

RETAIL FOR LEASE

HOSBROOK CENTER

8000 - 8022 Hosbrook Road, Cincinnati, OH 45236



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE: 1,740 SF

PRICING: \$28.00 PSF + \$8.64 NNN

PROPERTY HIGHLIGHTS:

- Located in prestigious Kenwood Market
- Traffic light access
- Pylon signage available
- Strong daytime and residential population

TRAFFIC COUNTS:

- Montgomery Road at Hosbrook Road - 23,486 VPD
- I-71 S: 110,501 VPD – I-71 N: 106,786 VPD



RETAIL FOR LEASE

HOSBROOK CENTER

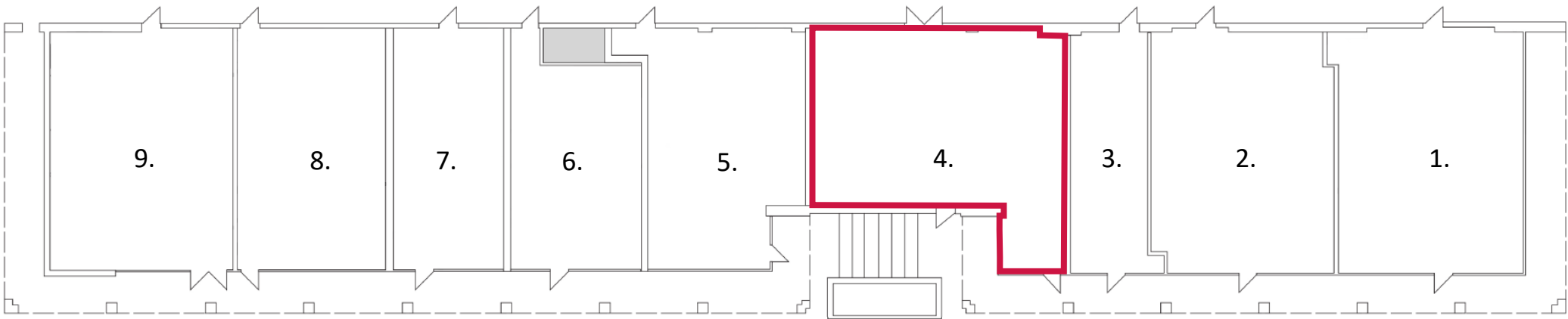
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TENANT LIST

1. Fabulous Frames & Art
2. Tropical Smoothie
3. Budget Car Rental
- 4. AVAILABLE - 1,740 SF**
5. Edible Arrangements
6. South Beach Wax
7. South Beach Wax
8. Salon Mosaic
9. China Island

