

RETAIL FOR LEASE

# HOSBROOK CENTER

8000 - 8022 Hosbrook Road, Cincinnati, OH 45236

**CONFIDENTIAL - BUSINESS STILL OPERATING**



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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## HOSBROOK CENTER

8000 - 8022 Hosbrook Road, Cincinnati, OH 45236

**FOR LEASE:** 1,740 SF

**PRICING:** \$28.00 PSF + \$8.64 NNN

### PROPERTY HIGHLIGHTS:

- Located in prestigious Kenwood Market
- Traffic light access
- Pylon signage available
- Strong daytime and residential population

### TRAFFIC COUNTS:

- Montgomery Road at Hosbrook Road - 23,486 VPD
- I-71 S: 110,501 VPD – I-71 N: 106,786 VPD



# RETAIL FOR LEASE

## HOSBROOK CENTER

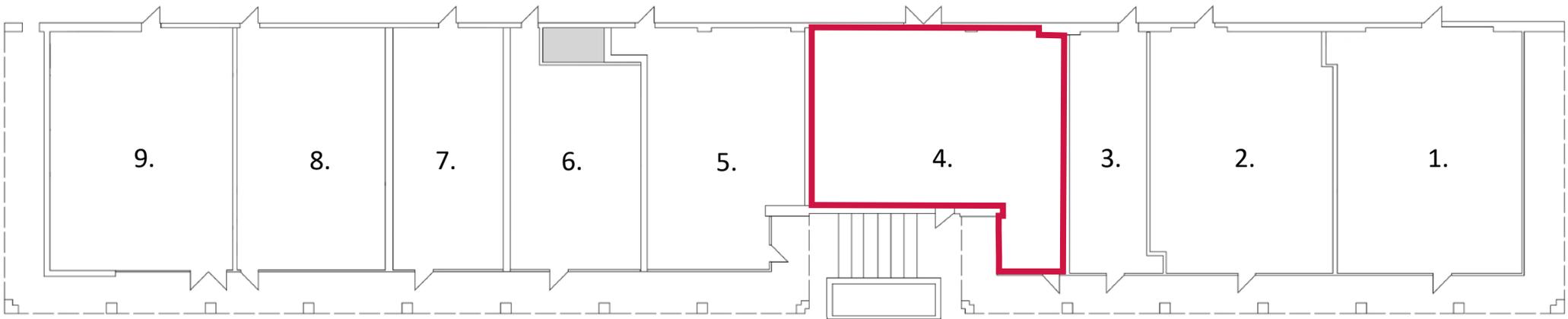
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### TENANT LIST

1. Fabulous Frames & Art
2. Tropical Smoothie
3. Budget Car Rental
- 4. AVAILABLE - 1,740 SF**
5. Edible Arrangements
6. South Beach Wax
7. South Beach Wax
8. Salon Mosaic
9. China Island



