



UNION SAVINGS BANK

17,220 SF OFFICE BUILDING FOR LEASE

8534 E KEMPER RD
CINCINNATI, OH 45249

8534 E. Kemper offers two office buildings on the busy intersection of Montgomery Rd and Kemper. One full building available for a maximum contiguous square footage of 17,220. Smaller suites are available. The perfect environment for business with a walk-on-in type feel with a corporate buildout.

ADAM RATH | BROKER
ADAM@RATHEQUITY.COM
513.888.8669
RATHEQUITY.COM



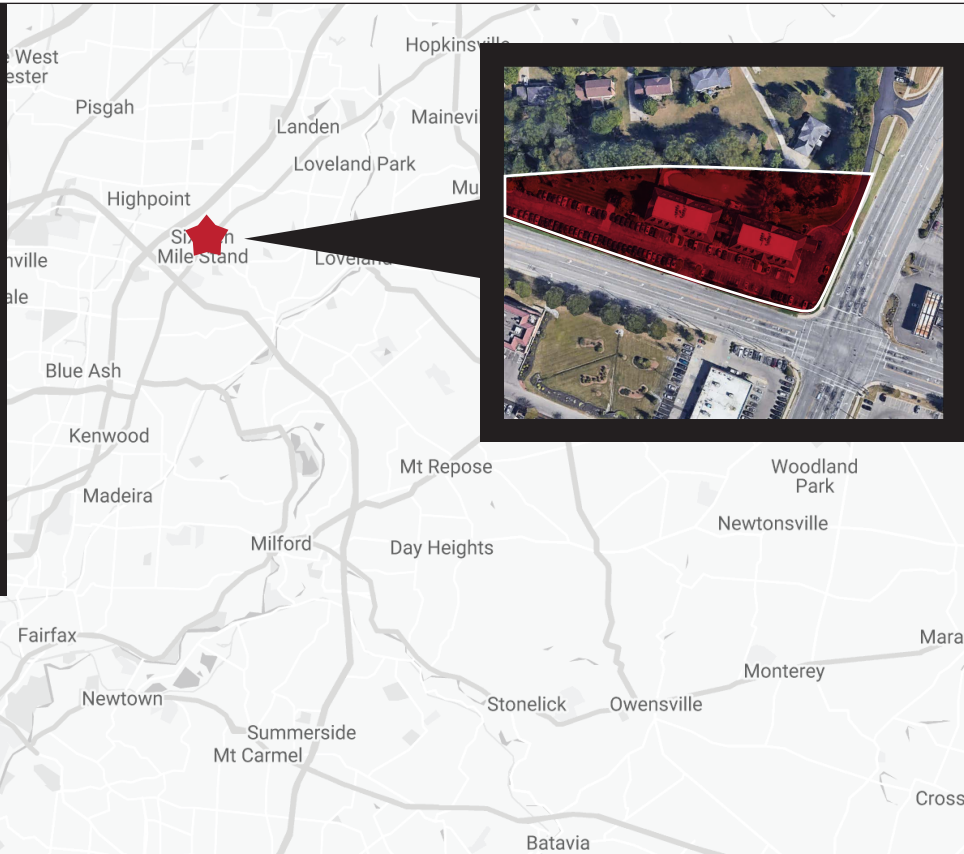
17,220
SQ FT

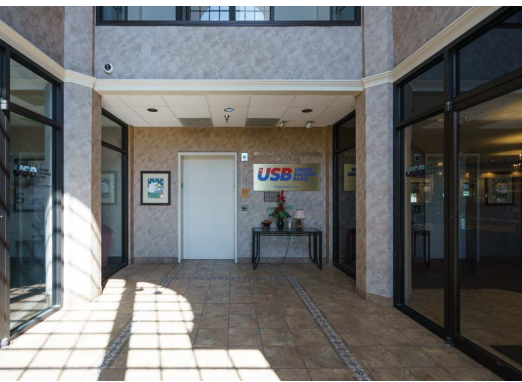
\$15.95 P/SF
