



# UNION SAVINGS BANK

## 17,220 SF OFFICE BUILDING FOR LEASE

8534 E KEMPER RD  
CINCINNATI, OH 45249

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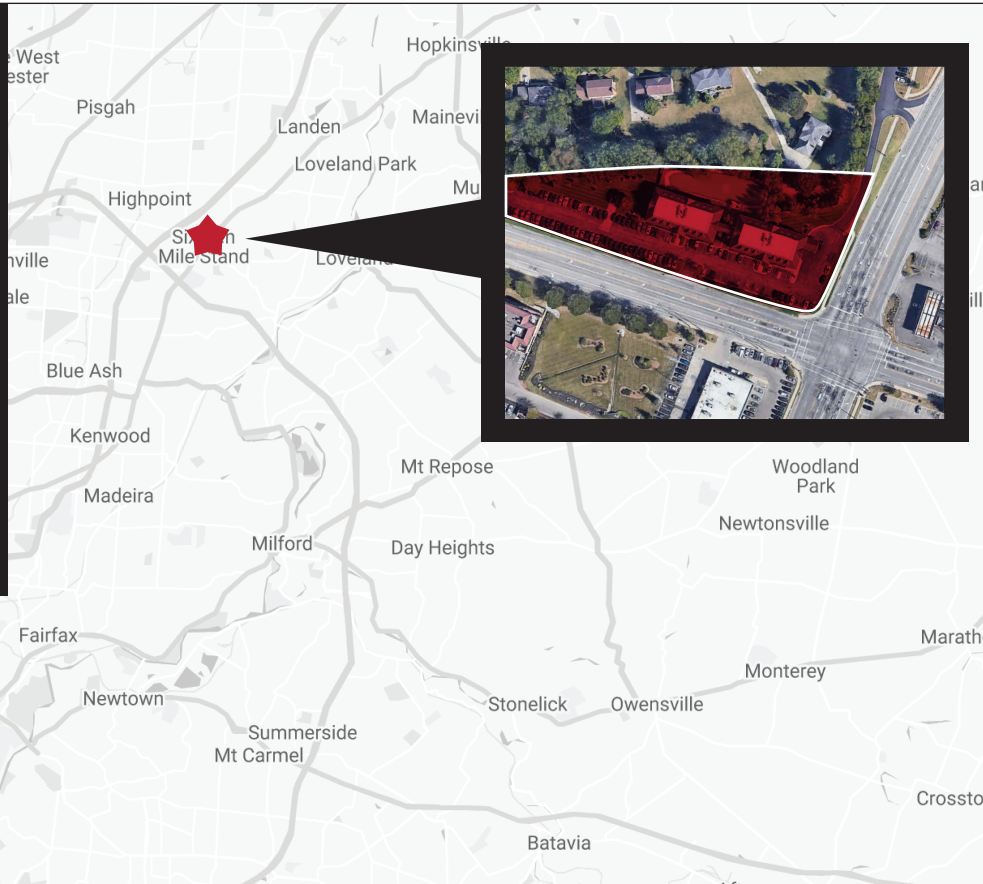
8534 E. Kemper offers two office buildings on the busy intersection of Montgomery Rd and Kemper. One full building available for a maximum contiguous square footage of 17,220. Smaller suites are available. The perfect environment for business with a walk-on-in type feel with a corporate buildout.



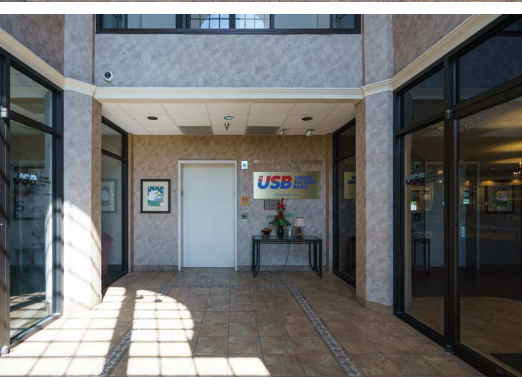


- ✓ 17,220 SF and smaller suites available
- ✓ Park Like Setting with Pond (Stocked with Koi Fish)
- ✓ Built in 1989
- ✓ Walking distance to restaurants, gyms & shopping
- ✓ Multi-floors serviced with elevator

