

BLUE ASH OFFICE FOR LEASE

9852 REDHILL DRIVE

Cincinnati, OH 45242



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COMMERCIAL REAL ESTATE SERVICES

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BLUE ASH OFFICE SPACE FOR LEASE

9852 REDHILL DRIVE

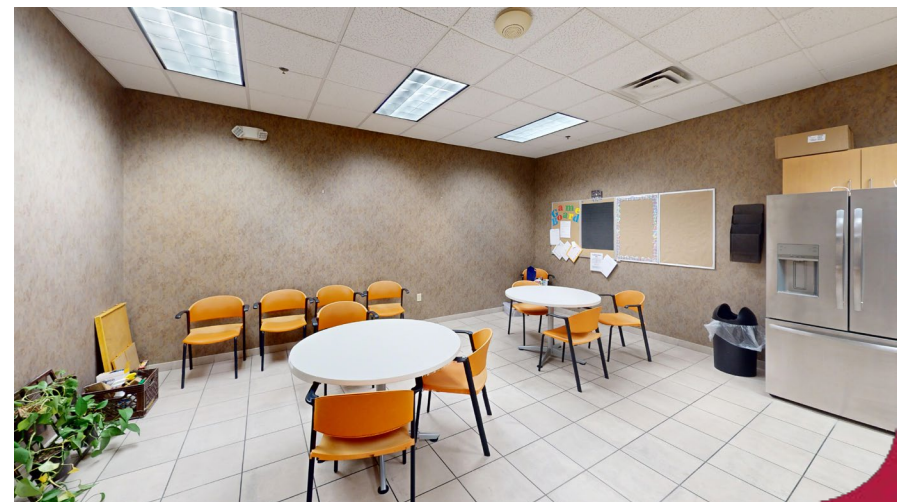
Cincinnati, OH 45242

AVAILABLE: 10,925 SF

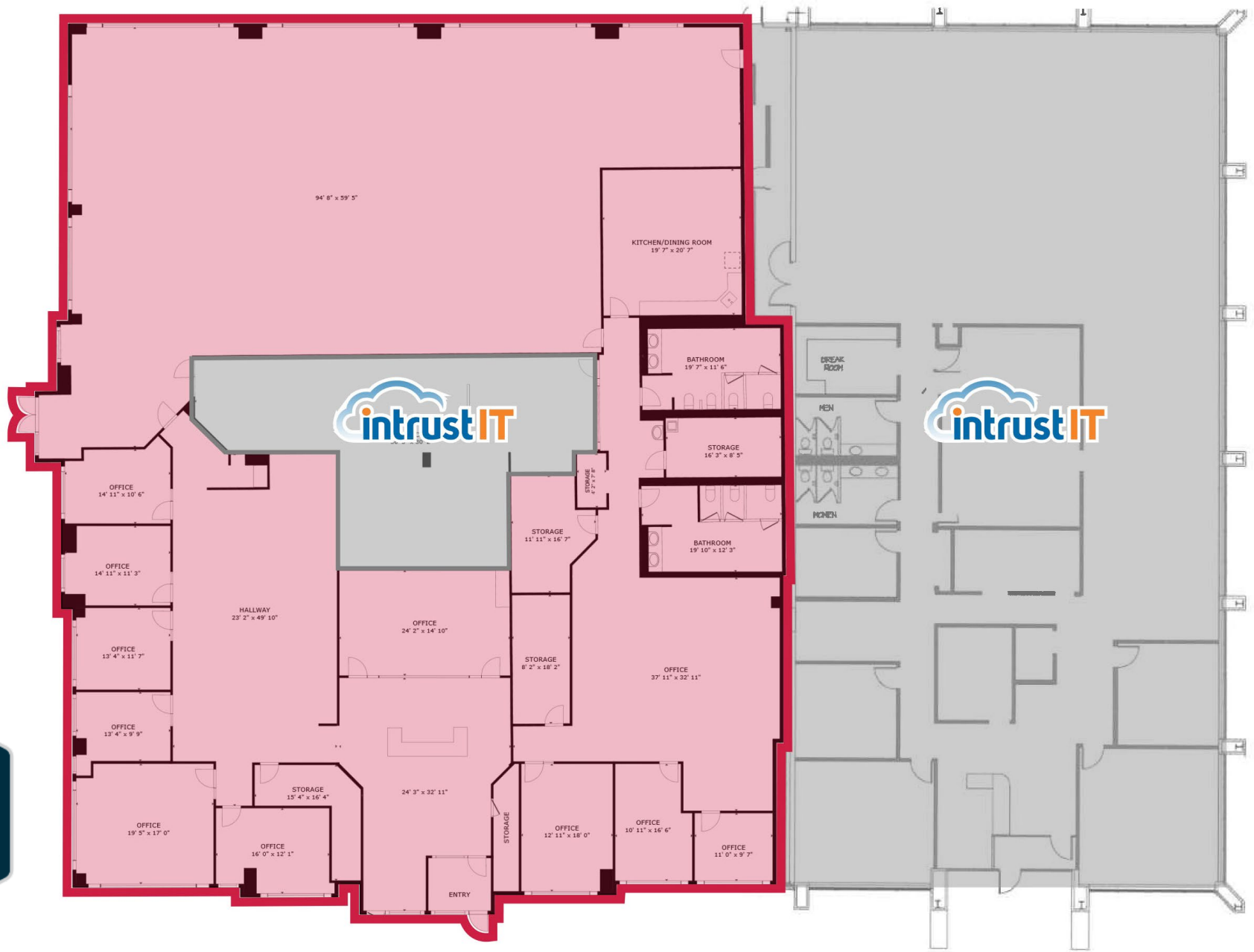
PRICING: \$11.50 PSF NNN (+\$6.50 PSF OPEX Est.
– Does not include tenant janitorial)

