

REGENCY COMMONS

11221-11257 Reed Hartman Hwy
Blue Ash, OH 45241

FOR LEASE
1,766 SF & 5,500 SF Available

HIGHLIGHTS

- 34,315 SF retail center
- 1,766 SF & 5,500 SF (former restaurant space) available
- Excellent visibility to Reed Hartman Hwy
- Located in Cincinnati's highest-rated suburban office market
- Population of 49,077 within a three mile radius with an average household income of \$163,277
- Impressive mix of retailers and restaurants which include Chipotle, Starbucks, FedEx, Tropical Smoothie Cafe, The Joint Chiropractic and Key Bank
- Other area restaurants include Chick-fil-A, Panera and McAlister's Deli

TRAFFIC COUNTS

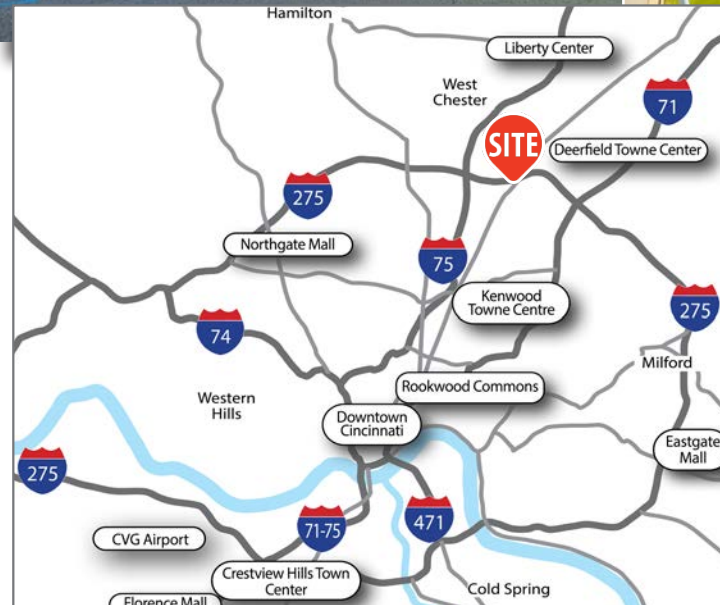
- 20,446 VPD on Reed Hartman Hwy
- 9,556 VPD on Cornell Rd

DEMOGRAPHICS

2023 Estimates	1 mile	3 miles	5 miles
Population	2,922	49,077	139,726
Households	1,194	19,902	56,549
Average HH Income	\$141,729	\$163,277	\$150,909
Daytime Employees	13,616	69,330	159,980

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ANCHOR ASSOCIATES

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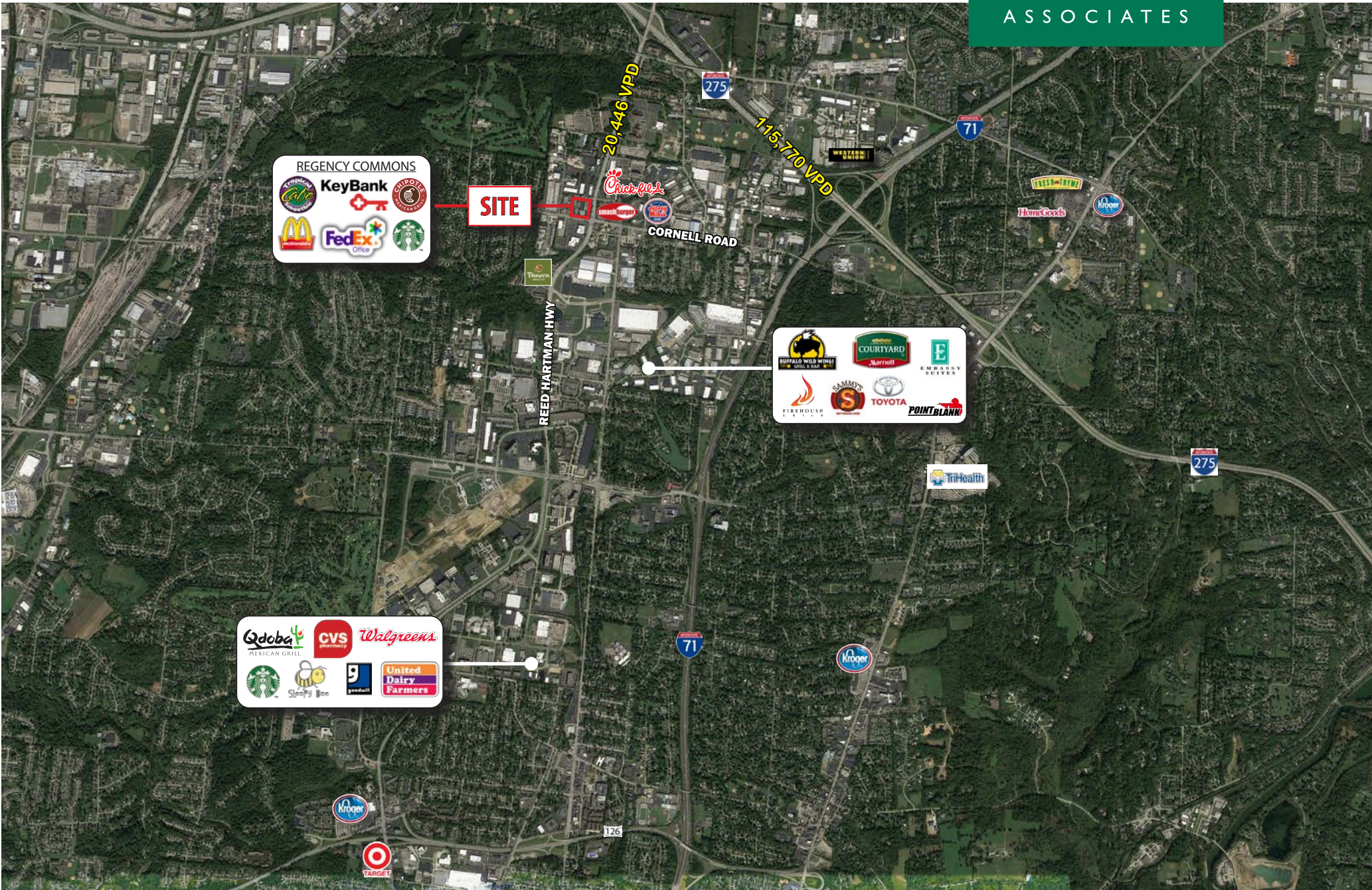
A MEMBER OF
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SPACE	TENANT	SF
100	KEY BANK	3,546
A2	AVAILABLE (RESTAURANT)	5,500
A3	SPORTS CLIPS	1,312
A4	90'S NAIL & SPA	1,700
A5	TROPICAL SMOOTHIE CAFÉ	1,700
A6	JIMMY JOHN'S	1,700
A7	FEDEX OFFICE	1,700
A8	THE JOINT CHIROPRACTIC	1,270
A9	GREEN DISTRICT SALADS	1,634
A10	AVAILABLE	1,766
A11	DIRTY DOUGH COOKIES	1,700
A13	KANPAI JAPANESE STEAK HOUSE	2,540
A14	FIT BODY BOOT CAMP	4,047
B1	CHIPOTLE	2,600
B2	STARBUCKS	1,600