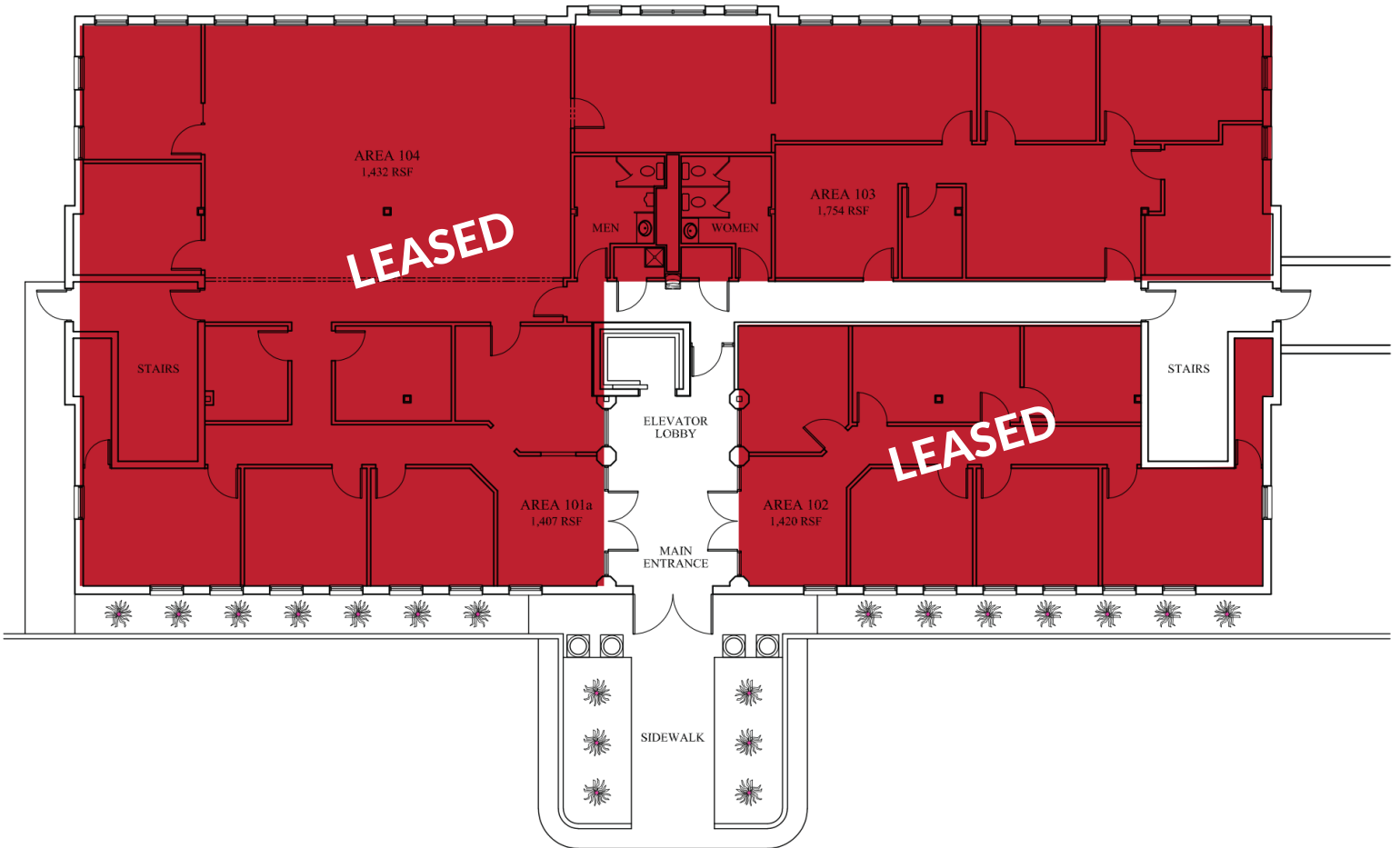
- ✓ Ideal location with frontage on both Montgomery Rd (17,490 VPD) and Kemper Rd (17,530 VPD).
- ✓ Just a short walking distance to abundant dining, entertainment, and shopping options.
- ✓ Convenient location just minutes from I-71 and I-275, and only 23 minutes from downtown Cincinnati.



