

FOR LEASE

9420 Towne Square Avenue Blue Ash, OH 45242



NAIBergman

Office/Retail | 450 - 500 SF

- Office & Retail Units Available
- Ample Free Parking Available
- Rates Starting at \$600/Month, Including Certain Utilities
- Walkable to Several Retailers and Restaurants
- Located in Downtown Blue Ash



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OFFERING SUMMARY

Available SF	450 - 500 SF
Lease Rate:	\$15.99 SF/yr (MG)
Building Size:	15,200
Zoning:	DT Downtown District (Blue Ash)
Market:	Blue Ash
Submarket:	Kenwood, Montgomery

PROPERTY OVERVIEW

At the Blue Ash Executive Building, you'll find several renovated and freshly painted office suites on the second floor in downtown Blue Ash with ample parking for you and your clients. These office suites, located off of Kenwood/Cooper roads, offer flexible lease terms. These spaces are ideal for businesses of all kinds including health care practitioners, physiotherapists, psychologists, home healthcare businesses, financial services companies, insurance agents, security service providers, trucking/logistics providers, start-up entrepreneurs. The property is located within a short drive of quality restaurants and retailers and is a minute commute from I-71 and Ronald Reagan highways.

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

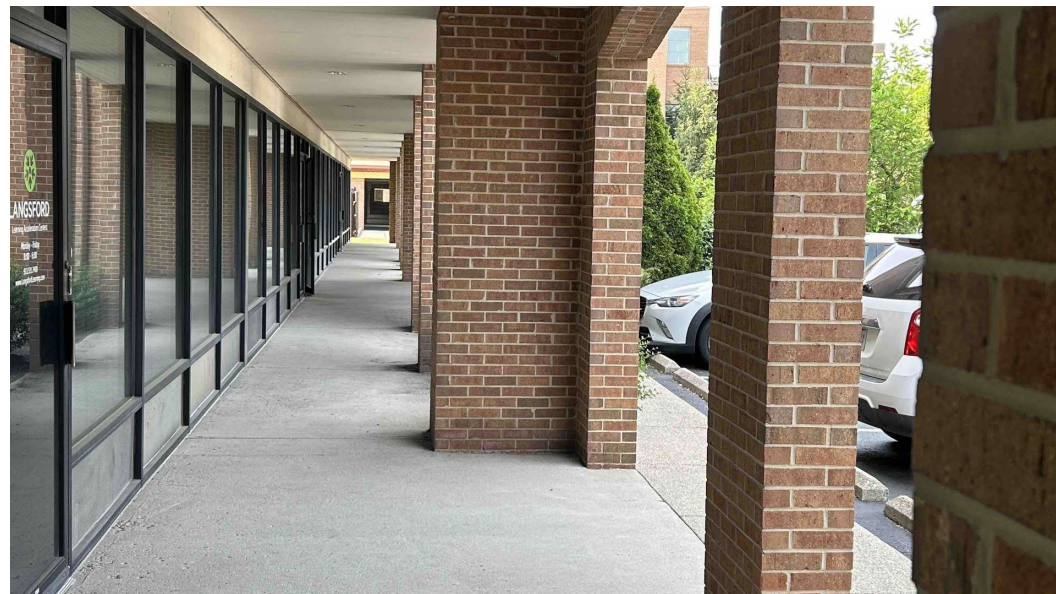
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SITE



Google

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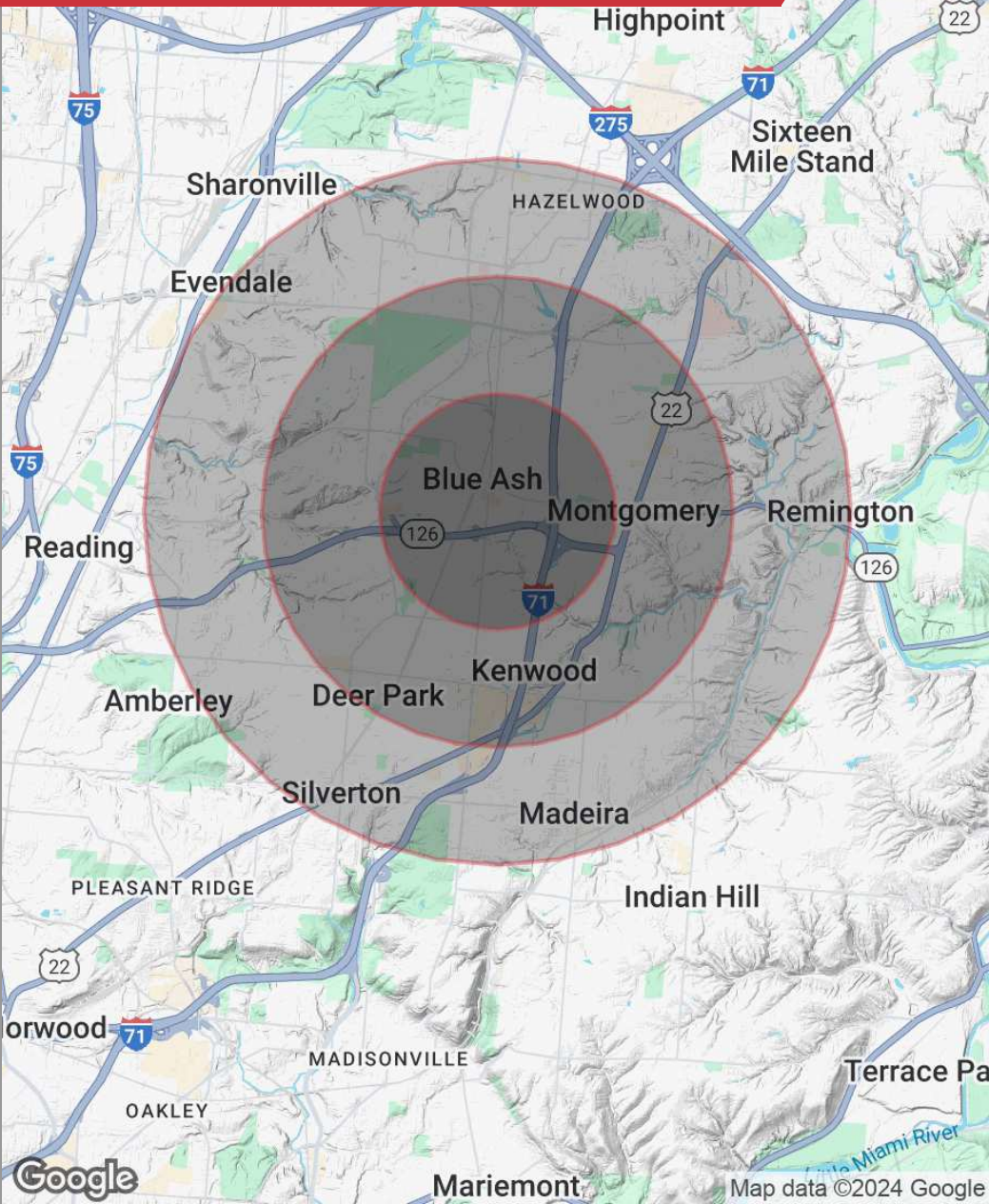
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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	7,870	28,972	60,070
Median age	44.8	45.5	44.2
Median age (male)	40.1	43.7	42.9
Median age (Female)	47.1	46.2	45.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	3,645	13,505	27,367
# of persons per HH	2.2	2.1	2.2
Average HH income	\$101,673	\$105,024	\$107,401
Average house value	\$256,843	\$264,366	\$262,822

* Demographic data derived from 2020 ACS - US Census

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