

OFFICE FOR SALE

KEMPER MEADOW OFFICE/FLEX

1259 Kemper Meadow Dr Cincinnati, OH 45240, Forest Park, OH 45240



PROPERTY DESCRIPTION

Kemper Tech Centre is a partially occupied 13,800 SF multi-tenant office / daycare / flex investment opportunity located within Kemper Meadows Office Park at 1259 Kemper Meadow Drive in Cincinnati, Ohio. Offered at \$900,000, the property provides investors with in-place income and additional upside through lease-up of the remaining vacancy.

The building is currently approximately 80% occupied and features two income-producing suites totaling approximately 11,056 SF, including a childcare tenant occupying approximately 8,092 SF and a second tenant occupying approximately 2,964 SF. A 2,744 SF vacant suite provides immediate value-add potential through future leasing.

The property benefits from a functional single-story layout capable of supporting a variety of uses including office, daycare, educational, service, and flex-oriented tenants.

OFFERING SUMMARY

Sale Price:	\$789,900
Number of Units:	3
Lot Size:	9.95 Acres
Building Size:	13,803 SF
NOI:	\$54,800.00
Cap Rate:	6.94%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	301	1,254	4,279
Total Population	713	3,288	11,201

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JAHMAR DANIELS
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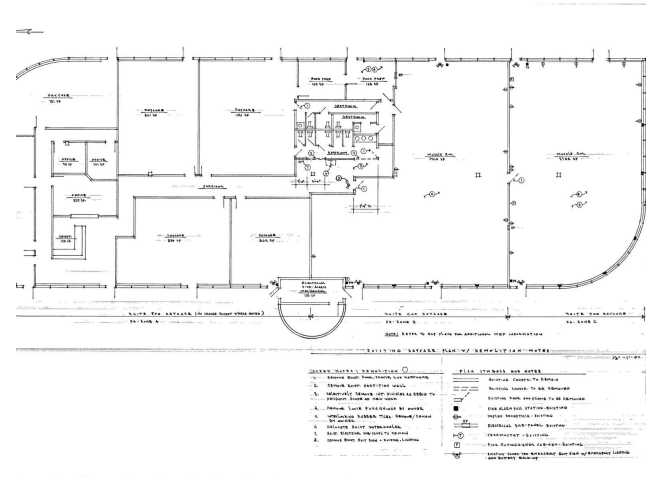
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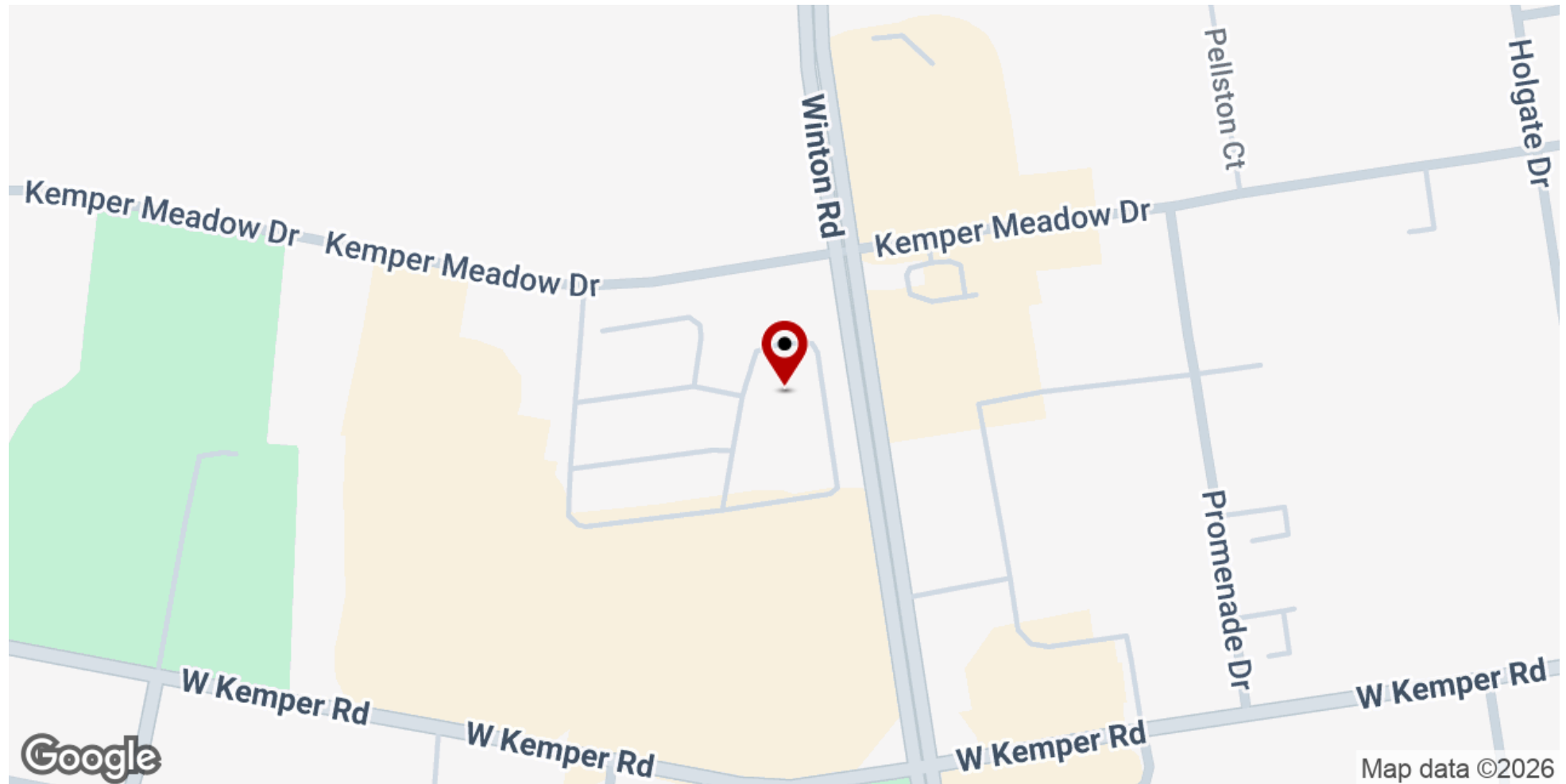
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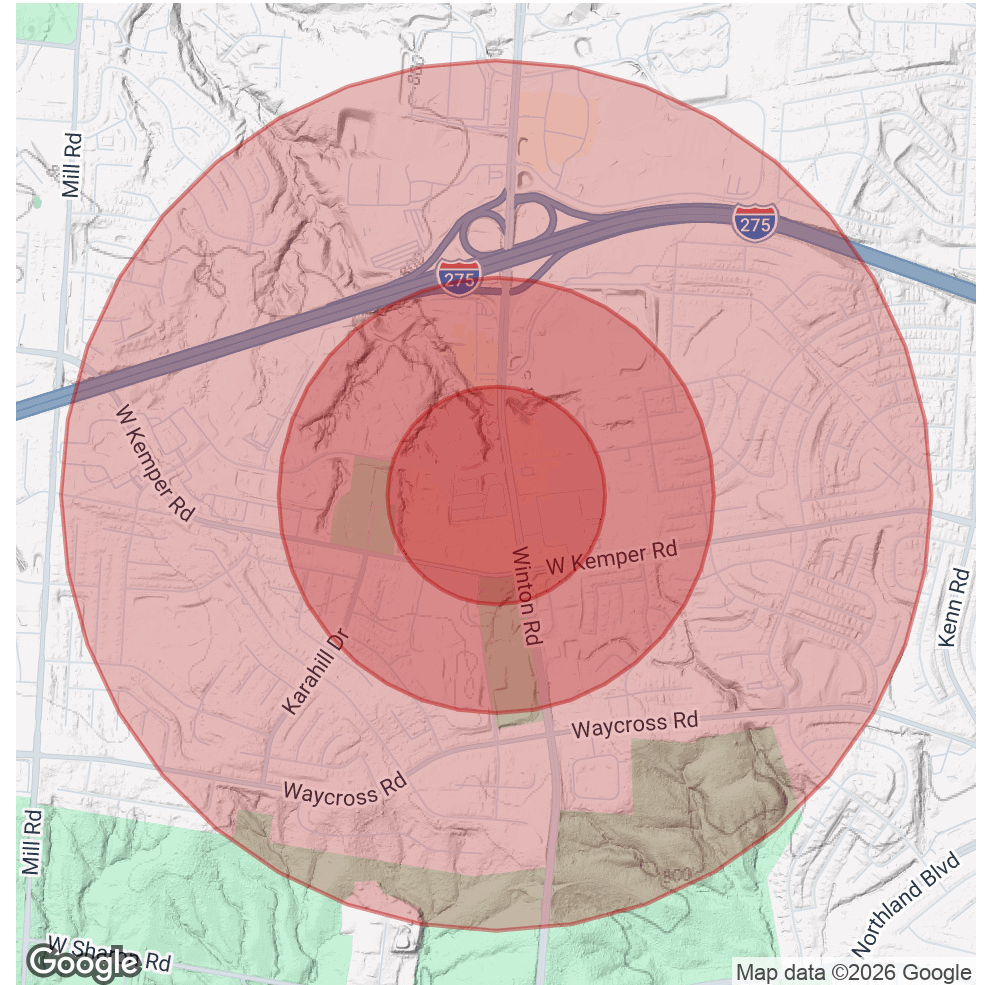
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	713	3,288	11,201
Average Age	34.9	34.9	37.5
Average Age (Male)	35.7	37.1	37.8
Average Age (Female)	31.6	31.2	36.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	301	1,254	4,279
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$68,458	\$72,505	\$79,938
Average House Value	\$192,525	\$196,845	\$182,941

