

# RETAIL FOR LEASE

## KENWOOD PLAZA

7322-7400 Kenwood Road, Cincinnati, OH 45236



Chris Nachtrab  
cnachtrab@lee-associates.com  
D 513.588.1841

TC Bartoszek  
tc@lee-associates.com  
D 513.588.1840

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# RETAIL FOR LEASE

## KENWOOD PLAZA

7322-7400 Kenwood Road, Cincinnati, OH 45236

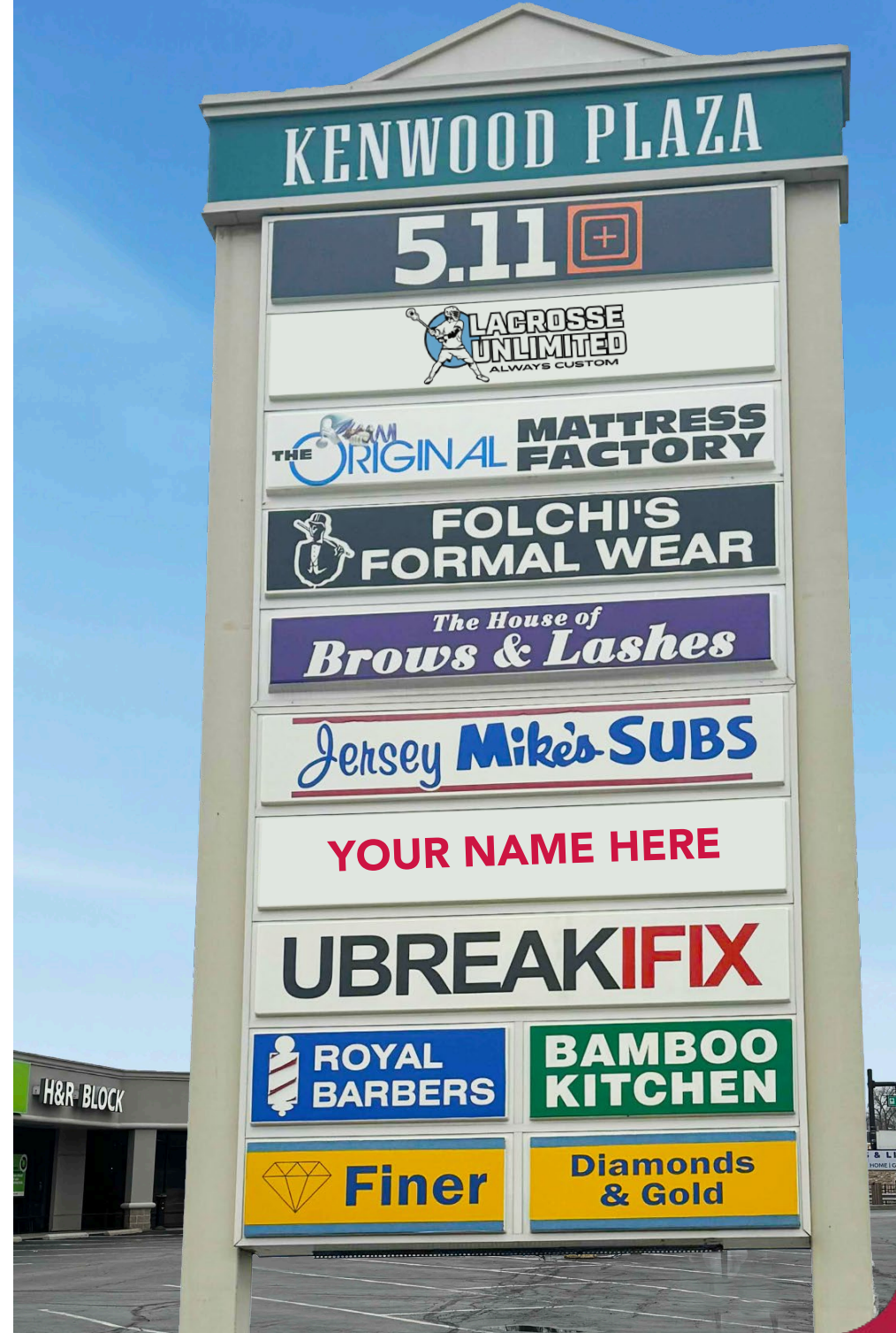
**FOR LEASE:** 1,306 SF

**PRICING:** \$30.00 PSF + \$7.98 PSF NNN

- Outstanding visibility
- Strong daytime and residential population
- Rare vacancy in Kenwood market
- Active retail center
- One of Cincinnati's best retail markets