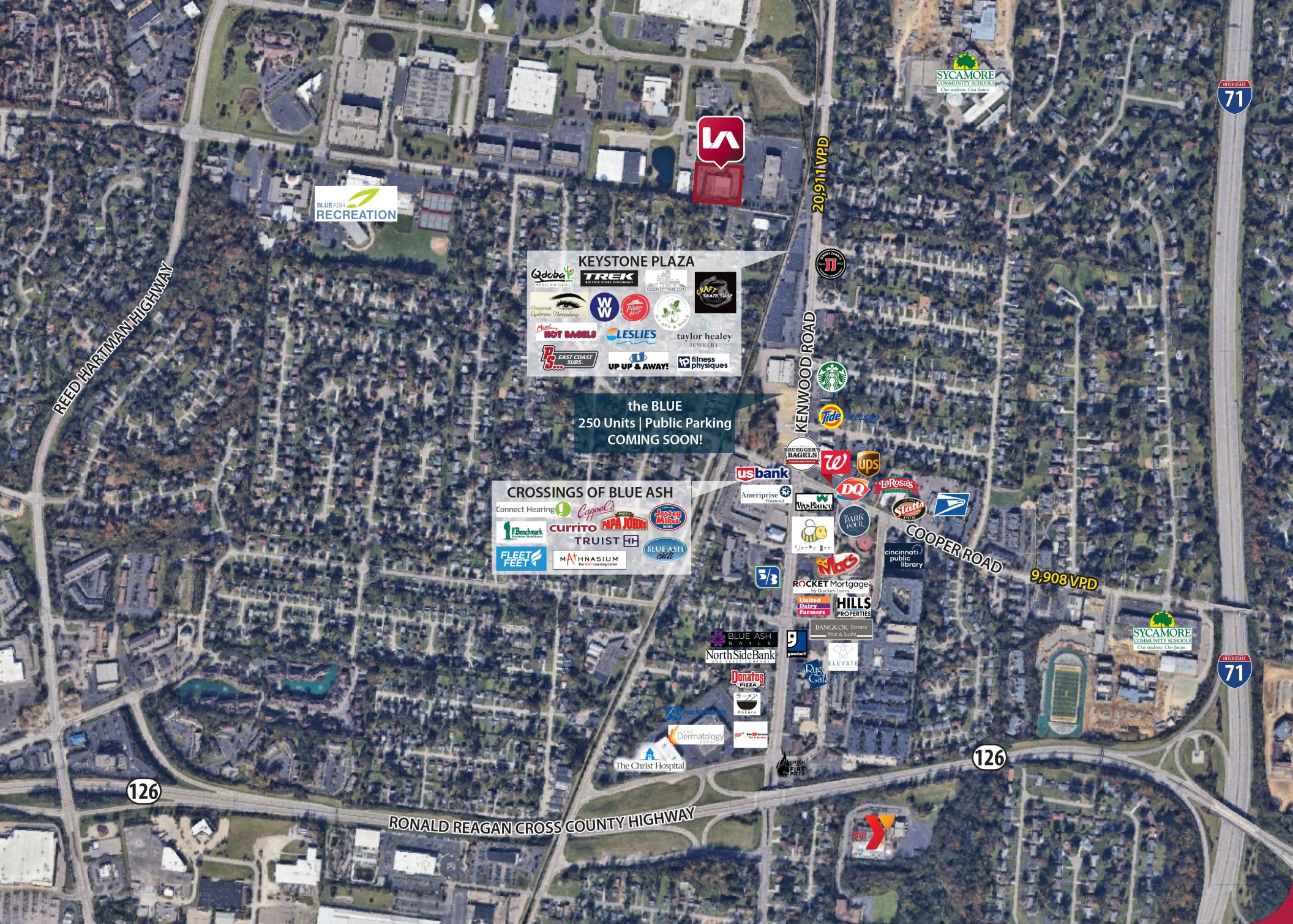
PROPERTY INFORMATION

- Located in the heart of Blue Ash Between Reed Hartman Highway and Kenwood Road
- Ample amenities nearby such as restaurants, retail, and Blue Ash Rec Center
- Close proximity to Ronald Reagan Cross County Highway which provides quick access to I-71, I-72, & I-275
- Nice finishes
- Ample Parking
- 10 individual offices
- 2 conference rooms
- Warehouse/Pickleball Court

