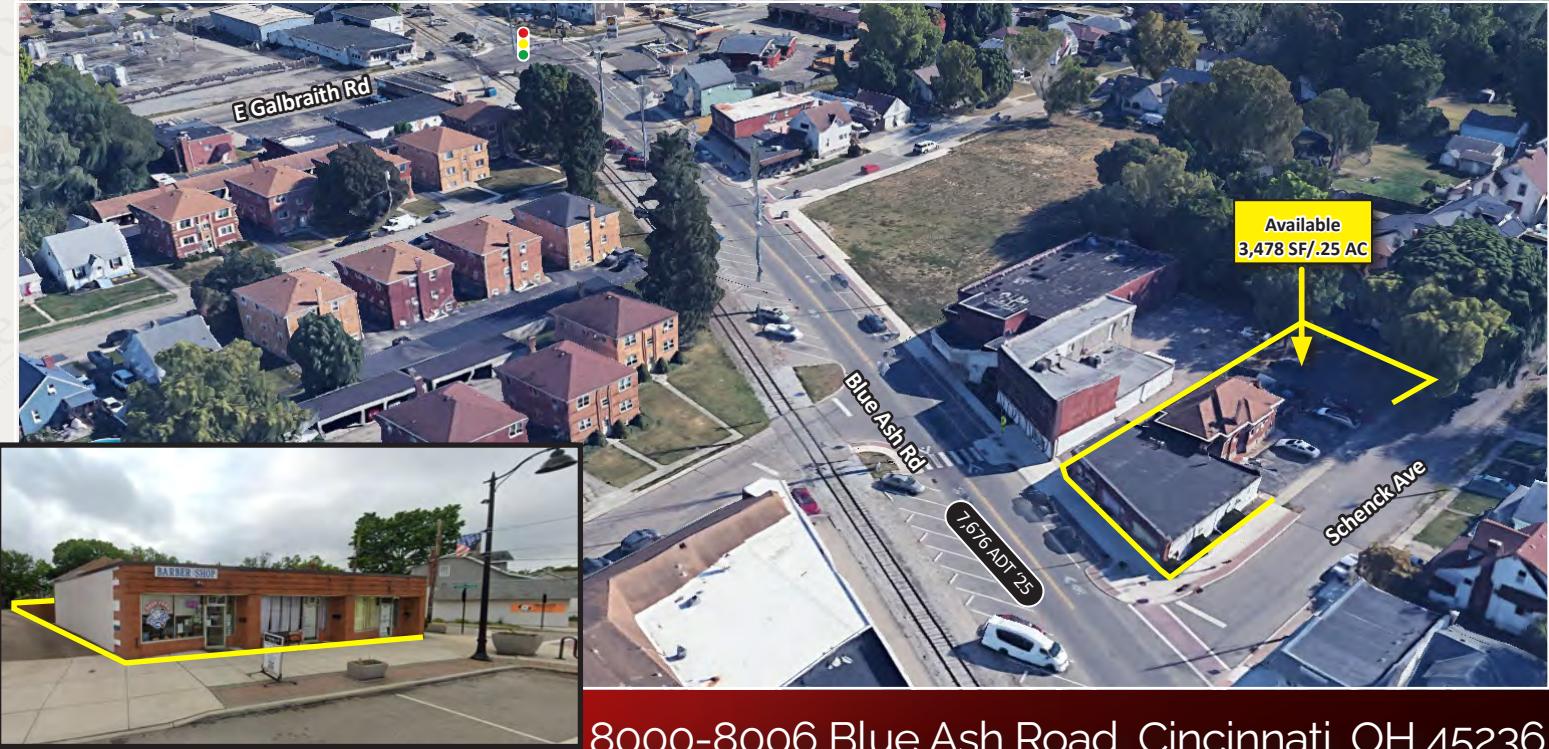


FOR SALE

Deer Park Commercial Building



8000-8006 Blue Ash Road, Cincinnati, OH 45236

PROPERTY HIGHLIGHTS

- In the Heart of Deer Park's Blue Ash Rd. Business District
- Corner Commercial Building, Fully Leased
- Nestled Between Kenwood, Silverton, Amberly & Blue Ash
- Plenty of Upside with Development Potential
- Great Visibility with Convenient, Off Street Parking

