

SPACE FOR LEASE **TECHNOLOGY WOODS**

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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE: 2,518 SF

PRICING: \$2,700 Per Month

PROPERTY INFORMATION:

- 1 dock door
- Located within the City of Blue Ash, one of Cincinnati's strongest office submarkets
- Proximity to major highways such as I-275 and I-75
- Just minutes away from Kenwood Mall and numerous other retailers
- Favorable, high-quality walk-up office setting for tenants
- Large docking bays within center of two buildings



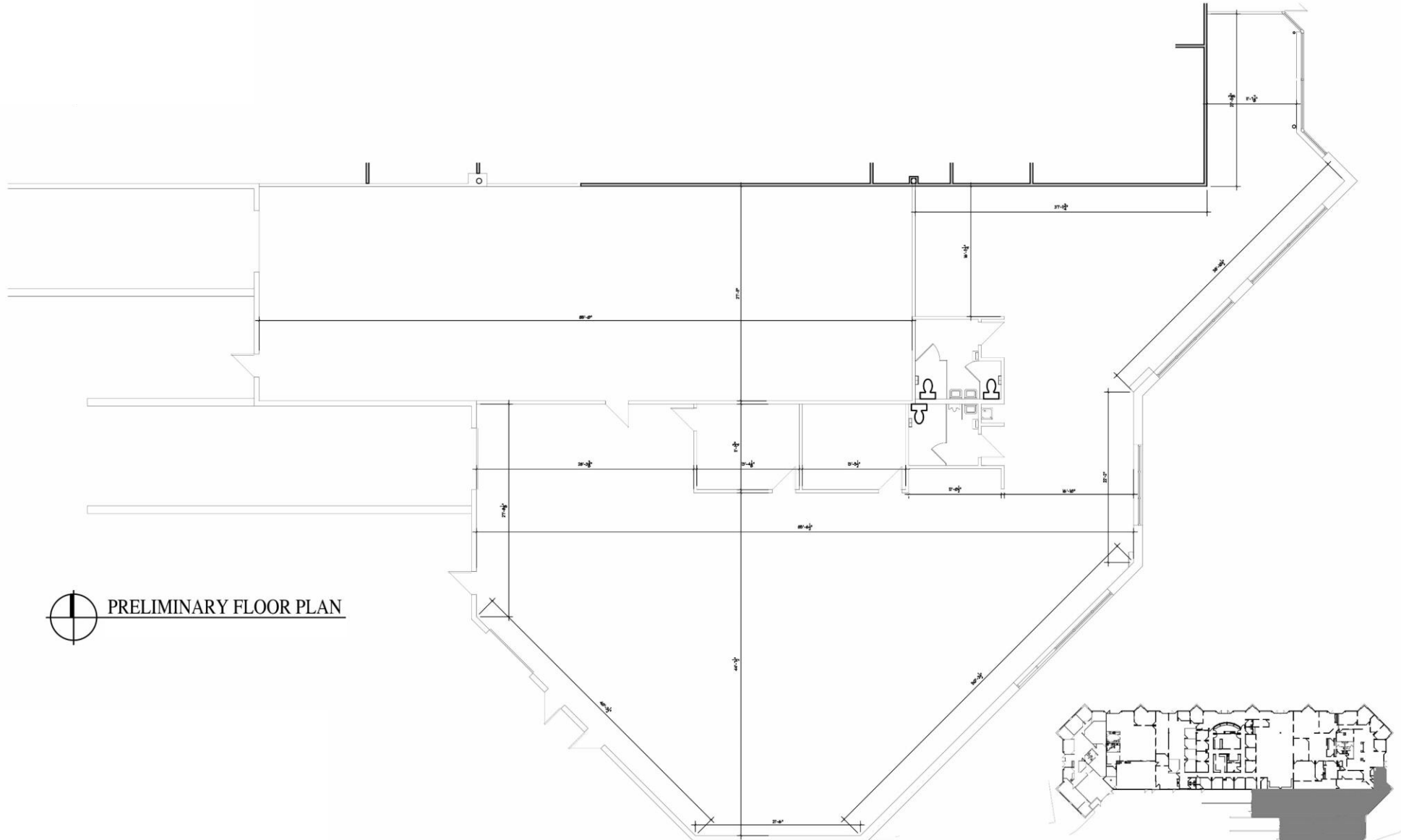
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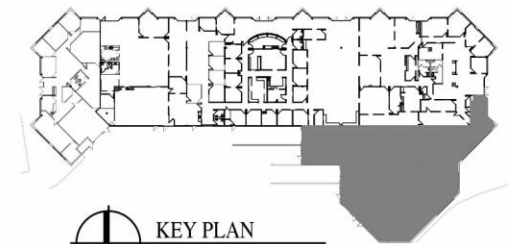
100	APEX	4,453 SF
110	ECM Holdings, LLC	22,053 SF
120	EyeCare Partners	5,193 SF
130	Available	2,518 SF
200	Kaleidoscope Innovation	16,972 SF
220	Apple Spice/Tri State Enterprises	4,708 SF
227	Prime AE	3,105 SF
230	Consumer Cellular	2,830 SF
250	Hill-Rom	3,522 SF
Total GLA:		65,354 SF



