kohls, Bass Pro Shops, Kroger, Meijer, Cincinnati Insurance, and the Fairfield Mercy Health Center all within a mile of the office park.



**RETAILER MAP**



## Demographics



1251 Kemper Meadow Dr Cincinnati, OH 45240		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2019 Estimated Population	8,969	72,498	159,893
	2024 Projected Population	8,998	73,233	161,064
	2010 Census Population	9,137	72,730	159,694
	2000 Census Population	9,606	74,362	162,373
	Projected Annual Growth 2019 to 2024	-	0.2%	0.1%
<b>HOUSEHOLDS</b>	2019 Estimated Households	3,658	30,543	66,421
	2024 Projected Households	3,620	30,516	66,203
	2010 Census Households	3,540	29,132	63,129
	2000 Census Households	3,664	29,210	63,424
	Projected Annual Growth 2019 to 2024	-0.2%	-	-
<b>RACE AND ETHNICITY</b>	2019 Estimated White	22.4%	53.8%	58.6%
	2019 Estimated Black or African American	68.5%	36.1%	32.0%
	2019 Estimated Asian or Pacific Islander	2.2%	3.4%	2.9%
	2019 Estimated American Indian or Native Alaskan	0.1%	0.3%	0.3%
	2019 Estimated Other Races	6.7%	6.5%	6.3%
	2019 Estimated Hispanic	4.9%	6.3%	6.6%
	Historical Annual Growth 2000 to 2019	-	0.2%	0.2%
<b>INCOME</b>	2019 Estimated Average Household Income	\$67,753	\$73,780	\$75,930
	2019 Estimated Median Household Income	\$62,264	\$66,592	\$65,759
	2019 Estimated Per Capita Income	\$27,685	\$31,152	\$31,618
<b>EDUCATION (AGE 25+)</b>	2019 Estimated Elementary (Grade Level 0 to 8)	3.5%	3.3%	3.1%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.8%	5.7%	5.6%
	2019 Estimated High School Graduate	28.8%	31.1%	32.2%
	2019 Estimated Some College	25.6%	20.2%	20.9%
	2019 Estimated Associates Degree Only	8.0%	10.1%	9.5%
	2019 Estimated Bachelors Degree Only	20.7%	19.6%	18.2%
	2019 Estimated Graduate Degree	6.6%	10.1%	10.5%
<b>BUSINESS</b>	2019 Estimated Total Businesses	304	2,490	6,843
	2019 Estimated Total Employees	4,821	51,597	122,263
	2019 Estimated Employee Population per Business	15.9	20.7	17.9
	2019 Estimated Residential Population per Business	29.5	29.1	23.4