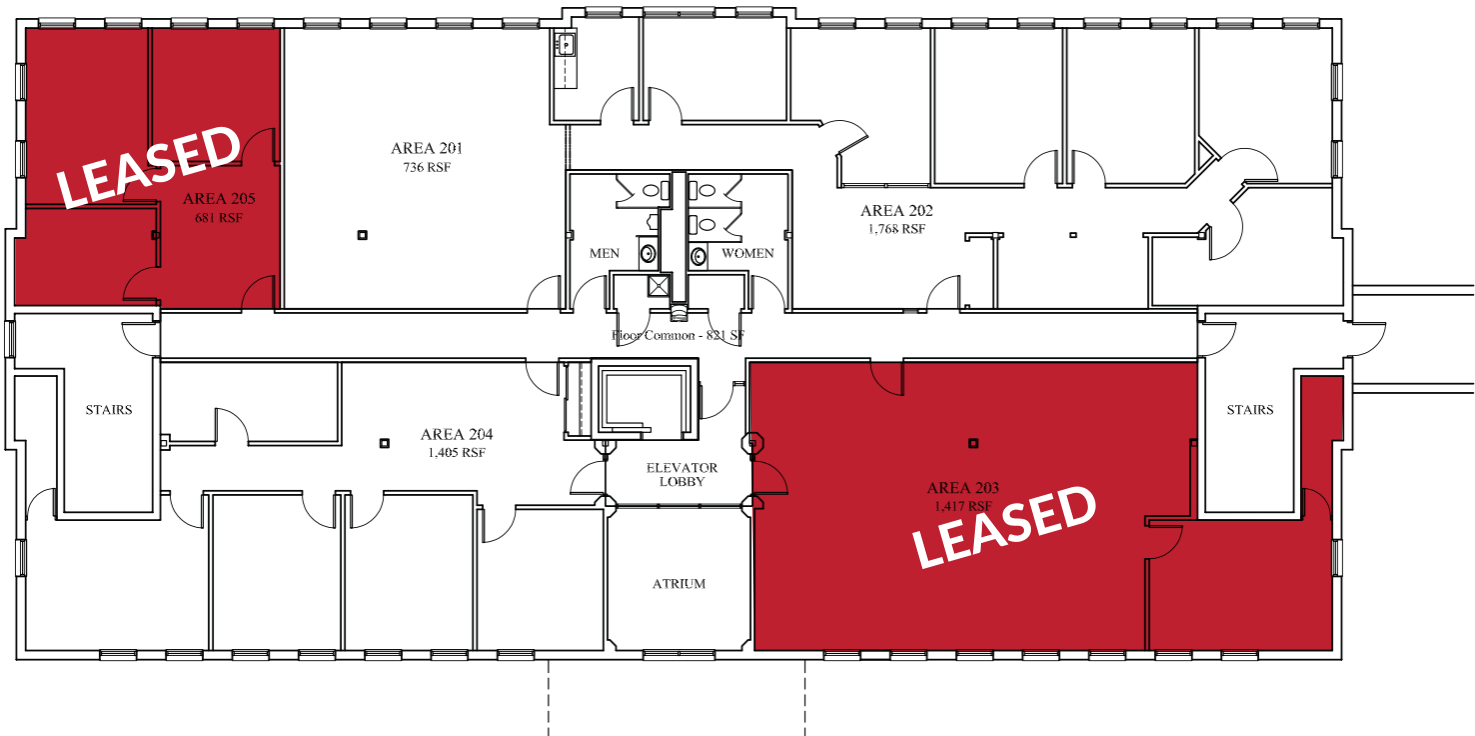




## FIRST FLOOR

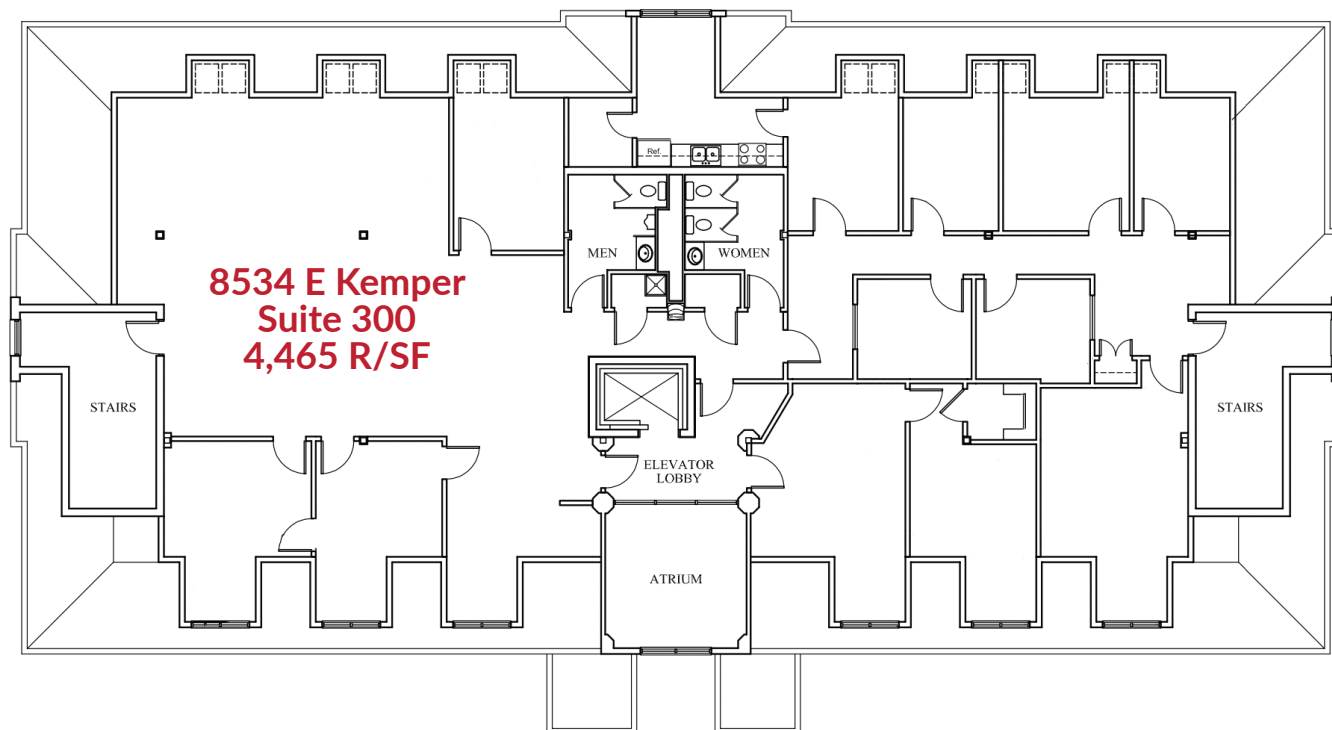
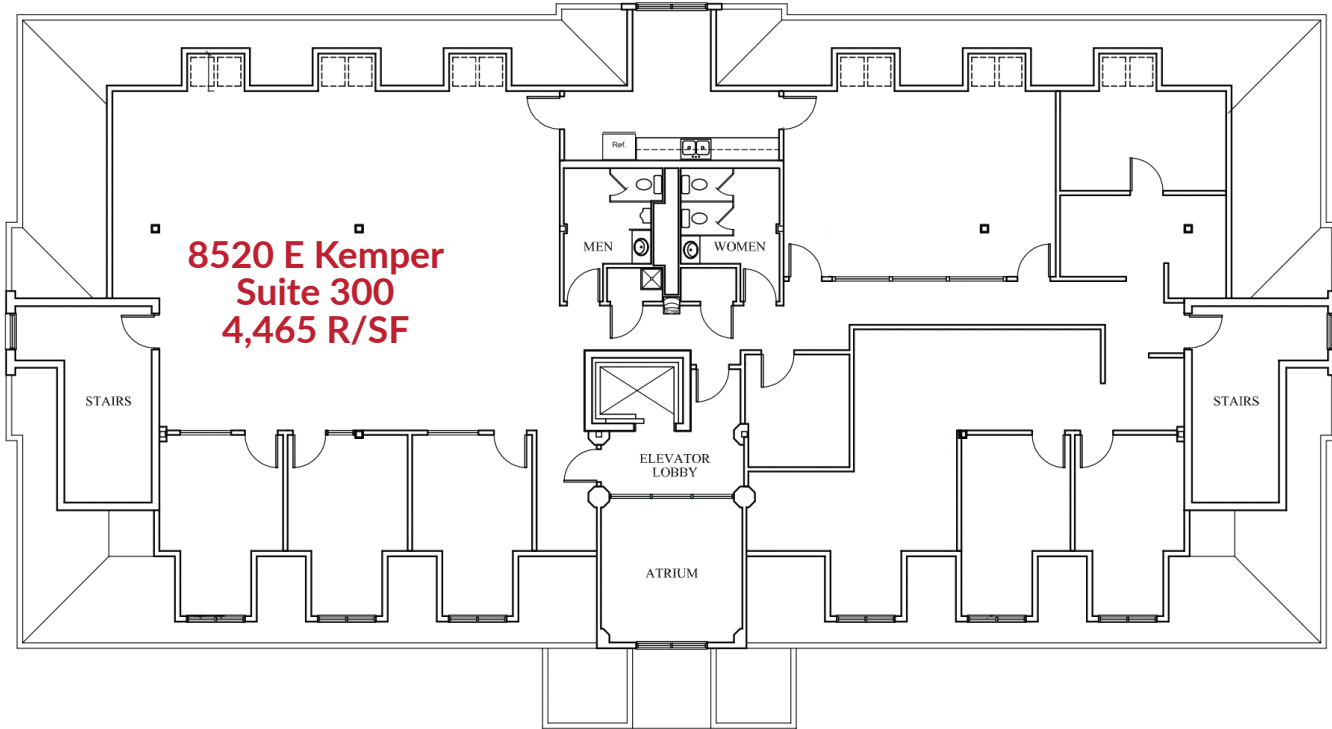


## SECOND FLOOR





## THIRD FLOOR



# FLOOR PLAN



*\*Sample floor plan*



# NEARBY AMENITIES



ESPORTA FITNESS  
Great Clips  
WHICH WICH? SUPERIOR SANDWICHES  
FRESH THYME MARKET  
PET SUPPLIES PLUS Minus the hassle.  
SUBWAY

DQ  
Koi Hibachi/Sushi  
Shell  
SMOOTHIE KING

**HARPERS STATION SHOPPING CENTER**  
Draws an estimated 6,800 visits/day and over 2.4M visits/year.

Kroger  
SERVATI Pastry shop & deli  
the Pastry class

STARBUCKS COFFEE  
BUFFALO WILD WINGS

HomeGoods  
T.J. maxx  
chili's  
FIRST WATCH

BLOCK Advisors by HER BLOCK  
deSha's AMERICAN TAVERN  
JOHNNY CHAN 2  
Risen Day Spa  
ten thousand villages



**#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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