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 PRELIMINARY FLOOR PLAN



 KEY PLAN
NTS

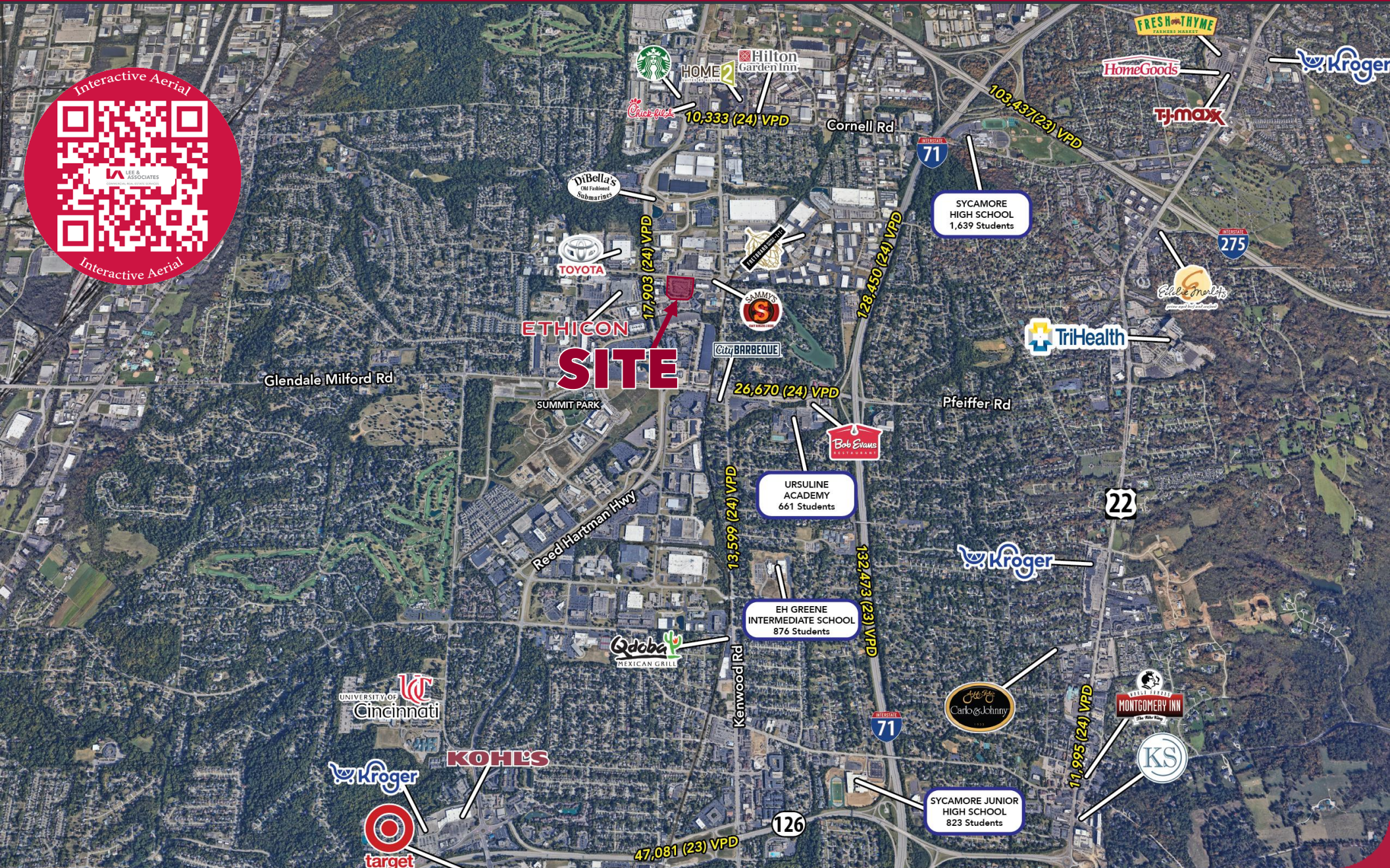