Zamaris "Z" M. Geleszinski
zamaris@onsiteretailgroup.com
513.924.5265

Joshua M. Rothstein
josh@onsiteretailgroup.com
513.268.4453

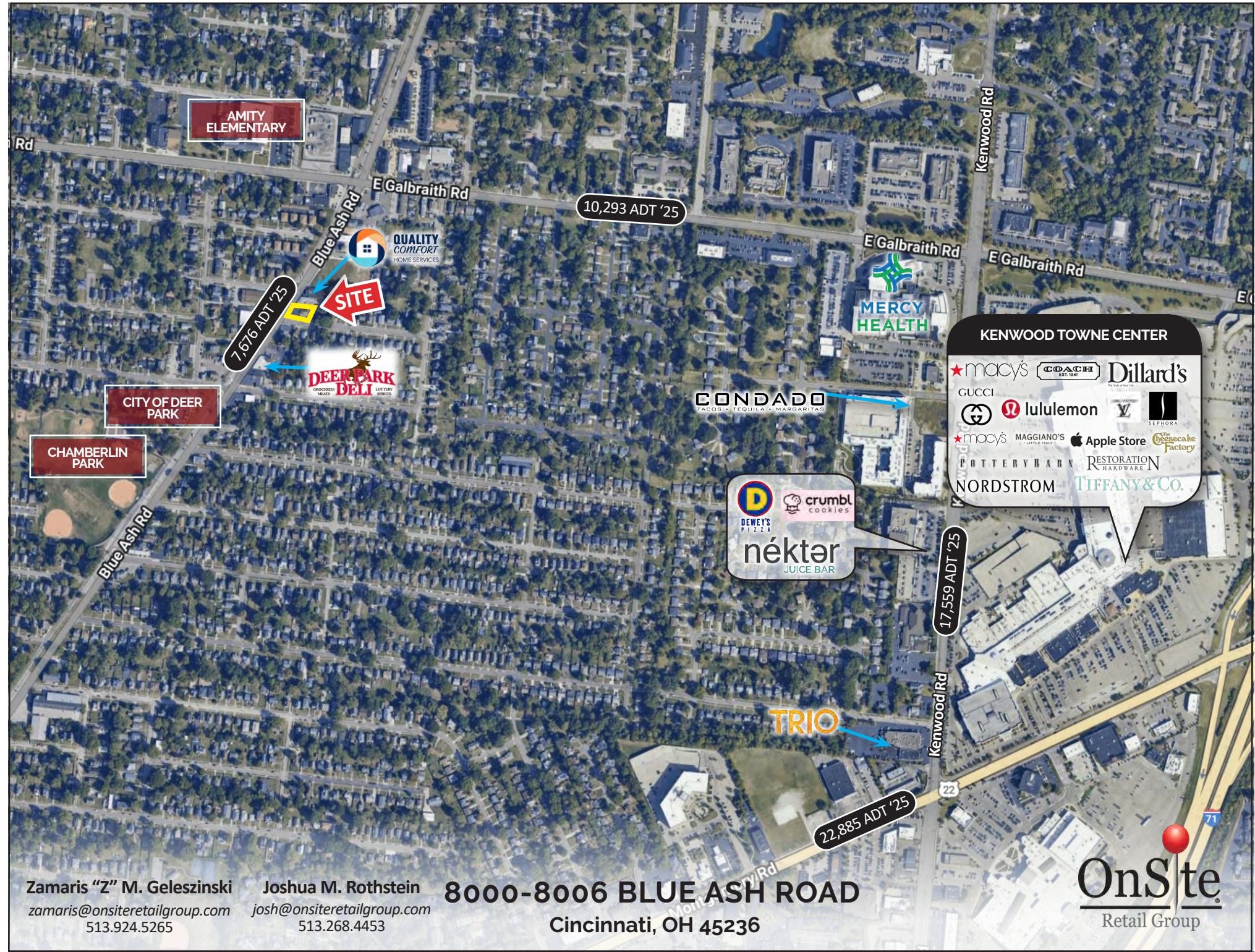
DEMOGRAPHICS

Year 2025	One Mile	Three Mile	Five Mile
Estimated Population	14,133	76,765	1184,453
Median Income	\$74,164	\$100,089	\$90,660
Average HH Income	\$98,946	\$138,516	\$128,961
Daytime Population	15,292	57,830	150,671



[CLICK HERE TO VIEW OUR OTHER LISTINGS!](#)







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8000-8006 BLUE ASH ROAD
Cincinnati, OH 45236

OnSite
Retail Group

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Address

8000-8006 Blue Ash

Total SF

3,494 SF

Current income

	Sf	Rent/sf	Monthly Rent	Annual Rent
Unit 8000	825	\$ 1.03	\$ 850	\$ 10,200
Unit 8002	825	\$ 1.03	\$ 850	\$ 10,200
Unit 8004	825	\$ 0.92	\$ 759	\$ 9,108
Unit 8006	1,003	\$ 0.95	\$ 950	\$ 11,400
	3,478		Total \$ 3,409	\$ 40,908

Market Rent

	Sf	Rent/sf	Monthly Rent	Annual Rent
Unit 8000	825	\$ 1.19	\$ 982	\$ 11,784
Unit 8002	825	\$ 1.19	\$ 982	\$ 11,784
Unit 8004	825	\$ 1.19	\$ 982	\$ 11,784
Unit 8006	1,003	\$ 1.19	\$ 1,194	\$ 14,328
	3,478		Total \$ 4,139	\$ 49,680

Current Vacancy	0%
Potential Income	\$ 49,680.00
Total	\$ 49,680.00

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.2058/-84.3923



8000 Blue Ash Rd Cincinnati, OH 45236	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	14,133	76,765	184,453
2030 Projected Population	13,833	75,152	181,874
2020 Census Population	14,045	78,025	184,885
2010 Census Population	14,597	74,802	177,327
