

Kemper Square

111-139 W Kemper Road
Cincinnati, OH 45246

W Kemper Road/Northland Boulevard

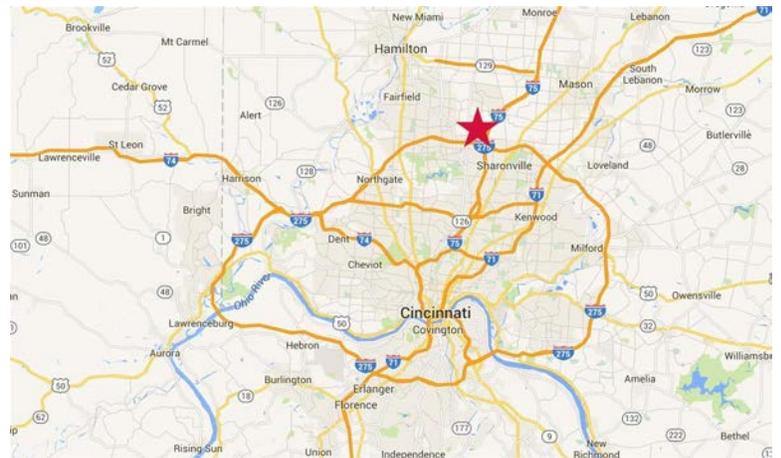


Retail Space for Lease

As exclusive agents, we are pleased to offer the following space for lease:

FEATURES

- ◆ Located in Tri-County, Southern Ohio's dominant retail trade area
- ◆ 1/4 mile west of the 1.3 million square foot Tri-County Mall
- ◆ 1,271 SF - 8,352 SF available
- ◆ Recently remodeled facade
- ◆ Outstanding visibility
- ◆ Lease rate: \$13.50 PSF NNN (\$4.45)



Chris Nachtrab Managing Director 513.864.6042 chris.nachtrab@ngkf.com

TRAFFIC COUNTS

- ◆ W Kemper Road at McGillard Street = 18,687 AADT in 2006
- ◆ W Kemper Road at Lawnview Avenue = 13,330 AADT in 2015