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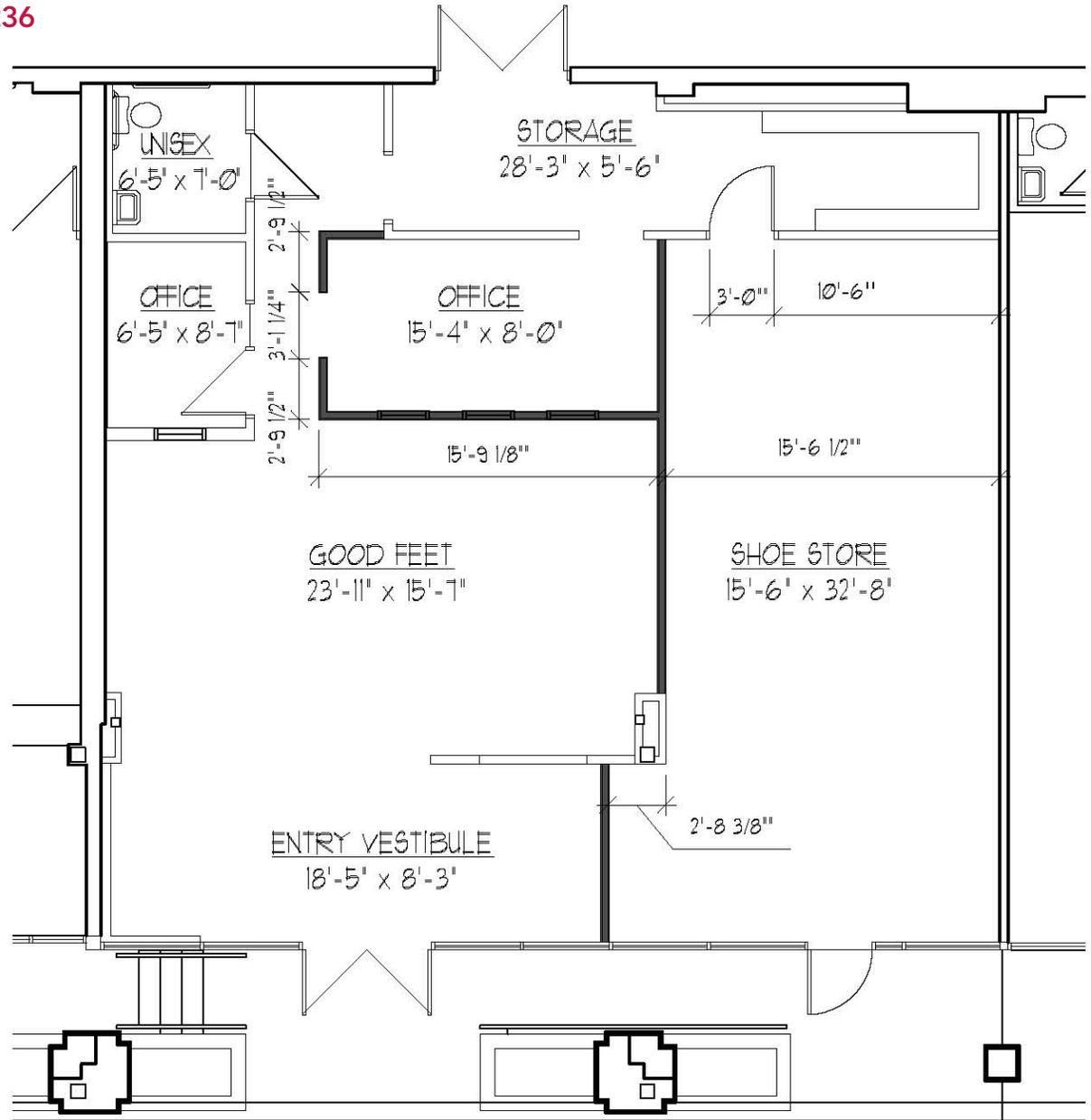
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THE KENWOOD COLLECTION

The Container Store

OLD NAVY

Crate&Barrel

BARNES & NOBLE

WHOLE FOODS MARKET

L.L.Bean

The Jewish Hospital

MERCYHEALTH

ASPIRE

248 Units

macy's

KENWOOD

1,161,540 SF

\$715/SF

Dillard's

Residence Inn

Marriott

Massage Envy

SPA

nektar

D

crumbl

cookies

LV

Louis Vuitton

GUCCI

ANTHROPOLOGIE

TIFFANY & CO.