Projected Annual Growth 2025 to 2030	-0.4%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2025	-0.2%	0.2%	0.3%
2025 Median Age	39.5	40.3	38.8
Households			
2025 Estimated Households	6,674	32,860	81,830
2030 Projected Households	6,558	32,276	81,030
2020 Census Households	6,639	33,230	81,508
2010 Census Households	6,876	32,437	78,478
Projected Annual Growth 2025 to 2030	-0.3%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2025	-0.2%	-	0.3%
Race and Ethnicity			
2025 Estimated White	77.5%	73.2%	66.6%
2025 Estimated Black or African American	13.3%	17.0%	24.1%
2025 Estimated Asian or Pacific Islander	3.6%	4.5%	3.6%
2025 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%
2025 Estimated Other Races	5.5%	5.3%	5.6%
2025 Estimated Hispanic	4.0%	4.0%	4.3%
Income			
2025 Estimated Average Household Income	\$98,946	\$138,516	\$128,961
2025 Estimated Median Household Income	\$74,164	\$100,089	\$90,660
2025 Estimated Per Capita Income	\$46,867	\$59,480	\$57,395
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.1%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	2.7%	3.2%	4.1%
2025 Estimated High School Graduate	24.8%	19.3%	21.2%
2025 Estimated Some College	14.0%	13.7%	14.3%
2025 Estimated Associates Degree Only	8.3%	6.9%	7.6%
2025 Estimated Bachelors Degree Only	31.8%	32.0%	28.6%
2025 Estimated Graduate Degree	17.4%	23.7%	22.5%
Business			
2025 Estimated Total Businesses	821	4,010	10,695
2025 Estimated Total Employees	15,292	57,830	150,671
2025 Estimated Employee Population per Business	18.6	14.4	14.1
2025 Estimated Residential Population per Business	17.2	19.1	17.2