### TRAFFIC COUNTS:

- Kenwood Road @ Montgomery Road – 22,631 VPD



# RETAIL FOR LEASE

## KENWOOD PLAZA

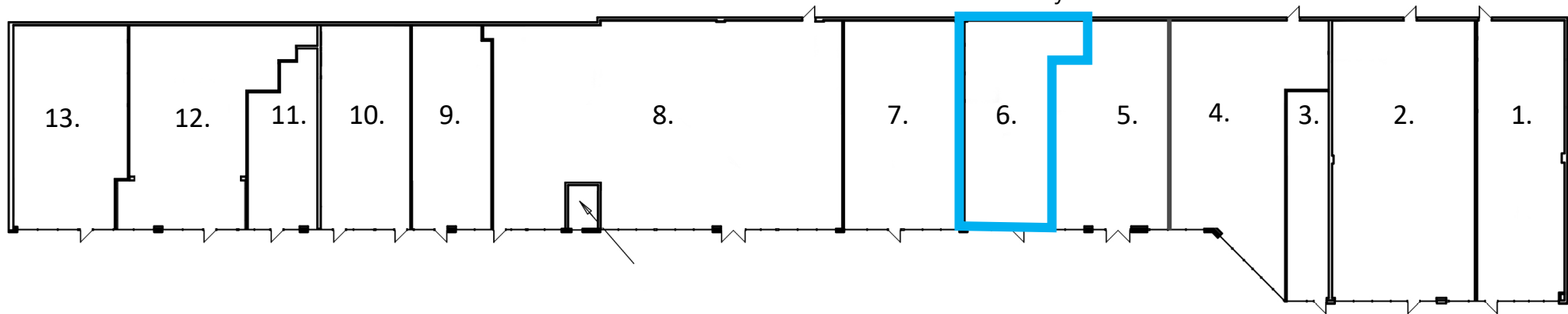
7322-7400 Kenwood Road, Cincinnati, OH 45236

**FOR LEASE:** 1,306 SF

**PRICING:** \$30.00PSF NNN

### TENANT LIST

1. 5.11 Tactical
2. 5.11 Tactical
3. Royal Barber Shop
4. H&R Block
5. Lacrosse Unlimited
6. **AVAILABLE- 1,306 SF**
7. House of Brows & Lashes
8. Original Mattress Factory
9. UBREAKIFIX
10. Finer Diamonds
11. Bahn Lao & Thai Cuisine
12. Folchi's Tuxedos & Menswear
13. Jersey Mike's Subs

