

**BLUE ASH OFFICE FOR LEASE**

**9852 REDHILL DRIVE**

Cincinnati, OH 45242



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# BLUE ASH OFFICE SPACE FOR LEASE

## 9852 REDHILL DRIVE

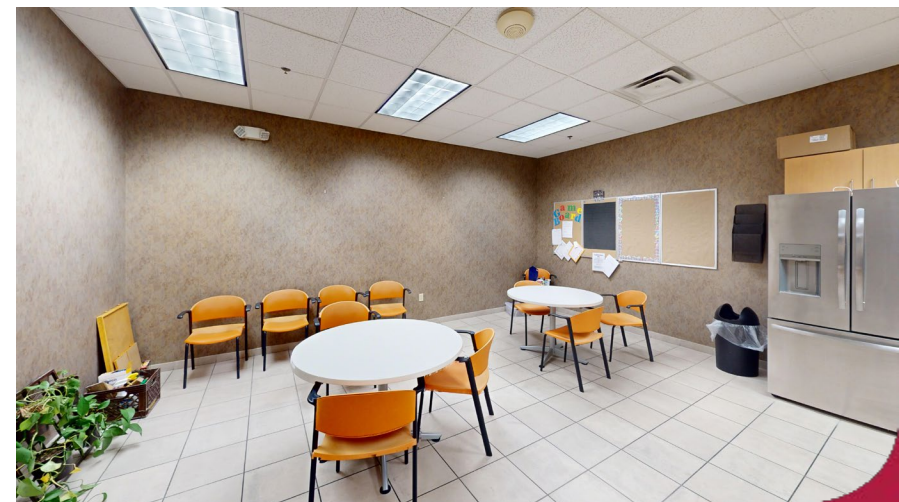
Cincinnati, OH 45242

**AVAILABLE:** 10,925 SF

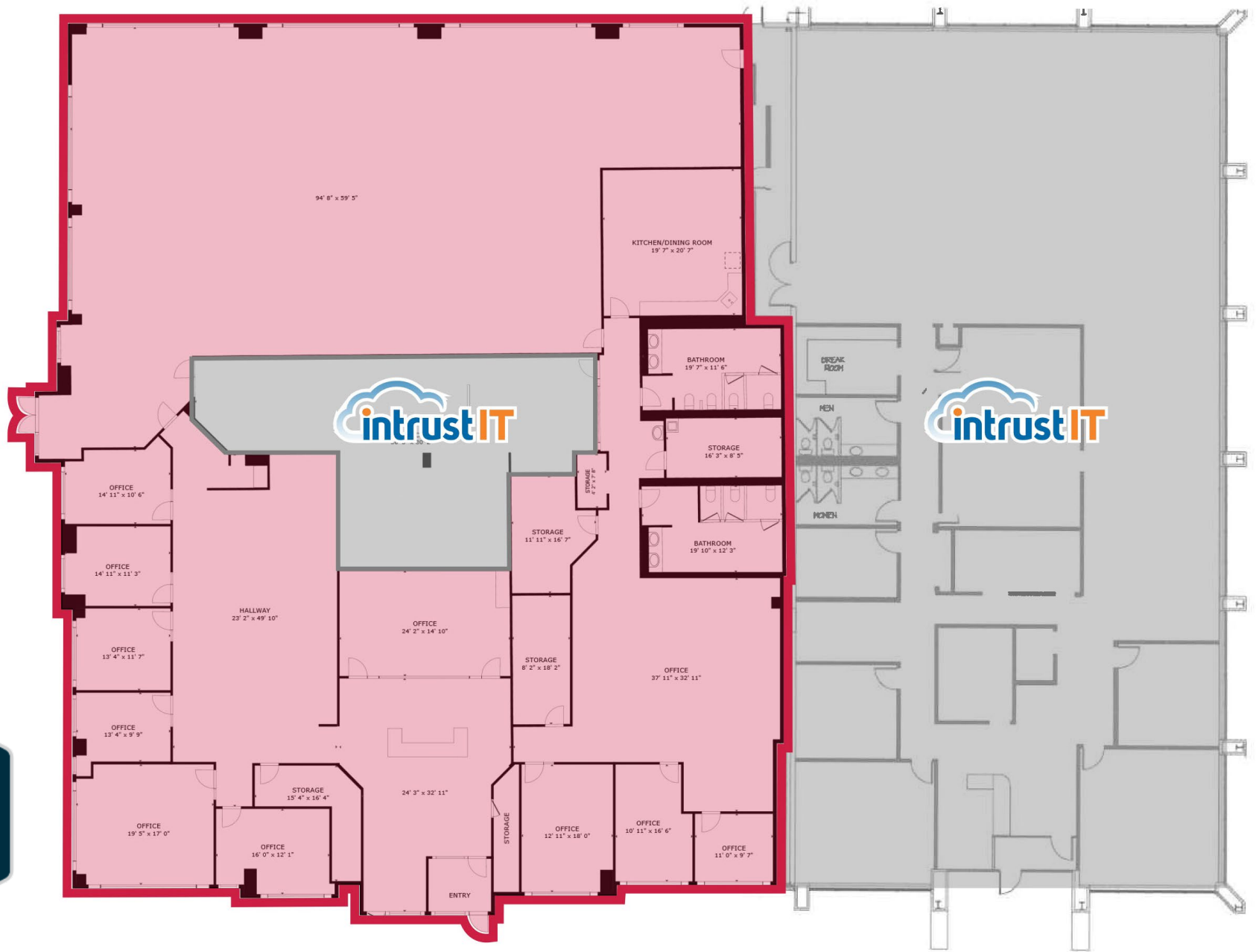
**PRICING:** \$11.50 PSF NNN (+\$6.50 PSF OPEX Est.  
– Does not include tenant janitorial)

