

RETAIL FOR LEASE

THE BLUE ASH CENTRE

9708 Kenwood Road | Cincinnati, OH 45242

1,727 SF



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

THE BLUE ASH CENTRE

9708 Kenwood Road | Cincinnati, OH 45242

FOR LEASE: 1,727 SF

PRICING: \$31.00 PSF + \$7.80 NNN

- Newer in-line retail space anchored by Hoxworth Blood Center
- Abundant parking in the front and back of the building
- In the heart of downtown Blue Ash
- Excellent visibility from Kenwood Road
- Monument signage available
- Minutes from Ronald Regan Highway and easy accessibility to I-71, I-75, & I-275
- Across from The Blue- a new mixed-use development with retail, office, 205 apartment units, and a public parking garage (coming soon!)

TRAFFIC COUNTS:

- Kenwood Road – 21,565 VPD
- Ronald Reagan Cross County Hwy – 51,473 VPD



AERIAL

REED HARTMAN HIGHWAY

INTERSTATE 71

KEYSTONE PLAZA

Odoba MEXICAN GRILL TREK QUEEN CITY TACOS KRAF SKATE SHOP
W Pappa John's Taylor Healey JEWELRY fitness physiques
EAST COAST SUBS UP UP & AWAY!

20,911 VPD

the BLUE
250 Units | Public Parking
COMING SOON!

KENWOOD ROAD

CROSSINGS OF BLUE ASH

Connect Hearing Cappella's CURRITO PAPA JOHN'S JERSEY MIKE'S
FLEET FEET MATHNASIUM BLUE ASH CLUB

