



1135 West Kemper Road, Cincinnati, Ohio 45240

PROPERTY HIGHLIGHTS

- 14,000 SF Freestanding Building on 3.163 Acres
- Pylon and Monument Panels Included
- Primary Corner Location serving Forest Park, and in Close Proximity to a Variety of Retailers and Restaurants, including Kroger and Walmart
- Conveniently located a half-mile from the I-275 Interchange
- Densely Populated with almost 10,000 people in a 1-Mile Radius
- Suitable for a wide variety of uses, including those that require a Truck Well and Dock

DEMOGRAPHICS

<u>Year 2021</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	9,546	70,243	164,348
Median Income	\$65,512	\$65,096	\$65,766
Average HH Income	\$75,263	\$77,374	\$82,790
Daytime Population	4,251	34,650	103,277

Avg Daily Traffic Count(W. Kemper Rd.): 10,449(2019)



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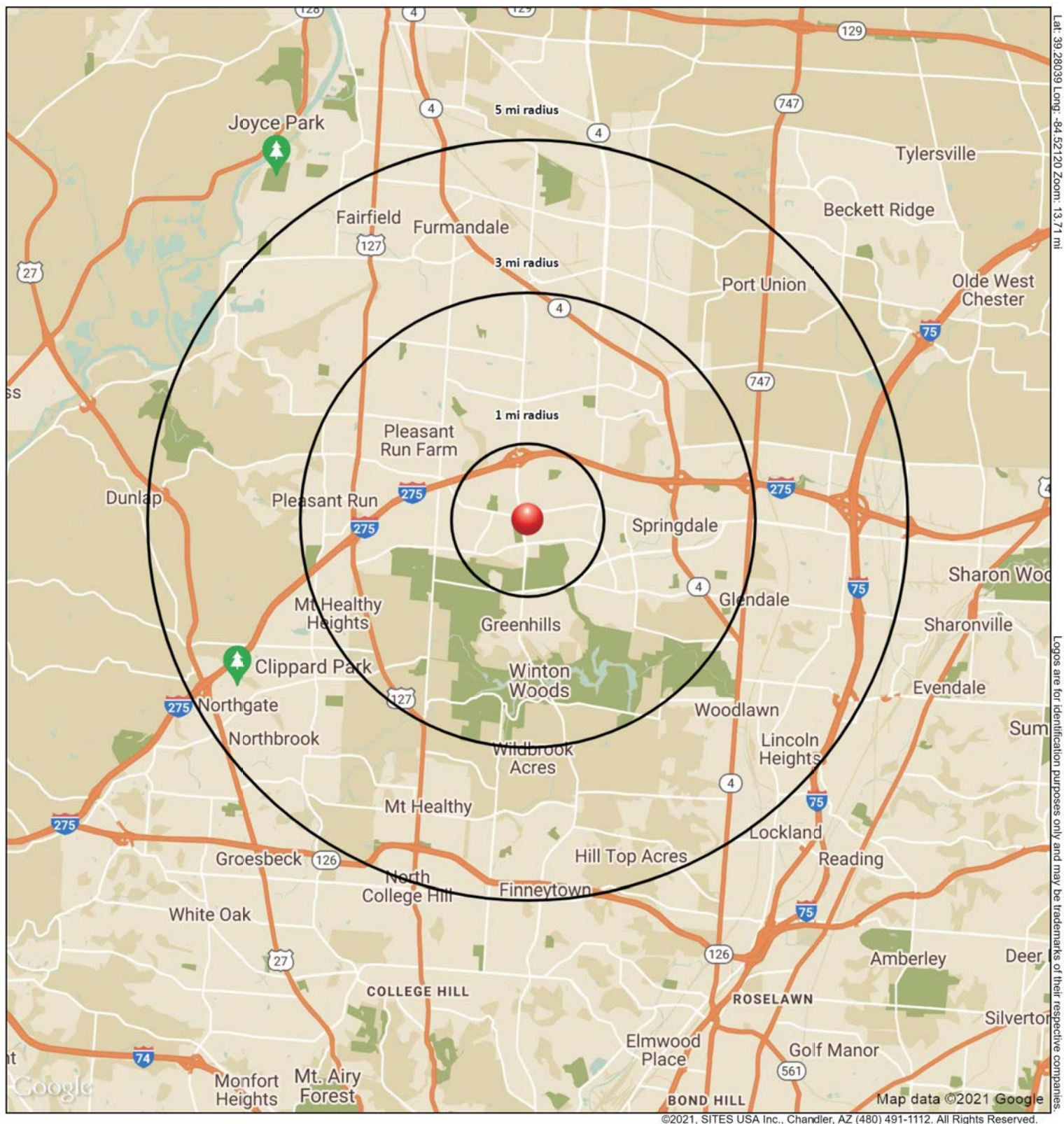


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THOMPSON HALL &
JORDAN FUNERAL HOME

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September 2021



Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections



Lat/Lon: -84.5212/39.288

1135 W Kemper Rd Cincinnati, OH 45240	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	9,546	70,243	164,348
2026 Projected Population	9,587	70,746	166,280
2010 Census Population	9,662	69,493	161,744
2000 Census Population	10,096	71,335	164,670
Projected Annual Growth 2021 to 2026	-	0.1%	0.2%
Historical Annual Growth 2000 to 2021	-0.3%	-	-
2021 Median Age	37.7	37.2	37.7
Households			
2021 Estimated Households	3,643	28,703	65,832
2026 Projected Households	3,658	28,991	66,793
2010 Census Households	3,646	27,970	63,867
2000 Census Households	3,761	28,133	64,285
Projected Annual Growth 2021 to 2026	-	0.2%	0.3%
Historical Annual Growth 2000 to 2021	-0.1%	-	0.1%
Race and Ethnicity			
2021 Estimated White	22.2%	52.2%	56.8%
2021 Estimated Black or African American	68.2%	36.8%	33.2%
2021 Estimated Asian or Pacific Islander	2.3%	3.5%	3.0%
2021 Estimated American Indian or Native Alaskan	0.1%	0.3%	0.3%
2021 Estimated Other Races	7.2%	7.2%	6.8%
2021 Estimated Hispanic	6.1%	7.0%	7.1%
Income			
2021 Estimated Average Household Income	\$75,263	\$77,374	\$82,790
2021 Estimated Median Household Income	\$65,512	\$65,096	\$65,766
2021 Estimated Per Capita Income	\$28,769	\$31,685	\$33,245
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	3.2%	2.6%	2.7%
2021 Estimated Some High School (Grade Level 9 to 11)	7.7%	5.4%	5.3%
2021 Estimated High School Graduate	28.6%	31.9%	32.1%
2021 Estimated Some College	24.9%	19.9%	20.5%
2021 Estimated Associates Degree Only	7.0%	9.6%	9.1%
2021 Estimated Bachelors Degree Only	19.4%	20.8%	20.0%
2021 Estimated Graduate Degree	9.2%	9.7%	10.3%
Business			
2021 Estimated Total Businesses	346	2,381	6,733
2021 Estimated Total Employees	4,251	34,650	103,277
2021 Estimated Employee Population per Business	12.3	14.6	15.3
2021 Estimated Residential Population per Business	27.6	29.5	24.4