NORDSTROM

TRIO

bp

JARED

The Galleria Of Jewelry

BANK OF AMERICA

verizon

US

Valvoline

TRADER JOE'S

HONEY BAKED

HONEY

tireDiscounters

tazikis

MEDITERRANEAN CAFE

jiffylube

Wendy's

CHASE

THE ORIGINAL

MATTRESS FACTORY

CHASE

MARATHON

five BELOW

Staples

DICK'S SPORTING GOODS

Michaels

TJ-maxx

BIG SANDY Superstore

CULTA BEAUTY

Marshall's

HomeGoods

POTBELLY

AMERICA'S BEST

TASTE OF BELGIUM

BIBIBOP

asian grill

M

110,501 VPD

23,714 VPD

20,419 VPD

INTERSTATE 71

22

SITE

DUNKIN'

Arby's

Shell

bp

COOPER'S HAWK

RESTAURANT

FUSIAN

Hampton Inn

FBI

MATTRESS FIRM

Starbucks

McDonald's

THE FRESH MARKET

TEXAS

BRISKETS

Firestone

verizon

TRADER JOE'S

tireDiscounters

tazikis

CHASE

MARATHON

LaRosa's

PIZZERIA

CRAFTY CRAB

5/3

DOLLAR GENERAL

Gordon

SALLY

SEASONAL

McALISTER'S

DELICIOUS

BUFFALO WILD WINGS

WINGS & BOOZ

CHASE

MARATHON

JARED

verizon

TRADER JOE'S

tireDiscounters

tazikis

CHASE

MARATHON

LaRosa's

CRAFTY CRAB

5/3

DOLLAR GENERAL

Gordon

SALLY

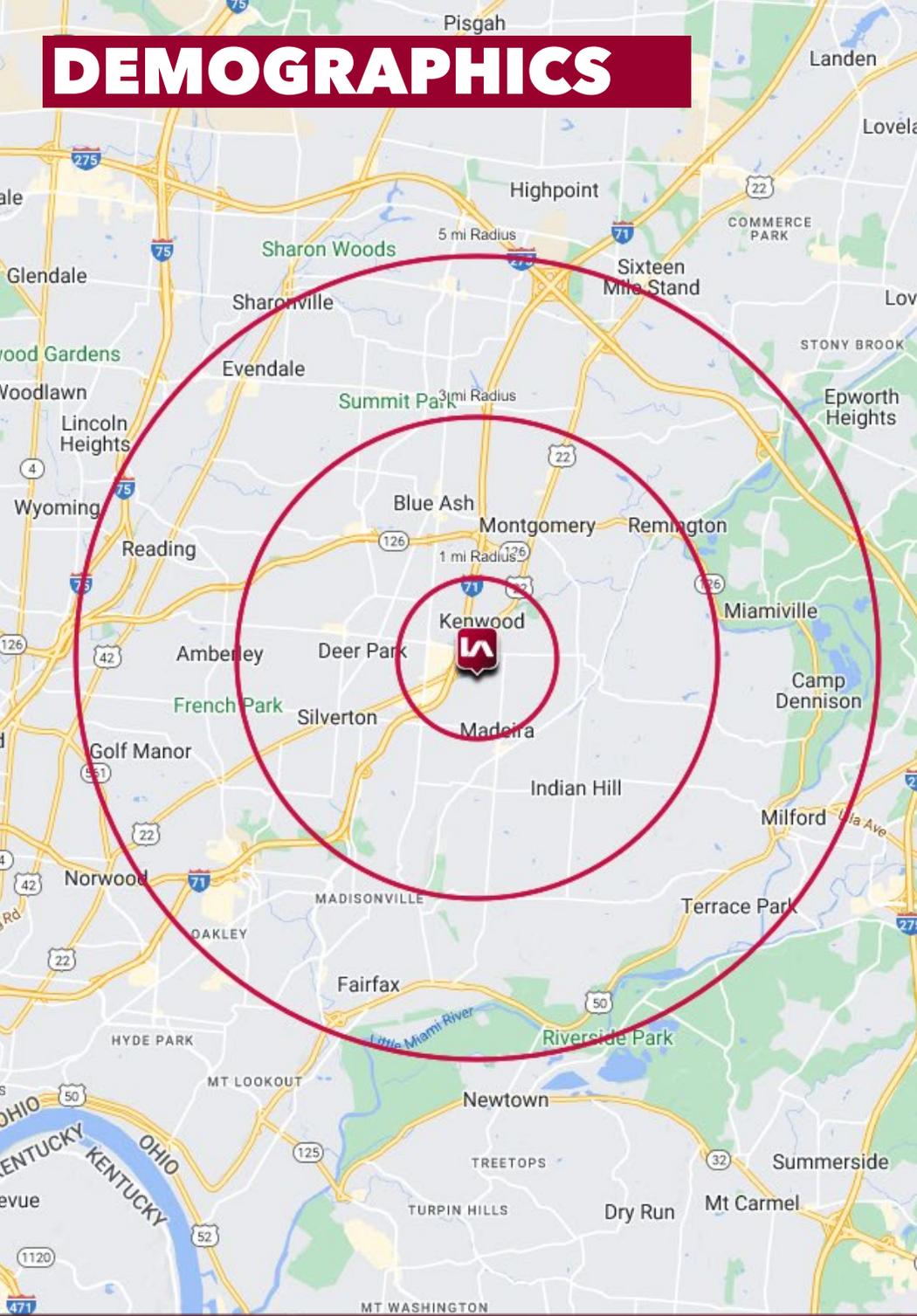
McALISTER'S

BUFFALO WILD WINGS

CHASE

MARATHON

# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	10,226	61,004	157,463
2030 Projected Population	9,951	59,762	155,793
2020 Census Population	10,117	61,692	158,158
2010 Census Population	9,848	59,039	150,918
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2025	0.3%	0.2%	0.3%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	3,947	25,581	69,462
2030 Projected Households	3,857	25,144	69,262
2020 Census Households	3,964	25,697	69,014
2010 Census Households	4,213	25,230	66,300