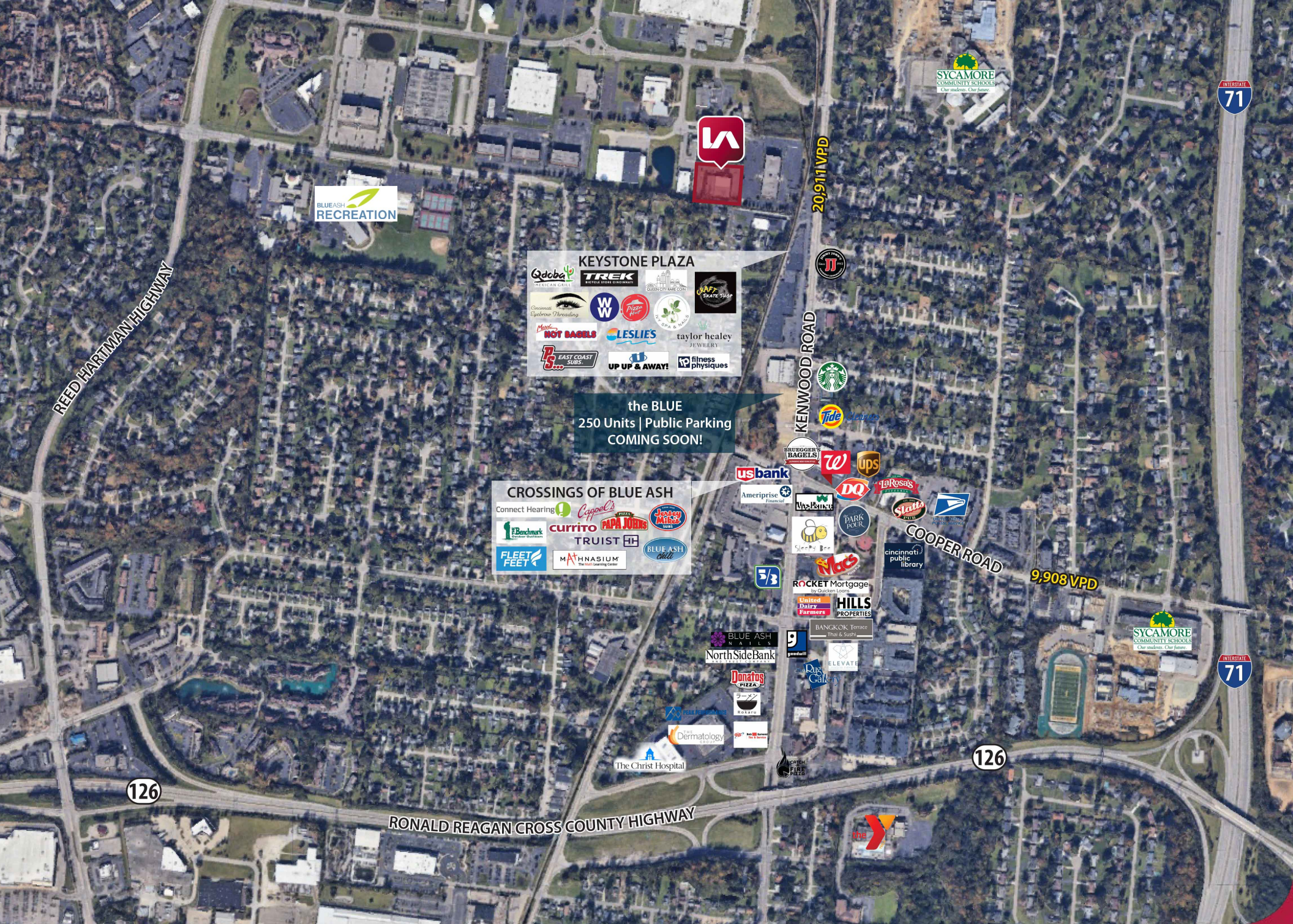
### PROPERTY INFORMATION

- 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





SYCAMORE  
COMMUNITY SCHOOLS  
Our students. Our future.

INTERSTATE  
71

BLUEASH  
RECREATION



20,911 VPD

**KEYSTONE PLAZA**

Qdoba MEXICAN GRILL, TREK, KRAFT SKATE SHOP, W, LESLIES, taylor healey JEWELRY, UP UP & AWAY!, fitness physiques, HOT BAGELS, EAST COAST SUBS.

the BLUE  
250 Units | Public Parking  
COMING SOON!

**CROSSINGS OF BLUE ASH**

Connect Hearing, Cappel's, currito, PAPA JOHN'S, TRUIST, FLEET FEET, MATHNASIUM, BLUE ASH, Ameriprise, usbank, Rocket Mortgage, United Dairy Farmers, HILLS PROPERTIES, BANGKOK Terrace Thai & Sushi, ELEVATE, The Christ Hospital, Donatos PIZZA, ROKAYE, THE DERMATOLOGY GROUP, COFF FIRE PIZZA, North Side Bank, 9 goodwin, Digi Galaxy, Rocket Mortgage by Quicken Loans, United Dairy Farmers, HILLS PROPERTIES, BANGKOK Terrace Thai & Sushi, ELEVATE, The Christ Hospital, Donatos PIZZA, ROKAYE, THE DERMATOLOGY GROUP, COFF FIRE PIZZA, North Side Bank, 9 goodwin, Digi Galaxy.

