



SIZE

92,824 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	9,283	73,453	165,874
Households	3,514	29,036	65,537
Median HH Income (\$)	59,647	66,545	66,622

MAJOR TENANT(S)

Kroger
 Forest Park Chiropractic
 Papa John's Pizza

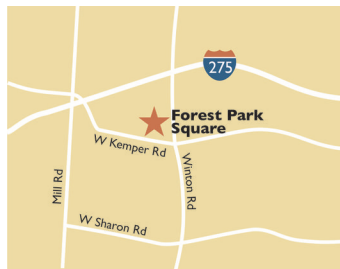
LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

1212 W Kemper Road | Cincinnati, OH 45240

PROPERTY HIGHLIGHTS

- Anchored by Kroger
- Excellent location at the intersection of Kemper Road and Winton Road, one mile south of I-275, Exit 39
- More than 165,800 residents within five miles
- Outparcels and retail space available



FOREST PARK SQUARE

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SPACE	TENANT	SQ. FT.						
00020	Forest Park Chiropractic	2,600 SF	00060	Leah Relax 2	1,200 SF	00130	MK Nails	1,200 SF
00030	Papa John's Pizza	1,200 SF	00070	Fiesta Insurance	1,360 SF	00140	Xenuvi	1,200 SF
00045	Gina's African Hair Braiding	1,800 SF	00080	Forest Park Barber Academy	2,400 SF	00150	Boost Mobile	1,200 SF
00050	Belflex Staffing Network	1,800 SF	00090	Cricket	1,400 SF	00170	Yummy Crab House	2,897 SF
			00100	Elizabeth's New Life Center	2,800 SF	0170B	VIP Smoke Shop	1,844 SF
			00120	First Wok	1,400 SF	00190	Kroger	66,523 SF
							TOTAL SQ. FT.	92,824

SITE LEGEND	
	Available
	Occupied
	Leased (not occupied)
	Owned by Others
	Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

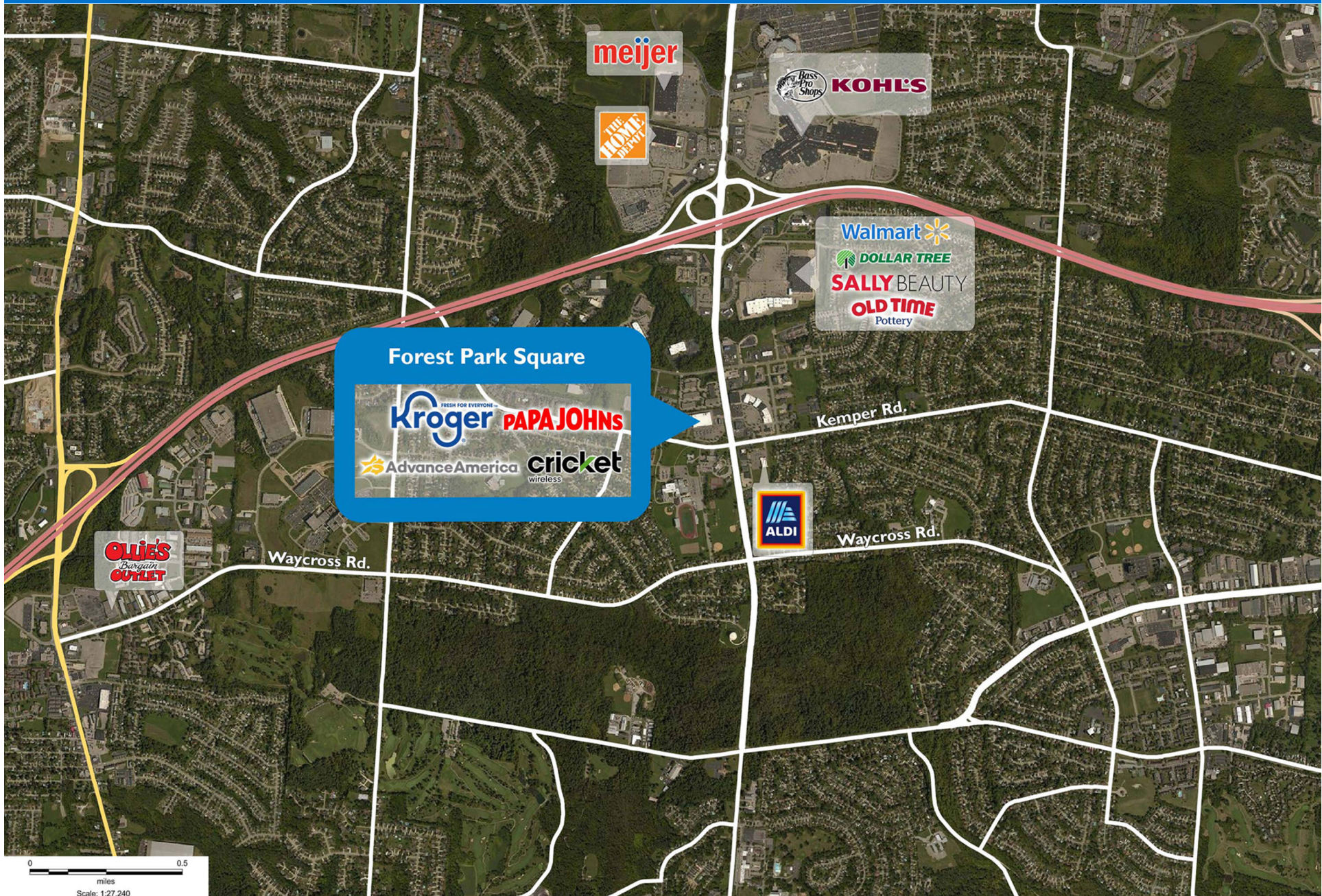
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 39.288978