**Newmark Grubb
Knight Frank**

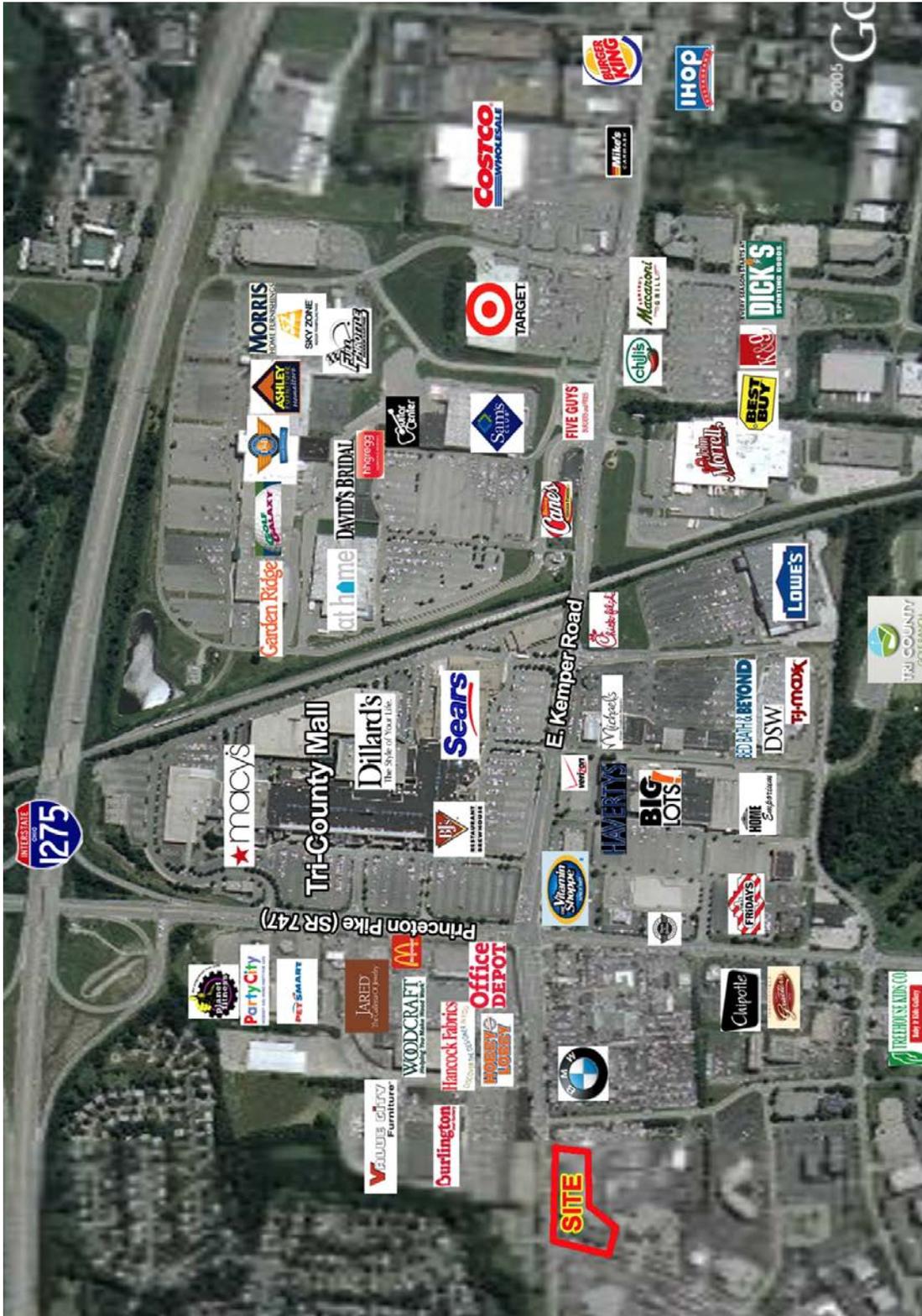
Retail

One East Fourth Street, Suite 500, Cincinnati, OH, 45202

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TENANT LIST

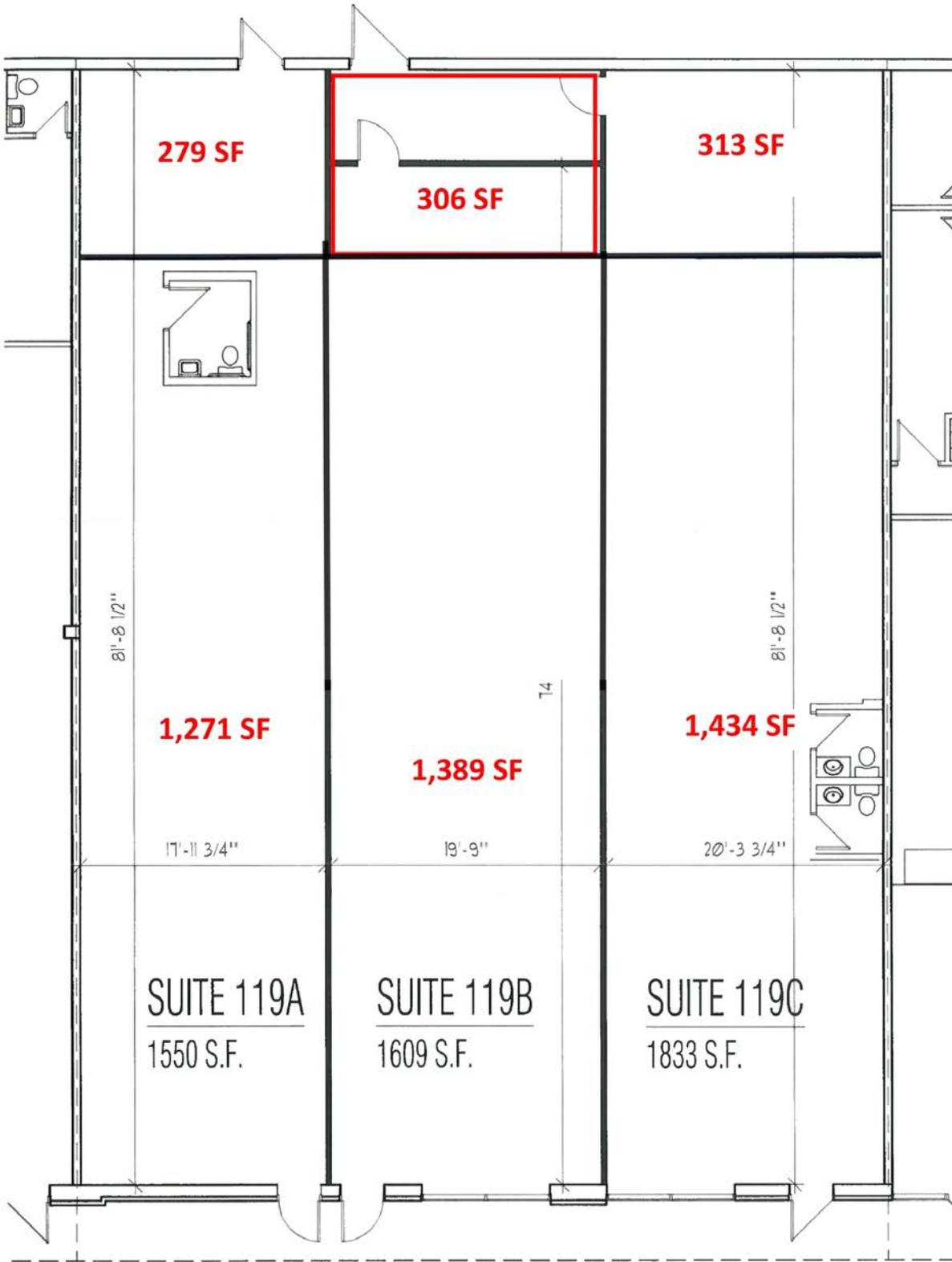
1.	109 -	AVAILABLE - 3,543 SF	8.	125 -	OREK VACUUM
2.	111 -	AVAILABLE - 3,221 SF	9.	127 -	LIBERTY TAX
3.	113 -	AVAILABLE - 1,678 SF	10.	129 -	MERCY HEALTH
4.	115 -	CDM COMPUTERS	11.	133 -	AVAILABLE - 3,352 SF
5.	119 A -	AVAILABLE - 1,271 SF	12.	135 -	LU LU'S
5.	119 B -	AVAILABLE - 1,389 SF	13.	137 -	CHECK INTO CASH
5.	119 C -	AVAILABLE - 1,434 SF	14.	139 -	MARISCO-LINDO
6.	121 -	NAIL SALON	15.	139 -	MECHANICAL ROOM
7.	123 -	BATTERIES PLUS			



FLOOR PLAN
NOT TO SCALE

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Property Demographics

111 W Kemper Rd, Cincinnati, Ohio, 45246

Rings: 1, 3, 5 mile radii



POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	4,176	42,892	139,903
2010 Population	4,279	44,672	140,937
2017 Population	4,418	45,878	144,736
2022 Population	4,474	46,536	147,001
2000-2010 Annual Rate	0.24%	0.41%	0.07%
2010-2017 Annual Rate	0.46%	0.38%	0.38%
2017-2022 Annual Rate	0.25%	0.29%	0.31%
2017 Male Population	44.3%	47.0%	47.7%
2017 Female Population	55.7%	53.0%	52.3%
2017 Median Age	47.2	38.0	39.5

In the identified area, the current year population is 144,736. In 2010, the Census count in the area was 140,937. The rate of change since 2010 was 0.38% annually. The five-year projection for the population in the area is 147,001 representing a change of 0.31% annually from 2017 to 2022. Currently, the population is 47.7% male and 52.3% female.

MEDIAN AGE

The median age in this area is 39.5, compared to U.S. median age of 38.0.