KENWOOD ROAD

COOPER ROAD

9,908 VPD

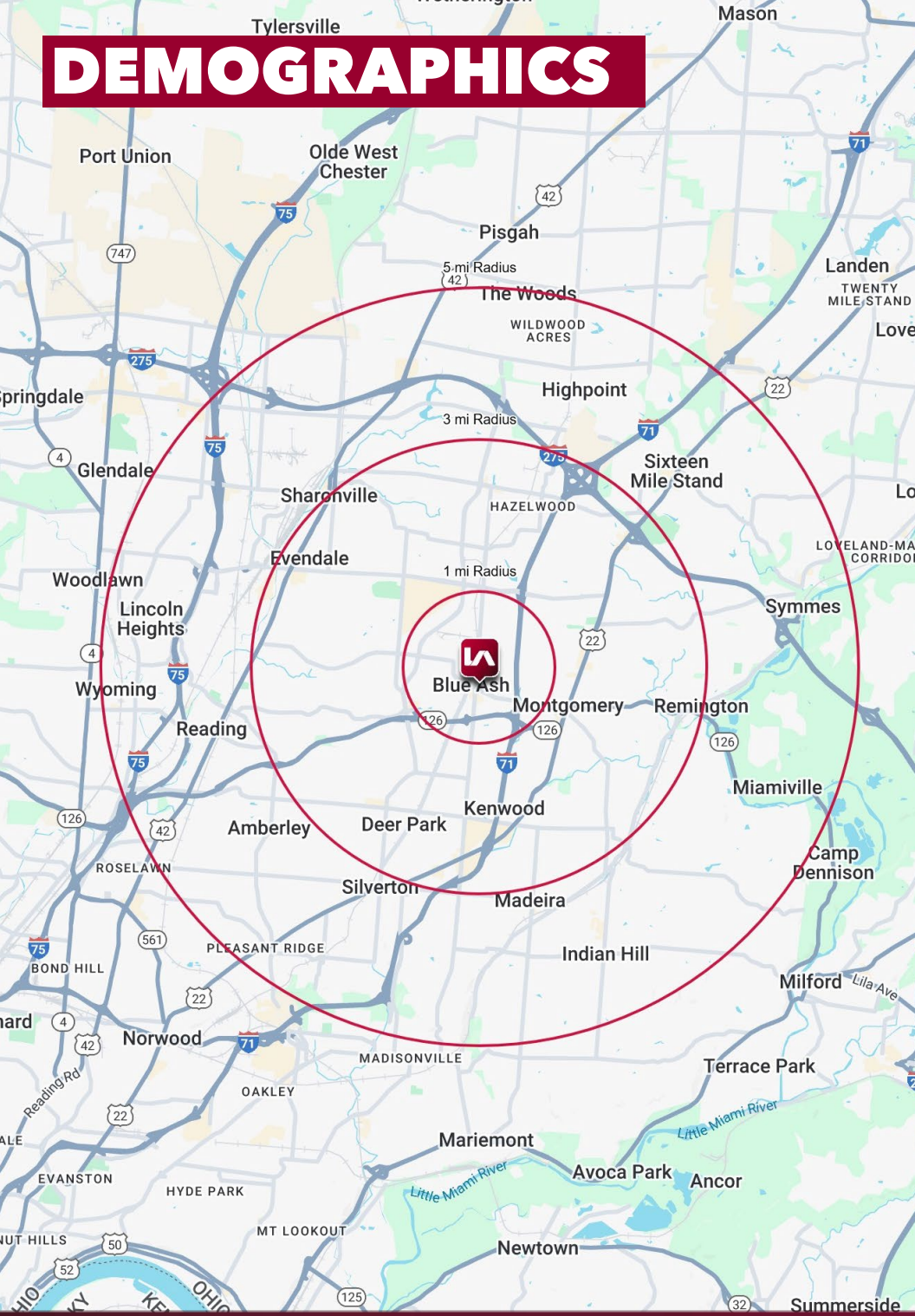
INTERSTATE  
71

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RONALD REAGAN CROSS COUNTY HIGHWAY

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# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	8,142	60,020	144,110
2029 Projected Population	8,098	59,668	142,733
2020 Census Population	8,423	61,290	147,387
2010 Census Population	7,600	59,605	141,629
Projected Annual Growth 2024 to 2029	-0.1%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2024	0.5%	-	0.1%
<b>HOUSEHOLDS</b>			
2024 Estimated Households	3,410	25,237	60,595
2029 Projected Households	3,369	24,914	59,650
2020 Census Households	3,429	25,339	60,935
2010 Census Households	3,123	25,153	59,338
Projected Annual Growth 2024 to 2029	-0.2%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	0.7%		0.2%
<b>AGE</b>			
2024 Est. Population Under 10 Years	12.1%	12.5%	12.6%
2024 Est. Population 10 to 19 Years	12.2%	11.7%	12.2%
2024 Est. Population 20 to 29 Years	10.2%	9.4%	10.2%
2024 Est. Population 30 to 44 Years	20.0%	20.5%	20.3%
2024 Est. Population 45 to 59 Years	17.8%	17.4%	17.5%
2024 Est. Population 60 to 74 Years	18.6%	18.9%	18.8%
