

RETAIL FOR LEASE

HOSBROOK CENTER

8000 - 8022 Hosbrook Road, Cincinnati, OH 45236



TC Bartoszek
tc@lee-associates.com
D 513.588.1840

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



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HOSBROOK CENTER

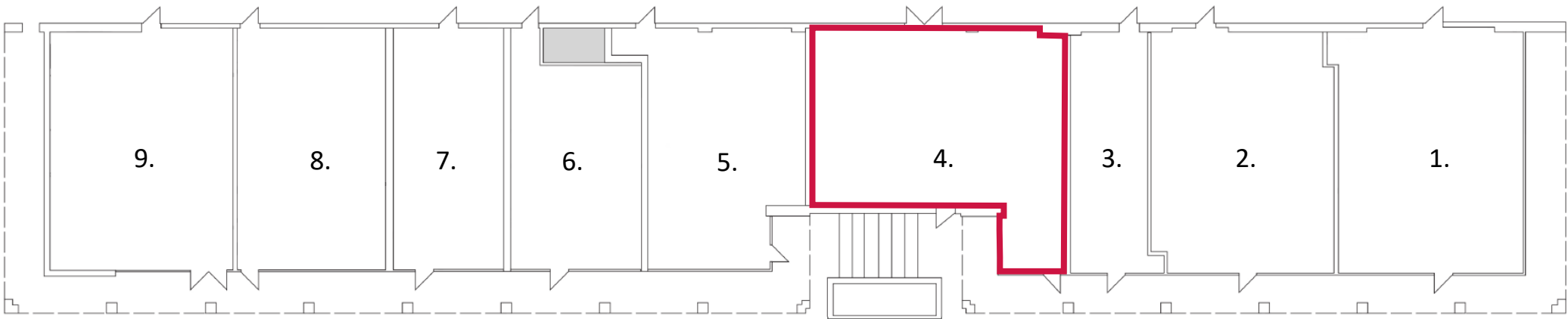
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TENANT LIST