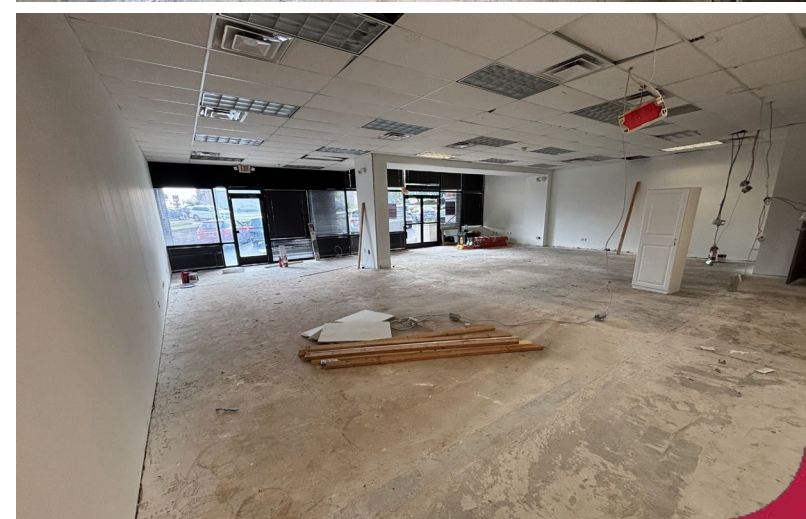
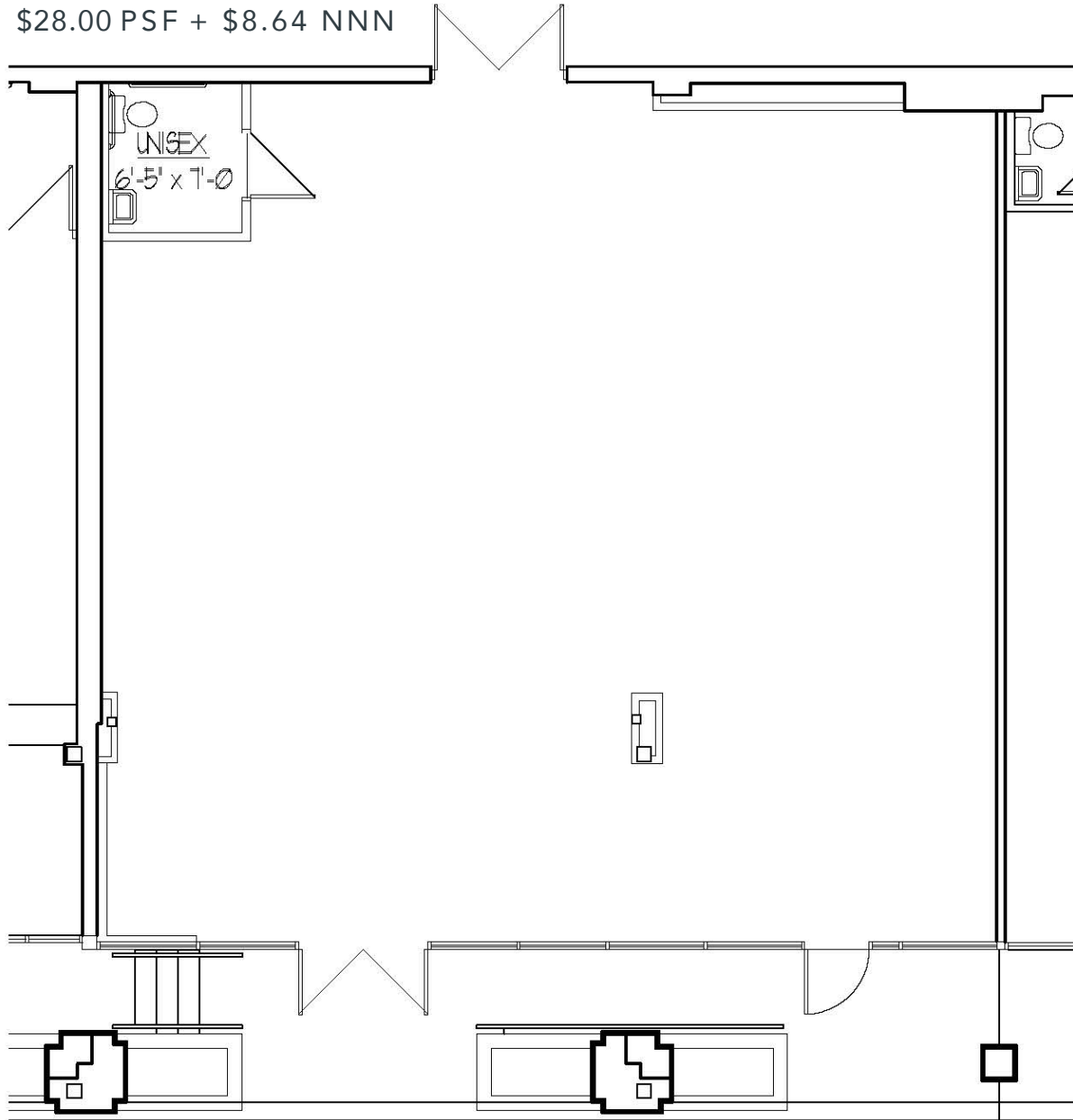


RETAIL FOR LEASE

1,740 SF AVAILABLE

PRICING:

\$28.00 PSF + \$8.64 NNN





DEMOGRAPHICS

The map displays the Cincinnati metropolitan area with concentric circles centered on Kenwood, Ohio, indicating distances of 1, 3, and 5 miles. Key locations labeled include Sharon Woods, Sharonville, Evendale, Summit Park, Blue Ash, Montgomery, Remington, Reading, Amberley, Deer Park, Silverton, French Park, Golf Manor, Norwood, Oakley, Hyde Park, MT Lookout, Fairfield, Indian Hill, Milford, Terrace Park, Riverview Park, Newtown, Turpin Hills, Dry Run, Mt Carmel, Summerside, and Epworth Heights. Major highways shown are I-75, I-71, I-275, I-475, I-50, I-52, I-54, I-58, I-60, I-64, I-68, I-70, I-74, I-76, I-78, I-80, I-84, I-88, I-90, I-94, I-98, I-100, I-104, I-108, I-110, I-114, I-118, I-120, I-124, I-128, I-130, I-134, I-138, I-140, I-144, I-148, I-150, I-154, I-158, I-160, I-164, I-168, I-170, I-174, I-178, I-180, I-184, I-188, I-190, I-194, I-198, I-200, I-204, I-208, I-210, I-214, I-218, I-220, I-224, I-228, I-230, I-234, I-238, I-240, I-244, I-248, I-250, I-254, I-258, I-260, I-264, I-268, I-270, I-274, I-278, I-280, I-284, I-288, I-290, I-294, I-298, I-300, I-304, I-308, I-310, I-314, I-318, I-320, I-324, I-328, I-330, I-334, I-338, I-340, I-344, I-348, I-350, I-354, I-358, I-360, I-364, I-368, I-370, I-374, I-378, I-380, I-384, I-388, I-390, I-394, I-398, I-400, I-404, I-408, I-410, I-414, I-418, I-420, I-424, I-428, I-430, I-434, I-438, I-440, I-444, I-448, I-450, I-454, I-458, I-460, I-464, I-468, I-470, I-474, I-478, I-480, I-484, I-488, I-490, I-494, I-498, I-500, I-504, I-508, I-510, I-514, I-518, I-520, I-524, I-528, I-530, I-534, I-538, I-540, I-544, I-548, I-550, I-554, I-558, I-560, I-564, I-568, I-570, I-574, I-578, I-580, I-584, I-588, I-590, I-594, I-598, I-600, I-604, I-608, I-610, I-614, I-618, I-620, I-624, I-628, I-630, I-634, I-638, I-640, I-644, I-648, I-650, I-654, I-658, I-660, I-664, I-668, I-670, I-674, I-678, I-680, I-684, I-688, I-690, I-694, I-698, I-700, I-704, I-708, I-710, I-714, I-718, I-720, I-724, I-728, I-730, I-734, I-738, I-740, I-744, I-748, I-750, I-754, I-758, I-760, I-764, I-768, I-770, I-774, I-778, I-780, I-784, I-788, I-790, I-794, I-798, I-800, I-804, I-808, I-810, I-814, I-818, I-820, I-824, I-828, I-830, I-834, I-838, I-840, I-844, I-848, I-850, I-854, I-858, I-860, I-864, I-868, I-870, I-874, I-878, I-880, I-884, I-888, I-890, I-894, I-898, I-900, I-904, I-908, I-910, I-914, I-918, I-920, I-924, I-928, I-930, I-934, I-938, I-940, I-944, I-948, I-950, I-954, I-958, I-960, I-964, I-968, I-970, I-974, I-978, I-980, I-984, I-988, I-990, I-994, I-998, I-1000, I-1004, I-1008, I-1010, I-1014, I-1018, I-1020, I-1024, I-1028, I-1030, I-1034, I-1038, I-1040, I-1044, I-1048, I-1050, I-1054, I-1058, I-1060, I-1064, I-1068, I-1070, I-1074, I-1078, I-1080, I-1084, I-1088, I-1090, I-1094, I-1098, I-1100, I-1104, I-1108, I-1110, I-1114, I-1118, I-1120, I-1124, I-1128, I-1130, I-1134, I-1138, I-1140, I-1144, I-1148, I-1150, I-1154, I-1158, I-1160, I-1164, I-1168, I-1170, I-1174, I-1178, I-1180, I-1184, I-1188, I-1190, I-1194, I-1198, I-1200, I-1204, I-1208, I-1210, I-1214, I-1218, I-1220, I-1224, I-1228, I-1230, I-1234, I-1238, I-1240, I-1244, I-1248, I-1250, I-1254, I-1258, I-1260, I-1264, I-1268, I-1270, I-1274, I-1278, I-1280, I-1284, I-1288, I-1290, I-1294, I-1298, I-1300, I-1304, I-1308, I-1310, I-1314, I-1318, I-1320, I-1324, I-1328, I-1330, I-1334, I-1338, I-1340, I-1344, I-1348, I-1350, I-1354, I-1358, I-1360, I-1364, I-1368, I-1370, I-1374, I-1378, I-1380, I-1384, I-1388, I-1390, I-1394, I-1398, I-1400, I-1404, I-1408, I-1410, I-1414, I-1418, I-1420, I-1424, I-1428, I-1430, I-1434, I-1438, I-1440, I-1444, I-1448, I-1450, I-1454, I-1458, I-1460, I-1464, I-1468, I-1470, I-1474, I-1478, I-1480, I-1484, I-1488, I-1490, I-1494, I-1498, I-1500, I-1504, I-1508, I-1510, I-1514, I-1518, I-1520, I-1524, I-1528, I-1530, I-1534, I-1538, I-1540, I-1544, I-1548, I-1550, I-1554, I-1558, I-1560, I-1564, I-1568, I-1570, I-1574, I-1578, I-1580, I-1584, I-1588, I-1590, I-1594, I-1598, I-1600, I-1604, I-1608, I-1610, I-1614, I-1618, I-1620, I-1624, I-1628, I-1630, I-1634, I-1638, I-1640, I-1644, I-1648, I-1650, I-1654, I-1658, I-1660, I-1664, I-1668, I-1670, I-1674, I-1678, I-1680, I-1684, I-1688, I-1690, I-1694, I-1698, I-1700, I-1704, I-1708, I-1710, I-1714, I-1718, I-1720, I-1724, I-1728, I-1730, I-1734, I-1738, I-1740, I-1744, I-1748, I-1750, I-1754, I-1758, I-1760, I-1764, I-1768, I-1770, I-1774, I-1778, I-1780, I-1784, I-1788, I-1790, I-1794, I-1798, I-1800, I-1804, I-1808, I-1810, I-1814, I-1818, I-1820, I-1824, I-1828, I-1830, I-1834, I-1838, I-1840, I-1844, I-1848, I-1850, I-1854, I-1858, I-1860, I-1864, I-1868, I-1870, I-1874, I-1878, I-1880, I-1884, I-1888, I-1890, I-1894, I-1898, I-1900, I-1904, I-1908, I-1910, I-1914, I-1918, I-1920, I-1924, I-1928, I-1930, I-1934, I-1938, I-1940, I-1944, I-1948, I-1950, I-1954, I-1958, I-1960, I-1964, I-1968, I-1970, I-1974, I-1978, I-1980, I-1984, I-1988, I-1990, I-1994, I-1998, I-2000, I-2004, I-2008, I-2010, I-2014, I-2018, I-2020, I-2024, I-2028, I-2030, I-2034, I-203