2024 Est. Population 75 Years or Over	9.1%	9.5%	8.5%
2024 Est. Median Age	40.9	41.5	40.6
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	49.8%	49.5%	49.4%
2024 Est. Female Population	50.2%	50.5%	50.6%
2024 Est. Never Married	26.0%	26.1%	29.2%
2024 Est. Now Married	48.9%	54.3%	51.3%
2024 Est. Separated or Divorced	15.1%	12.3%	12.9%
2024 Est. Widowed	10.0%	7.3%	6.6%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	16.2%	16.3%	15.9%
2024 Est. HH Income \$150,000 to \$199,999	11.4%	10.7%	10.4%
2024 Est. HH Income \$100,000 to \$149,999	23.6%	21.8%	17.2%
2024 Est. HH Income \$75,000 to \$99,999	10.0%	13.2%	12.4%
2024 Est. HH Income \$50,000 to \$74,999	11.8%	13.6%	14.6%
2024 Est. HH Income \$35,000 to \$49,999	7.4%	8.7%	9.2%
2024 Est. HH Income \$25,000 to \$34,999	8.9%	6.3%	7.2%
2024 Est. HH Income \$15,000 to \$24,999	4.1%	3.7%	4.4%
2024 Est. HH Income Under \$15,000	6.6%	5.7%	8.6%
2024 Est. Average Household Income	\$140,391	\$143,294	\$137,309
2024 Est. Median Household Income	\$101,618	\$103,093	\$96,944
2024 Est. Per Capita Income	\$59,032	\$60,415	\$57,889
2024 Est. Total Businesses	975	4,467	9,449
2024 Est. Total Employees	16,604	69,170	141,314