Longitude: -84.52453

Forest Park Square Cincinnati, OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	9,283	73,453	165,874
	2028 Projected Population	9,147	72,877	164,536
	2010 Census Population	8,701	70,766	160,616
	2000 Census Population	9,133	72,422	162,792
	1990 Census Population	8,943	70,773	160,589
	Historical Annual Growth 1990 to 2000	0.21%	0.23%	0.14%
	Historical Annual Growth 2000 to 2010	-0.48%	-0.23%	-0.13%
	Estimated Annual Growth 2010 to 2023	0.47%	0.27%	0.23%
	Projected Annual Growth 2023 to 2028	-0.30%	-0.16%	-0.16%
	Median Age	37.6	39.4	39.5
Households	Q4 2023 Estimated Households	3,514	29,036	65,537
	2028 Projected Households	3,462	28,825	65,019
	2010 Census Households	3,379	28,307	63,473
	2000 Census Households	3,510	28,284	63,404
	1990 Census Households	3,105	25,540	58,399
	Historical Annual Growth 1990 to 2000	1.23%	1.03%	0.83%
	Historical Annual Growth 2000 to 2010	-0.38%	0.01%	0.01%
	Estimated Annual Growth 2010 to 2023	0.29%	0.19%	0.23%
	Projected Annual Growth 2023 to 2028	-0.30%	-0.15%	-0.16%
	Population per Household	2.62	2.50	2.50
Population by Race	White	20.6%	45.1%	49.4%
	Black or African American	56.6%	36.0%	33.9%
	Asian & Pacific Islander	3.1%	4.8%	4.0%
	Other Races	6.3%	6.2%	5.5%
	Hispanic Population	13.3%	7.8%	7.1%
Income	Average Household Income	\$83,827	\$82,531	\$84,959
	Median Household Income	\$59,647	\$66,545	\$66,622
	Per Capita Income	\$31,943	\$32,941	\$33,887
Education (Age 25+)	Elementary	1.3%	2.5%	3.3%
	Some High School	6.9%	5.4%	5.2%
	High School Graduate	28.1%	32.7%	32.7%
	Some College	23.6%	21.5%	20.7%
	Associates Degree Only	9.9%	8.9%	9.2%
	Bachelors Degree Only	19.8%	19.5%	19.5%
	Graduate Degree	10.4%	9.6%	9.3%
Business	Number of Businesses	168	1,857	4,453
	Total Number of Employees	2,615	30,678	71,819
	Employees per Business	15.56	16.52	16.13
	Residential Population per Business	55.24	39.55	37.25

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.