RACE AND ETHNICITY

2017 White Alone	61.9%	45.6%	60.0%
2017 Black Alone	23.4%	40.5%	29.0%
2017 American Indian/Native Alaskan Alone	0.0%	0.3%	0.2%
2017 Asian Alone	4.2%	3.5%	3.9%
2017 Pacific Islander Alone	0.0%	0.3%	0.2%
2017 Other Race	7.7%	6.2%	3.4%
2017 Two or More Races	2.7%	3.6%	3.3%
2017 Hispanic Origin (Any Race)	18.7%	12.4%	7.1%

Persons of Hispanic origin represent 7.1% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.3 in the identified area, compared to 64.0 for the U.S. as a whole.

HOUSEHOLDS

2000 Households	1,910	17,685	55,821
2010 Households	1,980	18,288	57,042
2017 Total Households	2,029	18,679	58,361
2022 Total Households	2,054	18,920	59,202
2000-2010 Annual Rate	0.36%	0.34%	0.22%
2010-2017 Annual Rate	0.35%	0.30%	0.33%
2017-2022 Annual Rate	0.25%	0.26%	0.29%
2017 Average Household Size	2.08	2.42	2.45

The household count in this area has changed from 57,042 in 2010 to 58,361 in the current year, a change of 0.33% annually. The five-year projection of households is 59,202, a change of 0.29% annually from the current year total. Average household size is currently 2.45, compared to 2.44 in the year 2010. The number of families in the current year is 37,427 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

July 19, 2017

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Rings: 1, 3, 5 mile radii



MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2017 Median Household Income	\$48,574	\$52,163	\$58,997
2022 Median Household Income	\$54,157	\$57,447	\$67,357
2017-2022 Annual Rate	2.20%	1.95%	2.69%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2017 Average Household Income	\$58,698	\$65,528	\$78,821
2022 Average Household Income	\$67,358	\$74,456	\$88,835
2017-2022 Annual Rate	2.79%	2.59%	2.42%

PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
2017 Per Capita Income	\$28,035	\$26,977	\$31,982
2022 Per Capita Income	\$32,025	\$30,566	\$35,966
2017-2022 Annual Rate	2.70%	2.53%	2.38%

HOUSEHOLD BY INCOME

Current median household income is \$58,997 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$67,357 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$78,821 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$88,835 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$31,982 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$35,966 in five years, compared to \$34,828 for all U.S. households.

HOUSING

2000 Total Housing Units	1,980	18,622	58,563
2000 Owner Occupied Housing Units	44.9%	58.8%	62.9%
2000 Renter Occupied Housing Units	51.5%	36.2%	32.4%
2000 Vacant Housing Units	3.5%	5.0%	4.7%
2010 Total Housing Units	2,129	19,750	52,043
2010 Owner Occupied Housing Units	39.1%	53.6%	58.2%
2010 Renter Occupied Housing Units	53.9%	39.0%	32.4%
2010 Vacant Housing Units	7.0%	7.4%	8.1%
2017 Total Housing Units	2,106	19,804	62,612
2017 Owner Occupied Housing Units	37.4%	51.5%	56.4%
2017 Renter Occupied Housing Units	59.0%	42.8%	36.8%
2017 Vacant Housing Units	3.7%	5.7%	6.8%
2022 Total Housing Units	2,120	20,068	63,448
2022 Owner Occupied Housing Units	37.2%	51.3%	56.5%
2022 Renter Occupied Housing Units	59.7%	42.9%	36.8%
2022 Vacant Housing Units	3.1%	5.7%	6.7%

Currently, 56.4% of the 62,612 housing units in the area are owner occupied; 36.8%, renter occupied; and 6.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 30.9% are renter occupied; and 11.4% are vacant. In 2010, there were 52,043 housing units in the area – 58.2% owner occupied, 32.4% renter occupied, and 8.1% vacant. The annual rate of change in housing units since 2010 is 2.68%. Median home value in the area is \$156,627, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.21% annually to \$174,759.