2023 American Community Survey (ACS)



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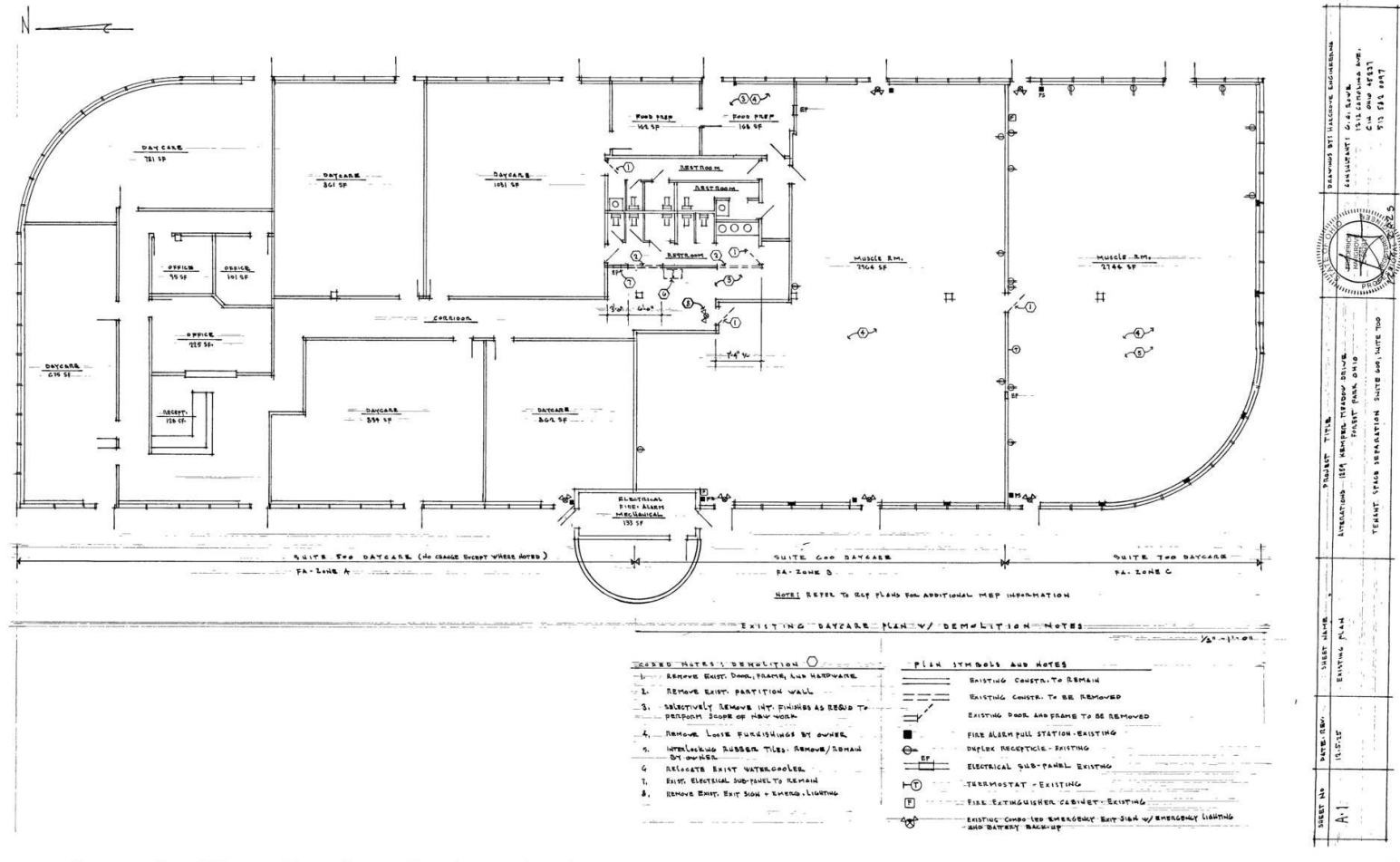
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