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



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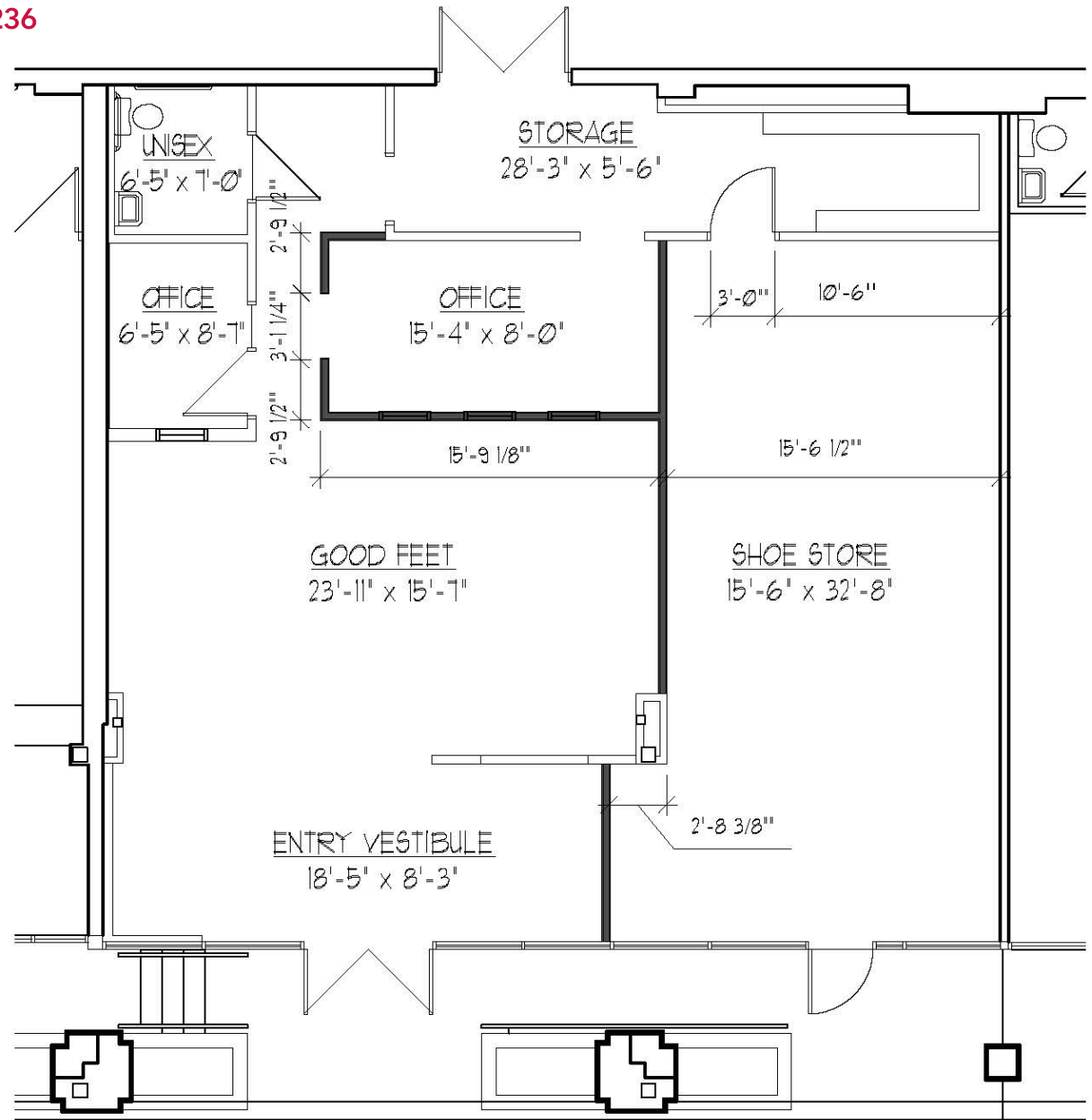
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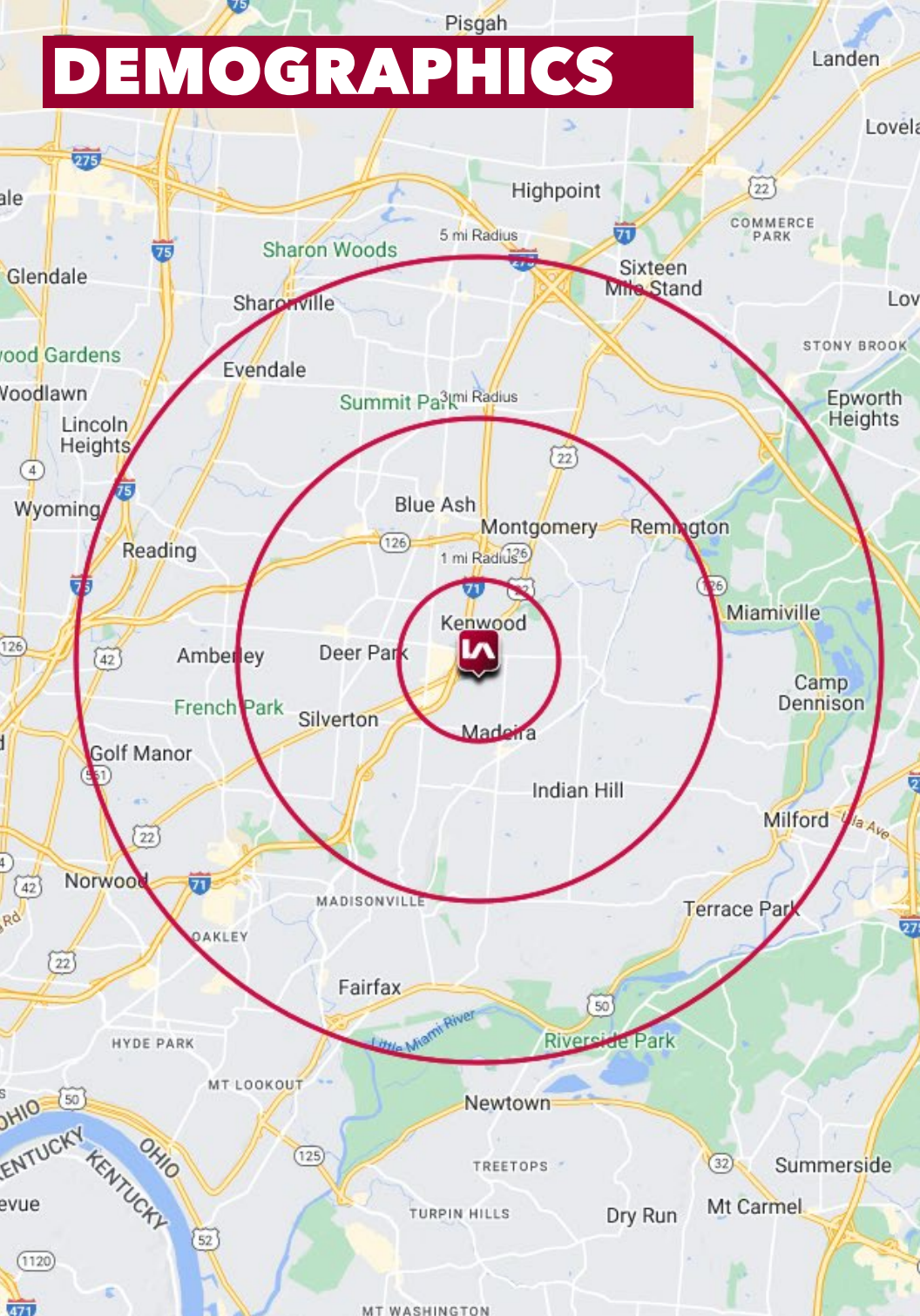
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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	10,226	61,004	157,463
2030 Projected Population	9,951	59,762	155,793
2020 Census Population	10,117	61,692	158,158
2010 Census Population	9,848	59,039	150,918
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2025	0.3%	0.2%	0.3%
HOUSEHOLDS			
2025 Estimated Households	3,947	25,581	69,462
2030 Projected Households	3,857	25,144	69,262
2020 Census Households	3,964	25,697	69,014
2010 Census Households	4,213	25,230	66,300
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	-
Historical Annual Growth 2010 to 2025	-0.4%	-	0.3%
AGE			
2025 Est. Population Under 10 Years	13.8%	12.3%	12.1%
2025 Est. Population 10 to 19 Years	12.6%	11.8%	11.6%
2025 Est. Population 20 to 29 Years	7.4%	9.8%	11.9%
2025 Est. Population 30 to 44 Years	21.2%	20.7%	21.5%
2025 Est. Population 45 to 59 Years	16.1%	17.1%	16.5%
2025 Est. Population 60 to 74 Years	16.6%	18.4%	17.9%