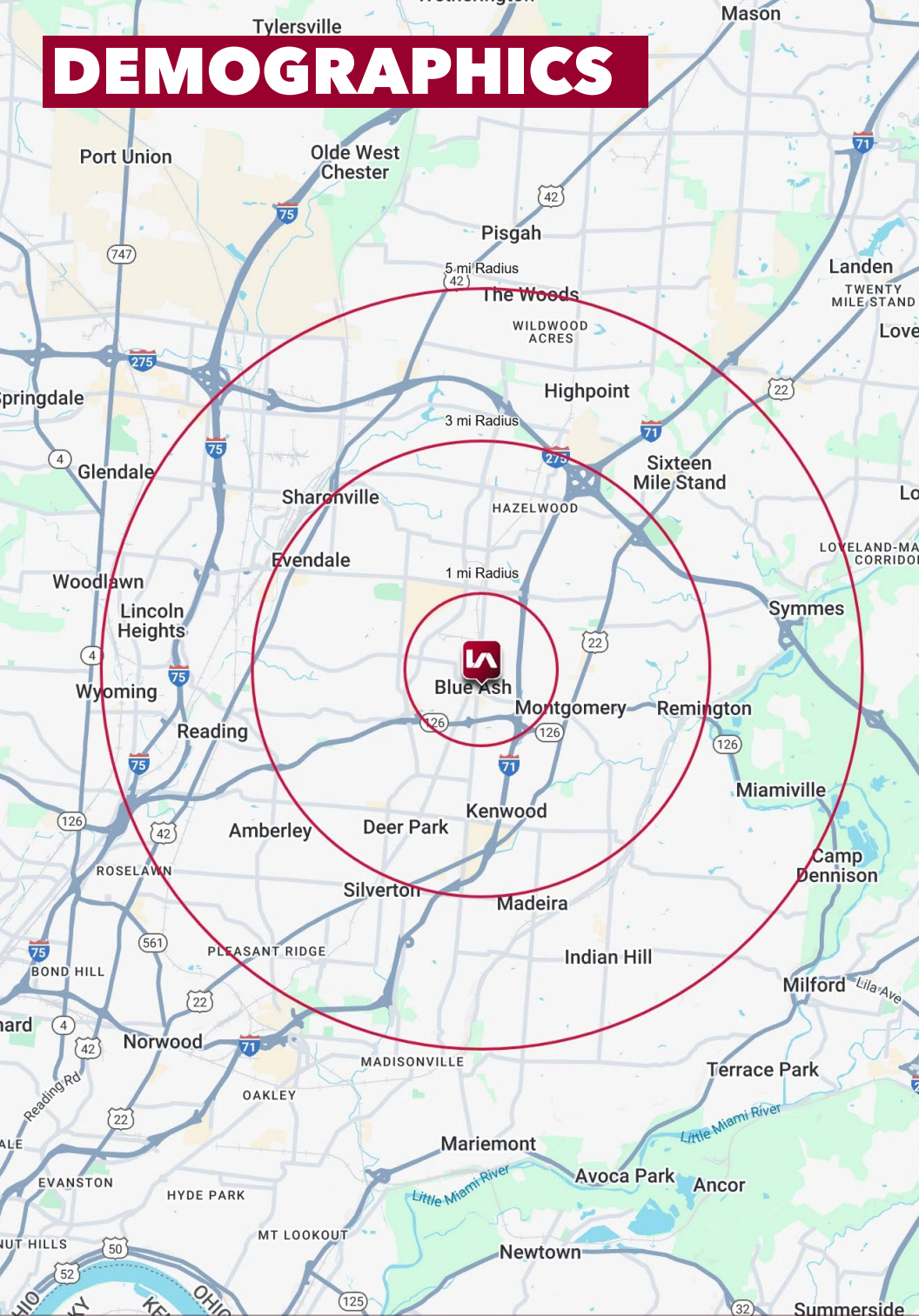


10,925 SF AVAILABLE





DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	8,284	59,177	147,455
2030 Projected Population	8,340	58,513	144,569
2020 Census Population	7,651	59,289	148,454
2010 Census Population	6,787	57,695	142,439
Projected Annual Growth 2025 to 2030	0.1%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2025	1.5%	0.2%	0.2%
HOUSEHOLDS			
2025 Estimated Households	3,445	24,697	61,301
2030 Projected Households	3,479	24,527	60,401
2020 Census Households	3,135	24,610	61,426
2010 Census Households	2,798	24,397	59,740
Projected Annual Growth 2025 to 2030	0.2%	-0.1%	-0.3%
Historical Annual Growth 2010 to 2025	1.5%		0.2%
AGE			
2025 Est. Population Under 10 Years	12.6%	12.5%	12.7%
2025 Est. Population 10 to 19 Years	12.2%	11.8%	12.4%
2025 Est. Population 20 to 29 Years	10.6%	9.6%	10.2%
2025 Est. Population 30 to 44 Years	20.3%	20.6%	20.4%
2025 Est. Population 45 to 59 Years	17.6%	17.3%	17.3%
2025 Est. Population 60 to 74 Years	18.8%	18.8%	18.7%
2025 Est. Population 75 Years or Over	8.0%	9.4%	8.4%
2025 Est. Median Age	40.1	41.2	40.4
