



### Zoned General Business (GB)

- Asking \$385,000
- .85 Acres
- +/- 3,172 SF
- Great Visibility From Kemper
- Easy access from Kemper RD (Traffic Light)
- Less than 1 mile to Tri-County Mall, Target, Costco and Lowe's
- High Traffic Counts (21,841 VPD)
- Less than 1 mile from I-275 and I-75
- Less Than 1 mi.e from Sharonville Convention Center
- Great Location for Restaurant, Retail, or Bank

Demographics	1 Mile	3 Mile	5 Mile
Population	4,153	36,953	137,981
Est. Households	1,632	16,110	58,545
Avg. HH Income	\$66,579	\$77,897	\$94,577



# 1582 E. Kemper RD- Sharonville, OH 45246