GROSS

KEY HIGHLIGHTS

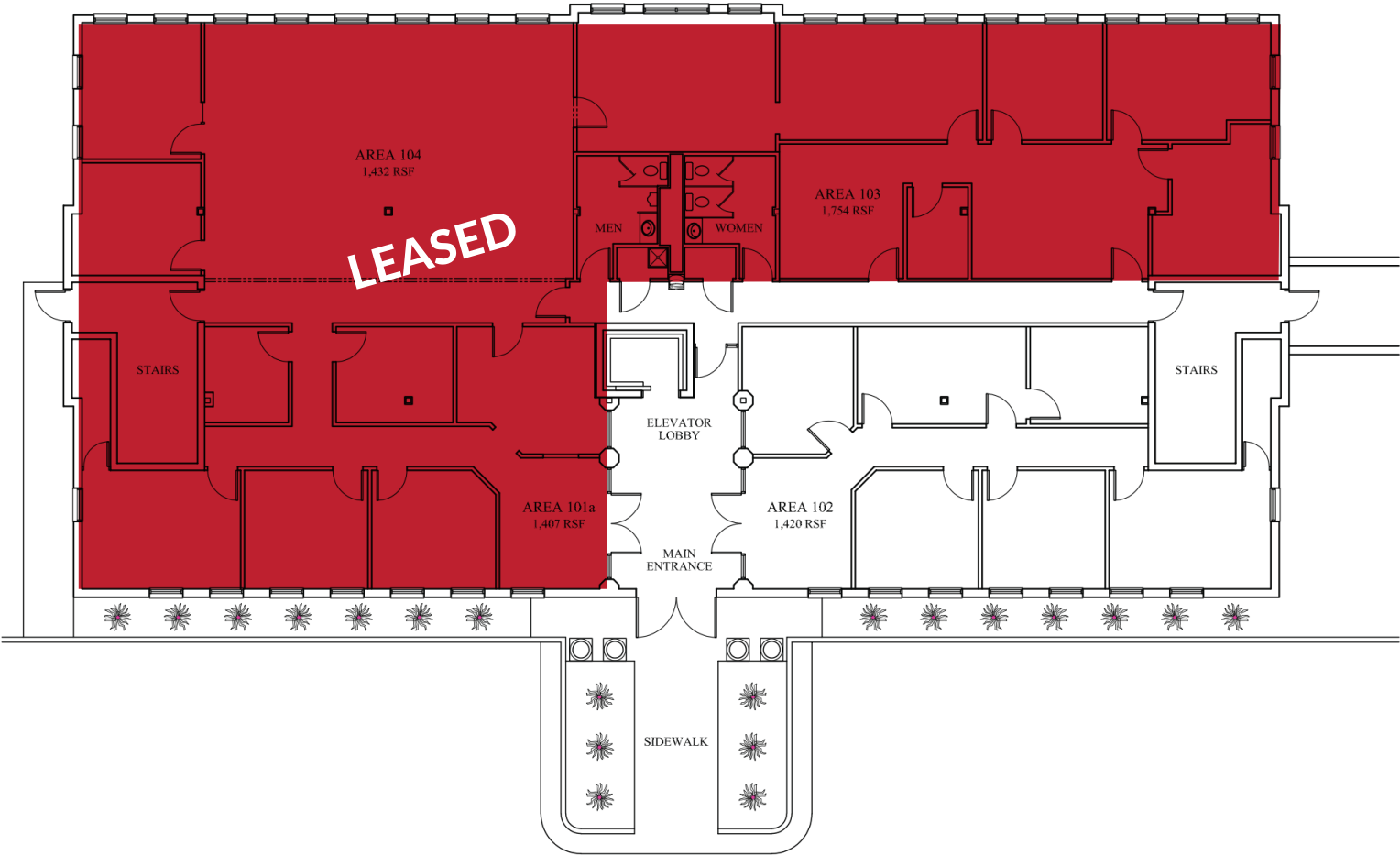
- ✓ 17,220 SF and smaller suites available
- ✓ Built in 1989
- ✓ Multi-floors serviced with elevator
- ✓ Park Like Setting with Pond (Stocked with Koi Fish)
- ✓ Walking distance to restaurants, gyms & shopping

- ✓ Ideal location with frontage on both Montgomery Rd (17,490 VPD) and Kemper Rd (17,530 VPD).
- ✓ Just a short walking distance to abundant dining, entertainment, and shopping options.
- ✓ Convenient location just minutes from I-71 and I-275, and only 23 minutes from downtown Cincinnati.