usbank Ameriprise Financial The Bank DQ La Rosas
United States Postal Service

COOPER ROAD

9,908 VPD

INTERSTATE 71

126

RONALD REAGAN CROSS COUNTY HIGHWAY

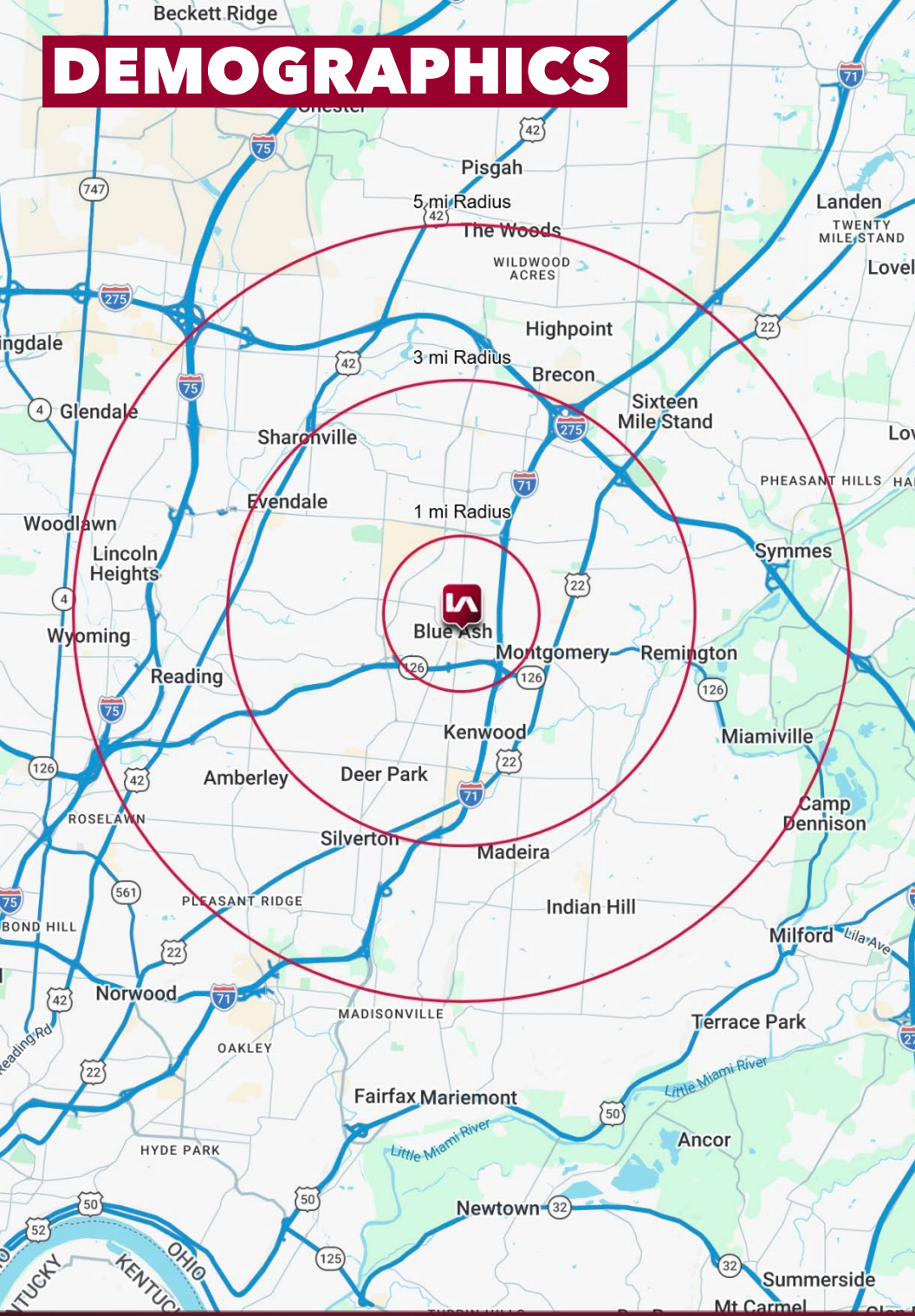
126

BLUE ASH NorthSideBank Donatos PIZZA The Christ Hospital Dermatology

ROCKET Mortgage by Quicken Loans United Dairy Services HILLS PROPERTIES BANGKOK Terrace Thai & Sushi ELEVATE

SYCAMORE COMMUNITY SCHOOLS Cincinnati public library

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	8,953	60,783	146,097
2030 Projected Population	8,880	59,659	143,409
2020 Census Population	8,423	61,290	147,387
2010 Census Population	7,600	59,605	141,629
Projected Annual Growth 2025 to 2030	-0.2%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	1.2%	0.1%	0.2%
HOUSEHOLDS			
2025 Estimated Households	3,685	25,176	60,662
2030 Projected Households	3,665	24,803	59,851
2020 Census Households	3,429	25,339	60,935
2010 Census Households	3,123	25,153	59,338
Projected Annual Growth 2025 to 2030	-0.1%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	1.2%	-	0.1%
AGE			
2025 Est. Population Under 10 Years	12.5%	12.5%	12.5%
2025 Est. Population 10 to 19 Years	12.3%	11.9%	12.3%
2025 Est. Population 20 to 29 Years	10.4%	9.7%	10.5%
2025 Est. Population 30 to 44 Years	20.2%	20.8%	20.6%
2025 Est. Population 45 to 59 Years	17.3%	16.9%	16.9%
2025 Est. Population 60 to 74 Years	18.4%	18.6%	18.5%
2025 Est. Population 75 Years or Over	8.9%	9.7%	8.7%
2025 Est. Median Age	40.3	41.0	40.3
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.8%	49.6%	49.4%
2025 Est. Female Population	50.2%	50.4%	50.6%
2025 Est. Never Married	22.2%	25.2%	29.3%
2025 Est. Now Married	57.8%	56.6%	52.7%
2025 Est. Separated or Divorced	13.4%	12.1%	12.0%
2025 Est. Widowed	6.6%	6.2%	5.9%
INCOME			
2025 Est. HH Income \$200,000 or More	24.0%	20.2%	19.2%
2025 Est. HH Income \$150,000 to \$199,999	11.2%	10.9%	10.9%
2025 Est. HH Income \$100,000 to \$149,999	22.3%	21.9%	17.8%
2025 Est. HH Income \$75,000 to \$99,999	7.1%	10.5%	10.1%
2025 Est. HH Income \$50,000 to \$74,999	13.5%	13.9%	14.4%
2025 Est. HH Income \$35,000 to \$49,999	7.3%	8.4%	8.9%
2025 Est. HH Income \$25,000 to \$34,999	3.0%	5.0%	5.9%
2025 Est. HH Income \$15,000 to \$24,999	5.4%	3.8%	4.6%
2025 Est. HH Income Under \$15,000	6.1%	5.5%	8.2%
2025 Est. Average Household Income	\$165,462	\$155,006	\$146,879
2025 Est. Median Household Income	\$123,239	\$112,579	\$106,224
2025 Est. Per Capita Income	\$68,321	\$64,354	\$61,130
2025 Est. Total Businesses	1,004	4,630	9,692
2025 Est. Total Employees	16,824	69,930	142,919