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	-
Historical Annual Growth 2010 to 2025	-0.4%	-	0.3%
<b>AGE</b>			
2025 Est. Population Under 10 Years	13.8%	12.3%	12.1%
2025 Est. Population 10 to 19 Years	12.6%	11.8%	11.6%
2025 Est. Population 20 to 29 Years	7.4%	9.8%	11.9%
2025 Est. Population 30 to 44 Years	21.2%	20.7%	21.5%
2025 Est. Population 45 to 59 Years	16.1%	17.1%	16.5%
2025 Est. Population 60 to 74 Years	16.6%	18.4%	17.9%
2025 Est. Population 75 Years or Over	12.2%	10.0%	8.5%
2025 Est. Median Age	41.1	41.1	39.6
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	49.8%	49.6%	49.2%
2025 Est. Female Population	50.2%	50.4%	50.8%
2025 Est. Never Married	20.5%	27.2%	32.2%
2025 Est. Now Married	59.3%	54.1%	49.3%
2025 Est. Separated or Divorced	10.7%	11.6%	12.4%
2025 Est. Widowed	9.5%	7.1%	6.1%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	27.3%	20.3%	17.3%
2025 Est. HH Income \$150,000 to \$199,999	13.7%	11.9%	10.4%
2025 Est. HH Income \$100,000 to \$149,999	14.8%	18.2%	17.5%
2025 Est. HH Income \$75,000 to \$99,999	10.0%	10.1%	10.5%
2025 Est. HH Income \$50,000 to \$74,999	13.5%	13.7%	14.9%
2025 Est. HH Income \$35,000 to \$49,999	7.4%	8.4%	9.5%
2025 Est. HH Income \$25,000 to \$34,999	3.7%	5.0%	6.1%
2025 Est. HH Income \$15,000 to \$24,999	3.6%	4.5%	4.9%
2025 Est. HH Income Under \$15,000	6.0%	7.9%	9.0%
2025 Est. Average Household Income	\$173,820	\$159,466	\$142,483
2025 Est. Median Household Income	\$125,421	\$110,789	\$100,017
2025 Est. Per Capita Income	\$67,410	\$67,084	\$63,003
2025 Est. Total Businesses	903	3,650	9,064
2025 Est. Total Employees	16,392	47,616	125,386