

Retail | For Lease

Property Highlights

- New inline availability
- T.J. Maxx, Ross, ALDI, and DSW anchored power center located in the regional trade area of Tri-County
- Nearby tenants include: Target, Hobby Lobby, Sam's Club, PetSmart and Lowe's
- · Pylon Signage along Kemper Road available
- Convenient access to I-275 and I-75
- Traffic Counts: 22,473 CPD Kemper Road
 33,029 CPD Princeton Pike
- Located directly across from the \$1 billion-dollar mixed-use development - Artisan Village: 76-acre site that will include multifamily, retail/restaurant, recreational, office and green space.

Demographics

	1 Mile	3 Mile	5 Mile
Population	5,755	42,727	139,318
Households	2,490	18,243	59,392
Avg. Household Income	\$70,030	\$71,421	\$71,611



Opportunity:

- 1 outlot pad for ground lease
- 2,400 SF available (30' x 80')

Site Plan





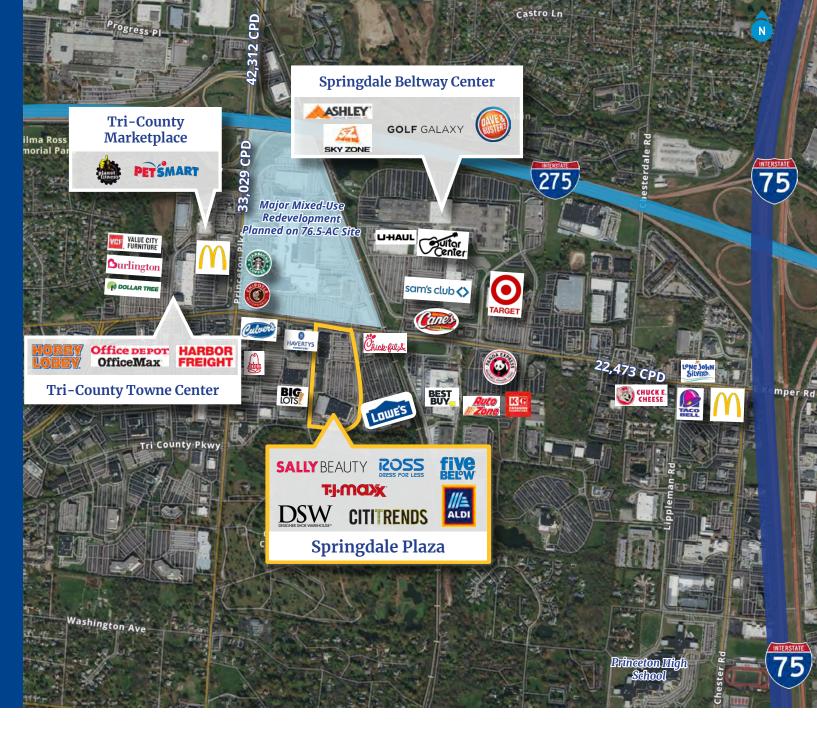
Colliers

Colliers | Cincinnati 425 Walnut Street, Suite 1200 Cincinnati, Ohio 45209 Main: +1 513 721 4200 colliers.com/cincinnati cincyretail.com

Contact Us:

Dustin Marks Vice President +1 513 600 0002 dustin.marks@colliers.com

Justin Rex Vice President +1 513 562 2218 justin.rex@colliers.com



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