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2026 Estimated Population	10,142	61,411	157,854
2031 Projected Population	9,937	60,919	157,751
2020 Census Population	10,140	61,701	158,112
2010 Census Population	9,867	59,048	150,876
Projected Annual Growth 2026 to 2031	-0.4%	-0.2%	-
Historical Annual Growth 2010 to 2026	0.2%	0.3%	0.3%
HOUSEHOLDS			
2026 Estimated Households	3,956	25,996	70,369
2031 Projected Households	3,847	25,586	69,963
2020 Census Households	3,971	25,702	68,987
2010 Census Households	4,220	25,234	66,277
Projected Annual Growth 2026 to 2031	-0.6%	-0.3%	-0.1%
Historical Annual Growth 2010 to 2026	-0.4%	0.2%	0.4%
AGE			
2026 Est. Population Under 10 Years	13.7%	12.2%	12.1%
2026 Est. Population 10 to 19 Years	12.6%	11.8%	11.6%
2026 Est. Population 20 to 29 Years	7.5%	9.8%	11.9%
2026 Est. Population 30 to 44 Years	21.2%	20.7%	21.6%
2026 Est. Population 45 to 59 Years	16.1%	17.0%	16.5%
2026 Est. Population 60 to 74 Years	16.7%	18.5%	17.9%
2026 Est. Population 75 Years or Over	12.3%	10.0%	8.5%
2026 Est. Median Age	41.1	41.1	39.6
MARITAL STATUS & GENDER			
2026 Est. Male Population	49.8%	49.6%	49.2%
2026 Est. Female Population	50.2%	50.4%	50.8%
2026 Est. Never Married	20.1%	27.0%	32.1%
2026 Est. Now Married	60.7%	54.9%	49.3%
2026 Est. Separated or Divorced	10.3%	11.4%	12.7%
2026 Est. Widowed	9.0%	6.6%	5.9%
INCOME			
2026 Est. HH Income \$200,000 or More	25.3%	20.5%	17.5%
2026 Est. HH Income \$150,000 to \$199,999	14.3%	10.2%	10.1%
2026 Est. HH Income \$100,000 to \$149,999	17.0%	19.8%	18.7%
2026 Est. HH Income \$75,000 to \$99,999	8.1%	11.4%	11.2%
2026 Est. HH Income \$50,000 to \$74,999	14.2%	14.1%	15.3%
2026 Est. HH Income \$35,000 to \$49,999	7.0%	7.8%	9.0%
2026 Est. HH Income \$25,000 to \$34,999	4.9%	5.6%	5.9%
2026 Est. HH Income \$15,000 to \$24,999	3.2%	3.4%	4.1%
2026 Est. HH Income Under \$15,000	6.2%	7.1%	8.2%
2026 Est. Average Household Income	\$181,265	\$167,498	\$150,370
2026 Est. Median Household Income	\$123,597	\$110,764	\$102,533
2026 Est. Per Capita Income	\$71,055	\$71,128	\$67,190
2026 Est. Total Businesses	906	3,659	9,055
2026 Est. Total Employees	20,159	59,161	156,559