2025 Est. Population 75 Years or Over	12.2%	10.0%	8.5%
2025 Est. Median Age	41.1	41.1	39.6
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.8%	49.6%	49.2%
2025 Est. Female Population	50.2%	50.4%	50.8%
2025 Est. Never Married	20.5%	27.2%	32.2%
2025 Est. Now Married	59.3%	54.1%	49.3%
2025 Est. Separated or Divorced	10.7%	11.6%	12.4%
2025 Est. Widowed	9.5%	7.1%	6.1%
INCOME			
2025 Est. HH Income \$200,000 or More	27.3%	20.3%	17.3%
2025 Est. HH Income \$150,000 to \$199,999	13.7%	11.9%	10.4%
2025 Est. HH Income \$100,000 to \$149,999	14.8%	18.2%	17.5%
2025 Est. HH Income \$75,000 to \$99,999	10.0%	10.1%	10.5%
2025 Est. HH Income \$50,000 to \$74,999	13.5%	13.7%	14.9%
2025 Est. HH Income \$35,000 to \$49,999	7.4%	8.4%	9.5%
2025 Est. HH Income \$25,000 to \$34,999	3.7%	5.0%	6.1%
2025 Est. HH Income \$15,000 to \$24,999	3.6%	4.5%	4.9%
2025 Est. HH Income Under \$15,000	6.0%	7.9%	9.0%
2025 Est. Average Household Income	\$173,820	\$159,466	\$142,483
2025 Est. Median Household Income	\$125,421	\$110,789	\$100,017
2025 Est. Per Capita Income	\$67,410	\$67,084	\$63,003
2025 Est. Total Businesses	903	3,650	9,064
2025 Est. Total Employees	16,392	47,616	125,386