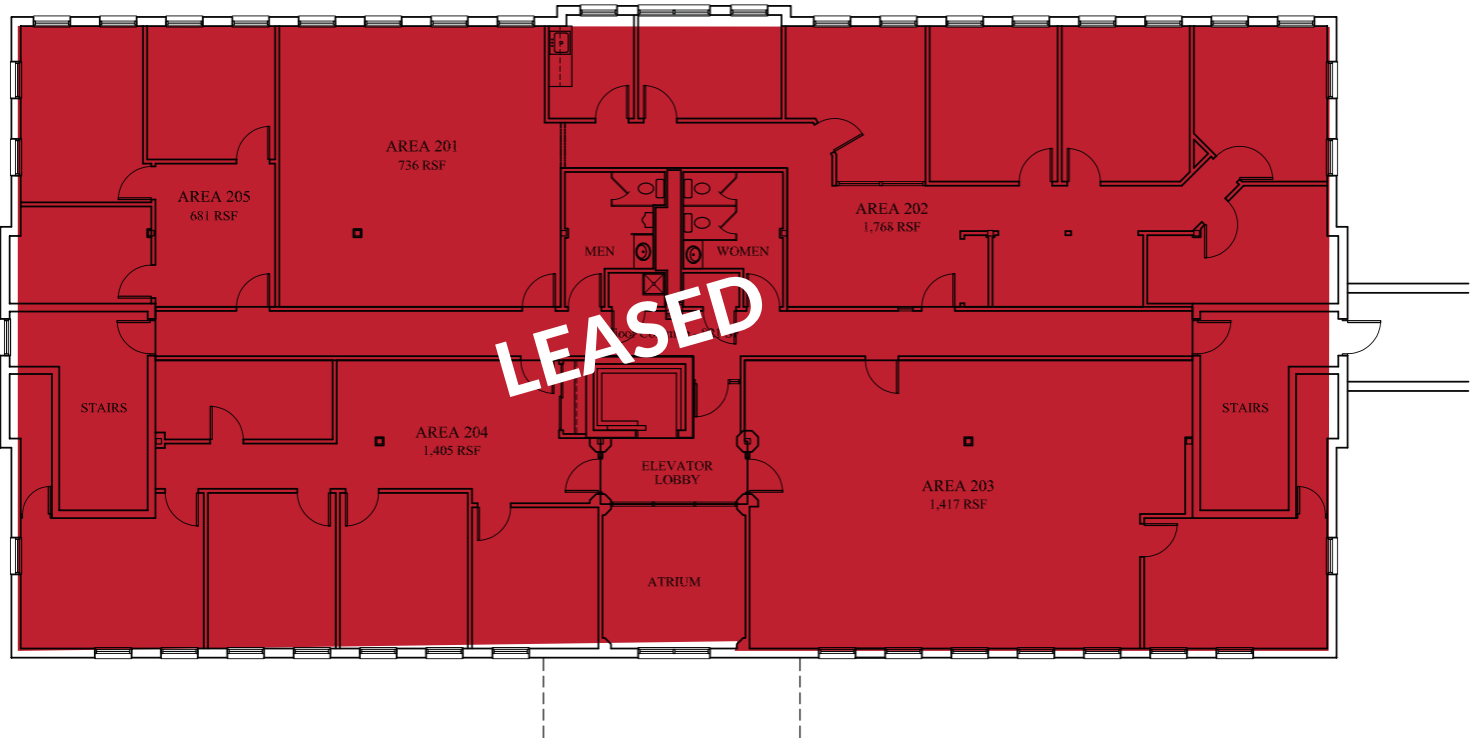




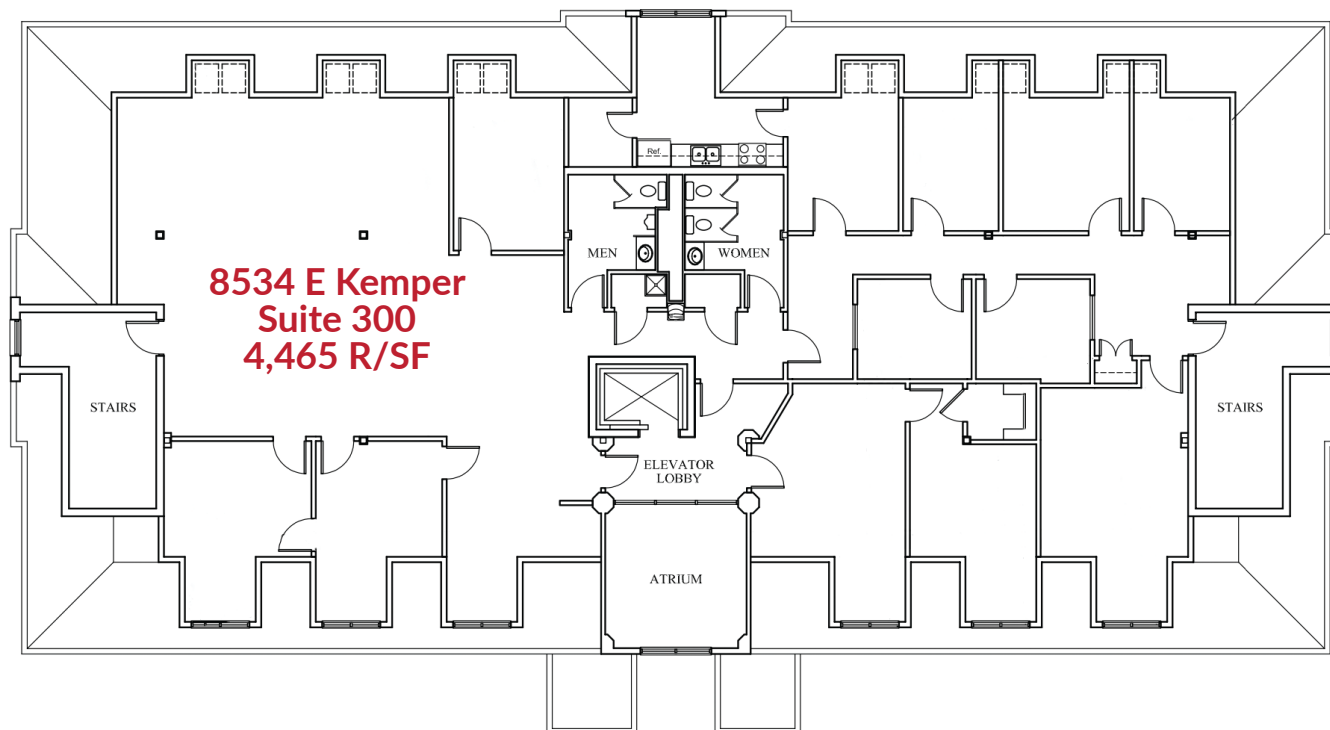