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.7%	49.6%	49.4%
2025 Est. Female Population	50.3%	50.4%	50.6%
2025 Est. Never Married	26.5%	26.3%	29.2%
2025 Est. Now Married	49.9%	54.2%	51.3%
2025 Est. Separated or Divorced	14.8%	12.5%	12.9%
2025 Est. Widowed	8.7%	7.0%	6.6%
INCOME			
2025 Est. HH Income \$200,000 or More	23.8%	19.5%	19.0%
2025 Est. HH Income \$150,000 to \$199,999	10.6%	10.2%	10.3%
2025 Est. HH Income \$100,000 to \$149,999	22.0%	22.5%	17.9%
2025 Est. HH Income \$75,000 to \$99,999	6.6%	10.2%	9.7%
2025 Est. HH Income \$50,000 to \$74,999	14.5%	14.8%	15.2%
2025 Est. HH Income \$35,000 to \$49,999	7.7%	8.4%	9.0%
2025 Est. HH Income \$25,000 to \$34,999	3.0%	5.0%	5.9%
2025 Est. HH Income \$15,000 to \$24,999	5.5%	3.6%	4.6%
2025 Est. HH Income Under \$15,000	6.3%	5.7%	8.4%
2025 Est. Average Household Income	\$164,411	\$150,168	\$144,790
2025 Est. Median Household Income	\$122,323	\$109,694	\$104,555
2025 Est. Per Capita Income	\$68,571	\$62,821	\$60,335
2025 Est. Total Businesses	979	4,579	9,830
2025 Est. Total Employees	16,610	70,495	143,049