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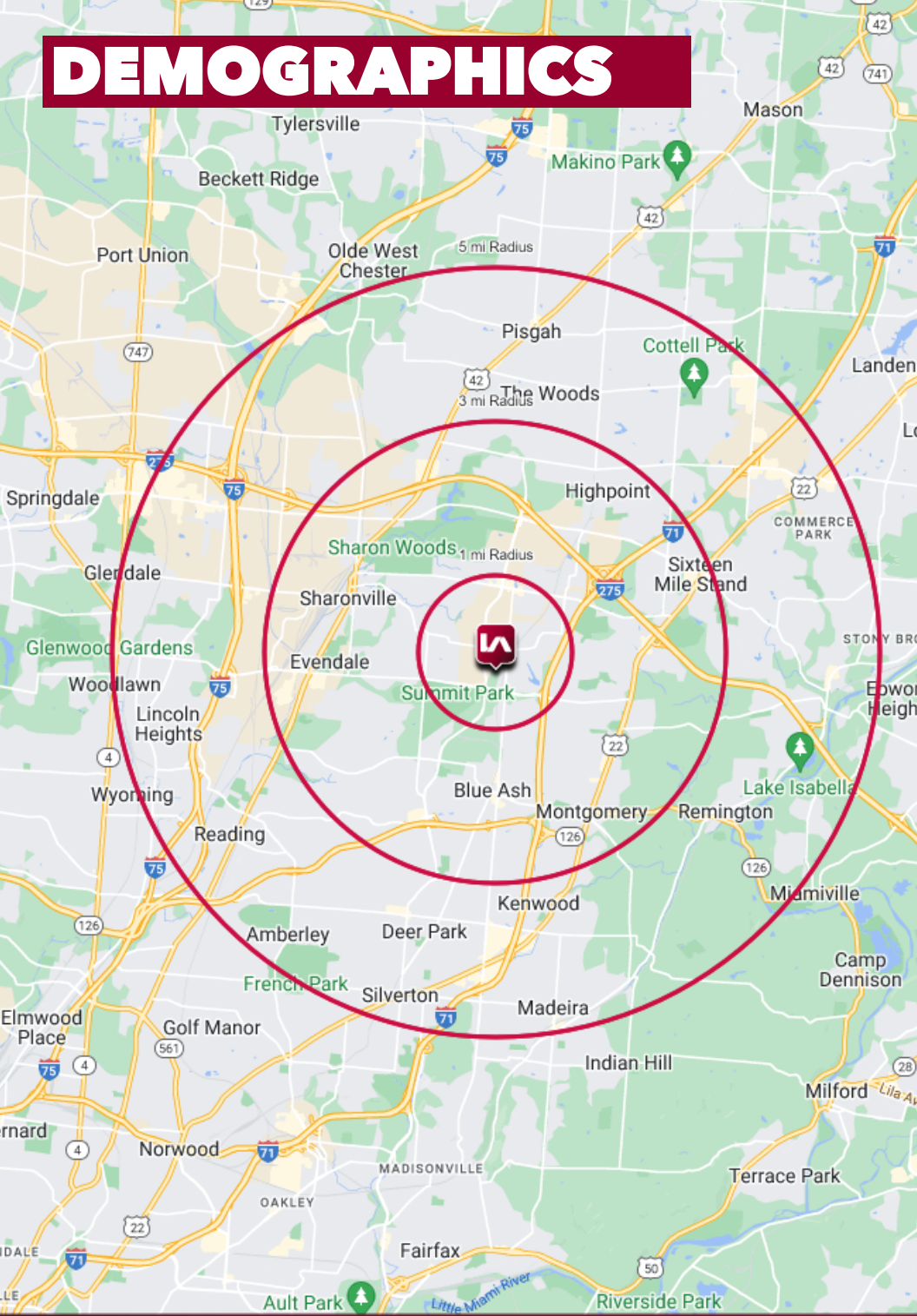