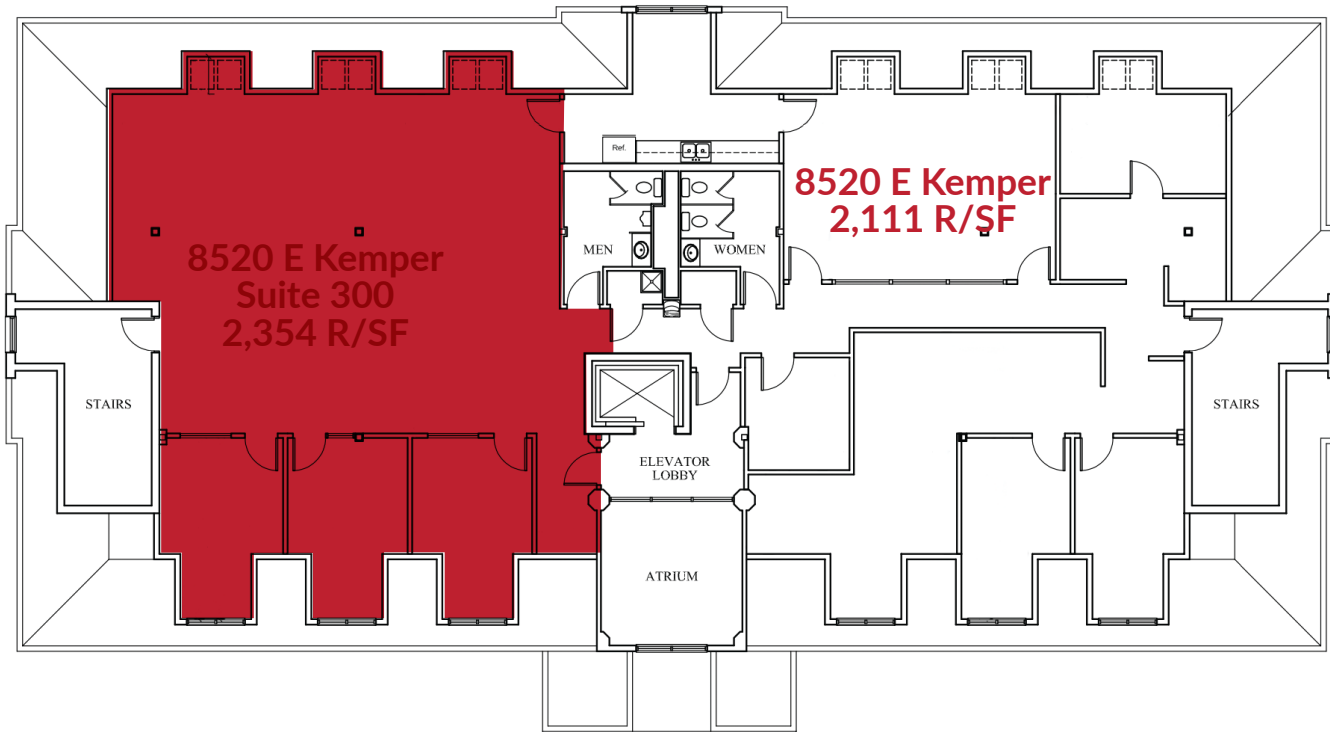
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FLOOR PLAN