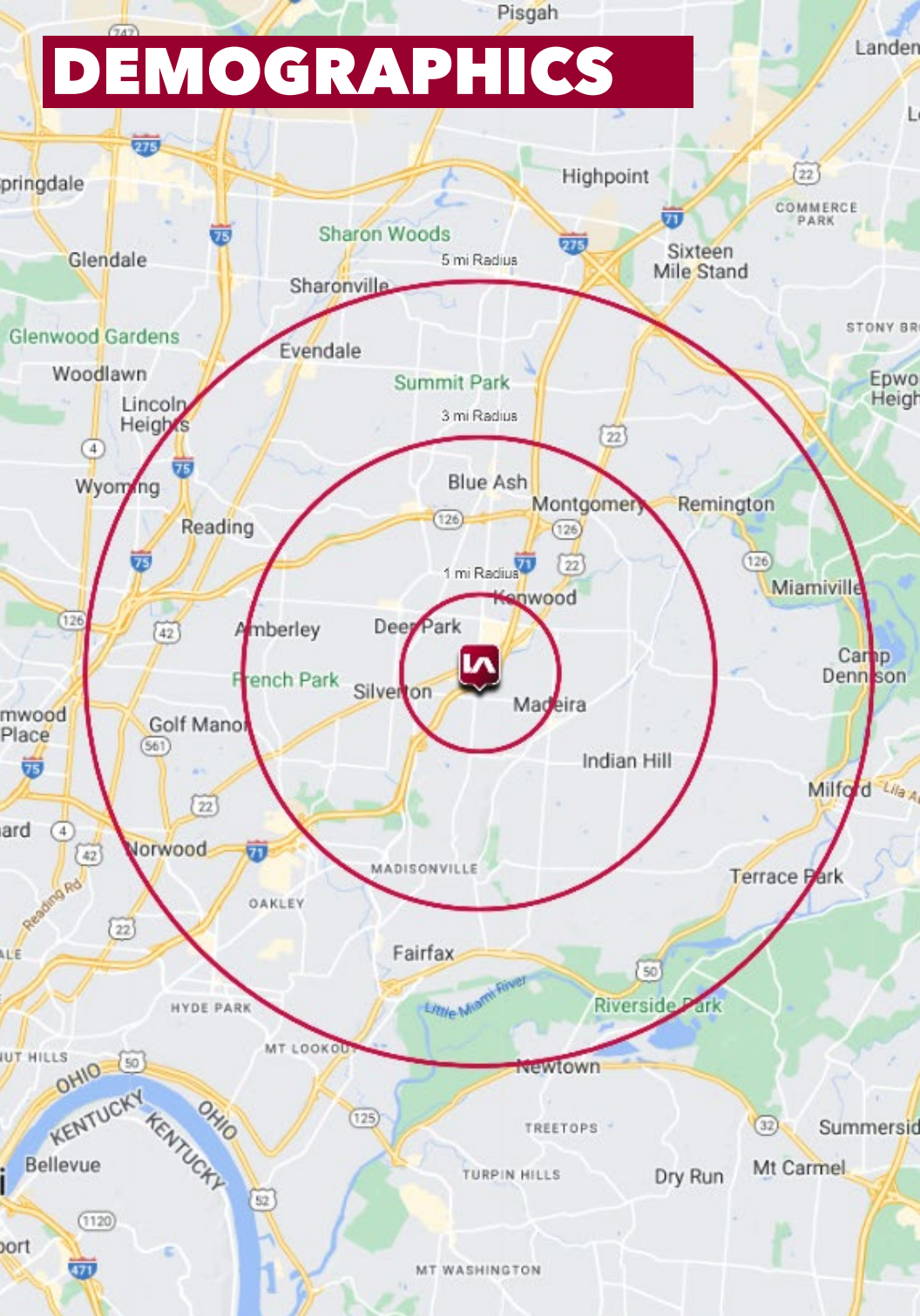








# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	10,857	68,725	172,602
2030 Projected Population	10,647	67,561	170,312
2020 Census Population	10,826	69,921	173,486
2010 Census Population	10,725	66,737	166,020
Projected Annual Growth 2025 to 2030	-0.4%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	-	0.2%	0.3%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	4,689	29,562	76,751
2030 Projected Households	4,618	29,221	76,091
2020 Census Households	4,650	29,647	76,611
2010 Census Households	4,825	28,973	73,617
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	-0.2%	0.1%	0.3%
<b>AGE</b>			
2025 Est. Population Under 10 Years	13.1%	12.1%	12.2%
2025 Est. Population 10 to 19 Years	12.0%	11.4%	11.4%
2025 Est. Population 20 to 29 Years	9.4%	10.8%	12.3%
2025 Est. Population 30 to 44 Years	21.9%	21.2%	21.8%
2025 Est. Population 45 to 59 Years	16.7%	17.0%	16.8%
2025 Est. Population 60 to 74 Years	17.5%	18.2%	17.6%
2025 Est. Population 75 Years or Over	9.3%	9.2%	7.9%
2025 Est. Median Age	39.8	40.4	39.1
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	49.4%	49.5%	49.3%
2025 Est. Female Population	50.6%	50.5%	50.7%
2025 Est. Never Married	25.5%	31.3%	34.8%
2025 Est. Now Married	51.4%	48.2%	44.9%
2025 Est. Separated or Divorced	12.5%	12.9%	14.0%
2025 Est. Widowed	10.6%	7.6%	6.3%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	19.1%	16.9%	16.2%
2025 Est. HH Income \$150,000 to \$199,999	11.9%	11.6%	9.6%
2025 Est. HH Income \$100,000 to \$149,999	14.6%	18.1%	17.2%
2025 Est. HH Income \$75,000 to \$99,999	11.2%	9.6%	9.9%
2025 Est. HH Income \$50,000 to \$74,999	16.3%	15.1%	15.9%
2025 Est. HH Income \$35,000 to \$49,999	8.4%	8.9%	10.0%
2025 Est. HH Income \$25,000 to \$34,999	4.2%	5.8%	6.5%
2025 Est. HH Income \$15,000 to \$24,999	3.6%	4.7%	5.0%
2025 Est. HH Income Under \$15,000	10.8%	9.2%	9.6%
2025 Est. Average Household Income	\$140,665	\$145,235	\$135,438
2025 Est. Median Household Income	\$104,162	\$100,516	\$95,025
2025 Est. Per Capita Income	\$60,905	\$62,689	\$60,410
2025 Est. Total Businesses	992	3,616	9,505
2025 Est. Total Employees	16,742	46,821	130,171