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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	3,858	49,236	141,408
2029 Projected Population	3,863	48,728	141,774
2020 Census Population	3,961	49,983	143,347
2010 Census Population	3,660	47,690	137,587
Projected Annual Growth 2024 to 2029	-	-0.2%	-
Historical Annual Growth 2010 to 2024	0.4%	0.2%	0.2%
HOUSEHOLDS			
2024 Estimated Households	1,552	20,299	58,321
2029 Projected Households	1,543	19,970	58,285
2020 Census Households	1,595	20,301	58,167
2010 Census Households	1,500	19,786	56,401
Projected Annual Growth 2024 to 2029	-0.1%	-0.3%	-
Historical Annual Growth 2010 to 2024	0.2%	0.2%	0.2%
AGE			
2024 Est. Population Under 10 Years	12.6%	12.2%	12.6%
2024 Est. Population 10 to 19 Years	13.2%	12.0%	12.3%
2024 Est. Population 20 to 29 Years	10.0%	9.8%	10.2%
2024 Est. Population 30 to 44 Years	19.7%	19.6%	20.4%
2024 Est. Population 45 to 59 Years	17.5%	17.2%	17.8%
2024 Est. Population 60 to 74 Years	19.5%	19.7%	18.3%
2024 Est. Population 75 Years or Over	7.5%	9.5%	8.5%
2024 Est. Median Age	40.4	41.9	40.6
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.0%	49.8%	49.6%
2024 Est. Female Population	51.0%	50.2%	50.4%
2024 Est. Never Married	26.6%	25.2%	27.3%
2024 Est. Now Married	58.0%	55.1%	54.0%
2024 Est. Separated or Divorced	12.0%	12.6%	12.2%
2024 Est. Widowed	3.4%	7.1%	6.4%
INCOME			
2024 Est. HH Income \$200,000 or More	19.8%	17.5%	16.4%
2024 Est. HH Income \$150,000 to \$199,999	6.3%	11.4%	11.3%
2024 Est. HH Income \$100,000 to \$149,999	22.3%	20.2%	18.5%
2024 Est. HH Income \$75,000 to \$99,999	11.5%	13.0%	13.7%
2024 Est. HH Income \$50,000 to \$74,999	15.4%	14.1%	14.0%
2024 Est. HH Income \$35,000 to \$49,999	7.9%	8.5%	8.2%
2024 Est. HH Income \$25,000 to \$34,999	8.6%	7.1%	6.3%
2024 Est. HH Income \$15,000 to \$24,999	2.8%	3.5%	4.3%
2024 Est. HH Income Under \$15,000	5.5%	4.6%	7.2%
2024 Est. Average Household Income	\$157,130	\$149,487	\$139,549
2024 Est. Median Household Income	\$101,564	\$103,988	\$101,400
2024 Est. Per Capita Income	\$63,238	\$61,798	\$57,685
2024 Est. Total Businesses	812	4,437	9,828
2024 Est. Total Employees	14,223	71,395	156,528