**Sample floor plan*

NEARBY AMENITIES



RATH EQUITY, LTD.



HARPERS STATION SHOPPING CENTER

Draws an estimated 6,800 visits/day and over 2.4M visits/year.



#1

CITY TO LIVE
IN OHIO

U.S. News & World
Report, 2021

CINCINNATI OHIO

Cincinnati is Ohio's largest metropolitan area and the nation's 29th-largest. Metropolitan Cincinnati has the twenty-eighth largest economy in the US and the fifth largest in the Midwest, after Chicago, Minneapolis-St. Paul, Detroit, and St. Louis. Due to its abundant amenities, Cincinnati is a magnet for start-ups. Several Fortune 500 companies are headquartered here, such as Procter & Gamble, The Kroger Company, and Fifth Third Bank. General Electric has headquartered their Global Operations Center in Cincinnati. The Kroger Company and the University of Cincinnati are the largest employers in the city.



2021 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,622	55,347	140,336
Households	2,685	21,830	55,301
Families	1,994	14,906	38,392
Average Household Size	2.47	2.52	2.52
Owner Occupied Housing Units	1,957	15,489	40,973
Renter Occupied Housing Units	728	6,341	14,328
Median Age	44.8	41.7	42.2
Median Household Income	\$136,847	\$104,155	\$101,540
Average Household Income	\$167,950	\$139,052	\$134,606

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,593	56,463	143,867
Households	2,680	22,295	56,795
Families	1,986	15,137	39,233
Average Household Size	2.46	2.52	2.52
Owner Occupied Housing Units	1,977	15,890	42,242
Renter Occupied Housing Units	703	6,405	14,553
Median Age	44.9	42.3	42.9
Median Household Income	\$153,411	\$112,509	\$109,384
Average Household Income	\$186,051	\$153,721	\$148,456

CONTACT FOR MORE INFORMATION:

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