



# AVAILABLE

Proposed Outlot + Drive Thru in Blue Ash



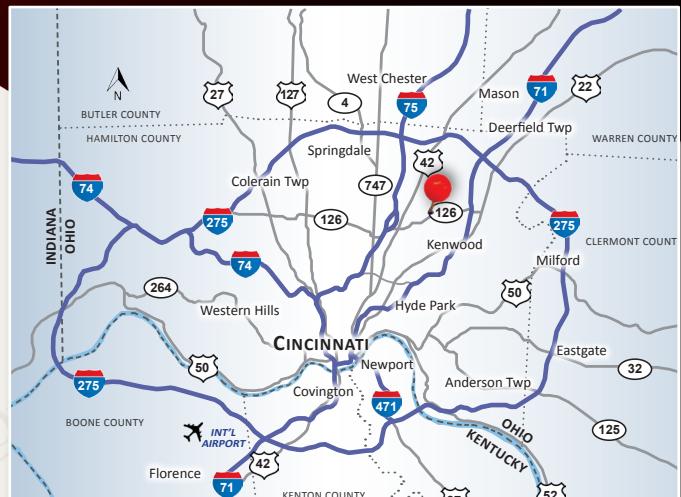
4243 Hunt Road, Cincinnati, OH 45242

## PROPERTY HIGHLIGHTS

- 2,325sf Building + Drive Thru Possible
- Directly off Plainfield/Hunt Rd. Exit
- Across from Highly Performing Kroger
- Great Visibility & Easy Access to SR-126
- Rare Opportunity for a Drive Thru in Blue Ash
- Cincinnati's Top Suburban Office Market
- Traffic Counts: 19,278 ADT Plainfield Rd

# DEMOGRAPHICS

<u>Year 2024</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	10,556	67,997	161,792
Median Income	\$94,763	\$100,413	\$92,605
Average HH Income	\$125,370	\$137,986	\$131,784
Daytime Population	4,607	70,413	147,916



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CHASE



SPRING GROVE  
CREMATION SOCIETY

TARGET



DUNKIN'



PNC



PET SUPPLIES PLUS

Ronald Reagan Cross County Hwy

Plainfield Rd

Hunt Rd

.66 AC

SITE

.49 AC

EVAN'S  
AUTO CARE  
Since 1964

5,255 ADT '24

19,654 ADT '24

40,767 ADT '24

Crossgate  
LANES



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4243 HUNT ROAD  
Cincinnati, OH 45242

OnSite  
Retail Group

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**Hunt Rd**  
Variable R/W

Brodof Auto Care, Inc.  
Parcel ID 612-0070-0437  
O.R. 6629, Pg. 1193

**Plainfield Rd**  
Variable R/W

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A=9.00'  
R=2819.79'  
D=0'10"58"  
CH=N 13'37"55" W  
9.00'



**4243 HUNT ROAD**  
Cincinnati, OH 45242

**3.9409 Acres**  
171,667 Sq. Ft.

Blue Hills Co., LLC  
612-0070-0004 & 0209 Cons.  
O.R. 12443, Pg. 1263

**West Bound Cross County  
Exit Ramp to Hunt Rd**  
Limited Access R/W (HAM - CR - 470, Ramp "B")  
S 21'8"3" E 396.65'

**OnSite**  
Retail Group

## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.2262/-84.3929



4243 Hunt Rd  
Cincinnati, OH 45242

1 mi  
radius      3 mi  
radius      5 mi  
radius

### Population

2024 Estimated Population	10,556	67,997	161,792
2029 Projected Population	10,482	67,219	160,820
2020 Census Population	10,919	69,808	164,078
2010 Census Population	10,442	67,868	156,915
Projected Annual Growth 2024 to 2029	-0.1%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	-	-	0.2%
2024 Median Age	38.9	40.9	39.8

### Households

2024 Estimated Households	4,589	29,176	69,903
2029 Projected Households	4,545	28,767	69,412
2020 Census Households	4,683	29,659	69,916
2010 Census Households	4,484	29,253	67,635
Projected Annual Growth 2024 to 2029	-0.2%	-0.3%	-0.1%
Historical Annual Growth 2010 to 2024	0.2%	-	0.2%

### Race and Ethnicity

2024 Estimated White	77.2%	76.6%	65.9%
2024 Estimated Black or African American	8.8%	13.2%	23.7%
2024 Estimated Asian or Pacific Islander	8.5%	5.0%	4.5%
2024 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.2%
2024 Estimated Other Races	5.3%	5.1%	5.7%
2024 Estimated Hispanic	4.1%	3.8%	4.4%

### Income

2024 Estimated Average Household Income	\$125,370	\$137,986	\$131,784
2024 Estimated Median Household Income	\$94,763	\$100,413	\$92,605
2024 Estimated Per Capita Income	\$54,613	\$59,378	\$57,145

### Education (Age 25+)

2024 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.2%	1.7%
2024 Estimated Some High School (Grade Level 9 to 11)	2.1%	3.0%	4.1%
2024 Estimated High School Graduate	17.9%	21.1%	21.3%
2024 Estimated Some College	16.2%	14.2%	14.5%
2024 Estimated Associates Degree Only	7.4%	7.3%	7.9%
2024 Estimated Bachelors Degree Only	34.8%	30.6%	28.5%
2024 Estimated Graduate Degree	20.7%	22.5%	22.2%

### Business

2024 Estimated Total Businesses	381	4,435	9,977
2024 Estimated Total Employees	4,607	70,413	147,916
2024 Estimated Employee Population per Business	12.1	15.9	14.8
2024 Estimated Residential Population per Business	27.7	15.3	16.2