

RETAIL FOR LEASE

THE BLUE ASH CENTRE

9708 Kenwood Road | Cincinnati, OH 45242



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FOR LEASE: 1,619 SF

PRICING: \$25.00 PSF + NNN

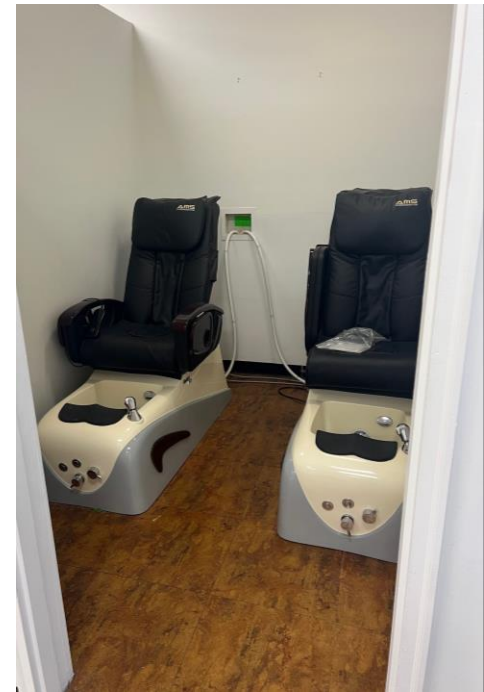
- Newer in-line retail space anchored by Hoxworth Blood Center & Jimmy Johns
- Abundant parking in the front and back of the building
- In the heart of downtown Blue Ash
- Excellent visibility from Kenwood Road
- Monument signage available
- Minutes from Ronald Regan Highway and easy accessibility to I-71, I-75, & I-275
- Across from The Blue- a new mixed-use development with retail, office, 205 apartment units, and a public parking garage (coming soon!)

TRAFFIC COUNTS:

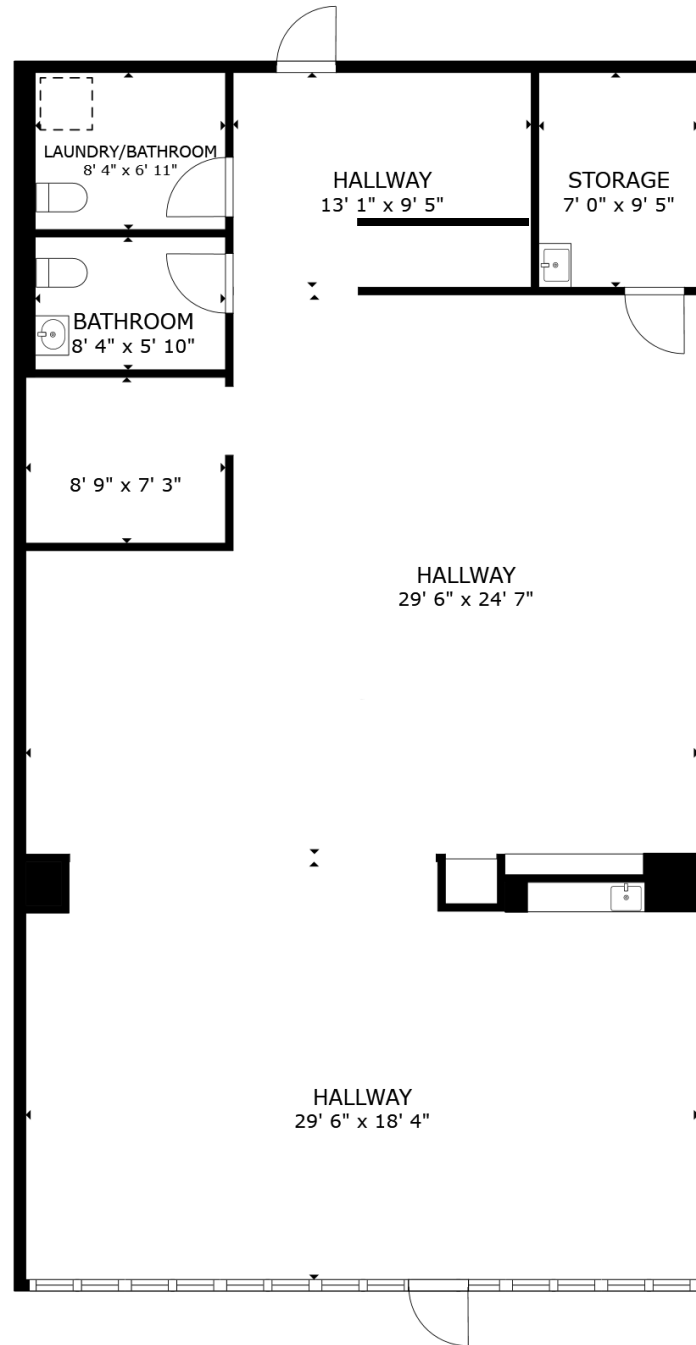
- Kenwood Road – 19,941 VPD
- Ronald Reagan Cross County Hwy – 47,081 VPD



INTERIOR PHOTOS

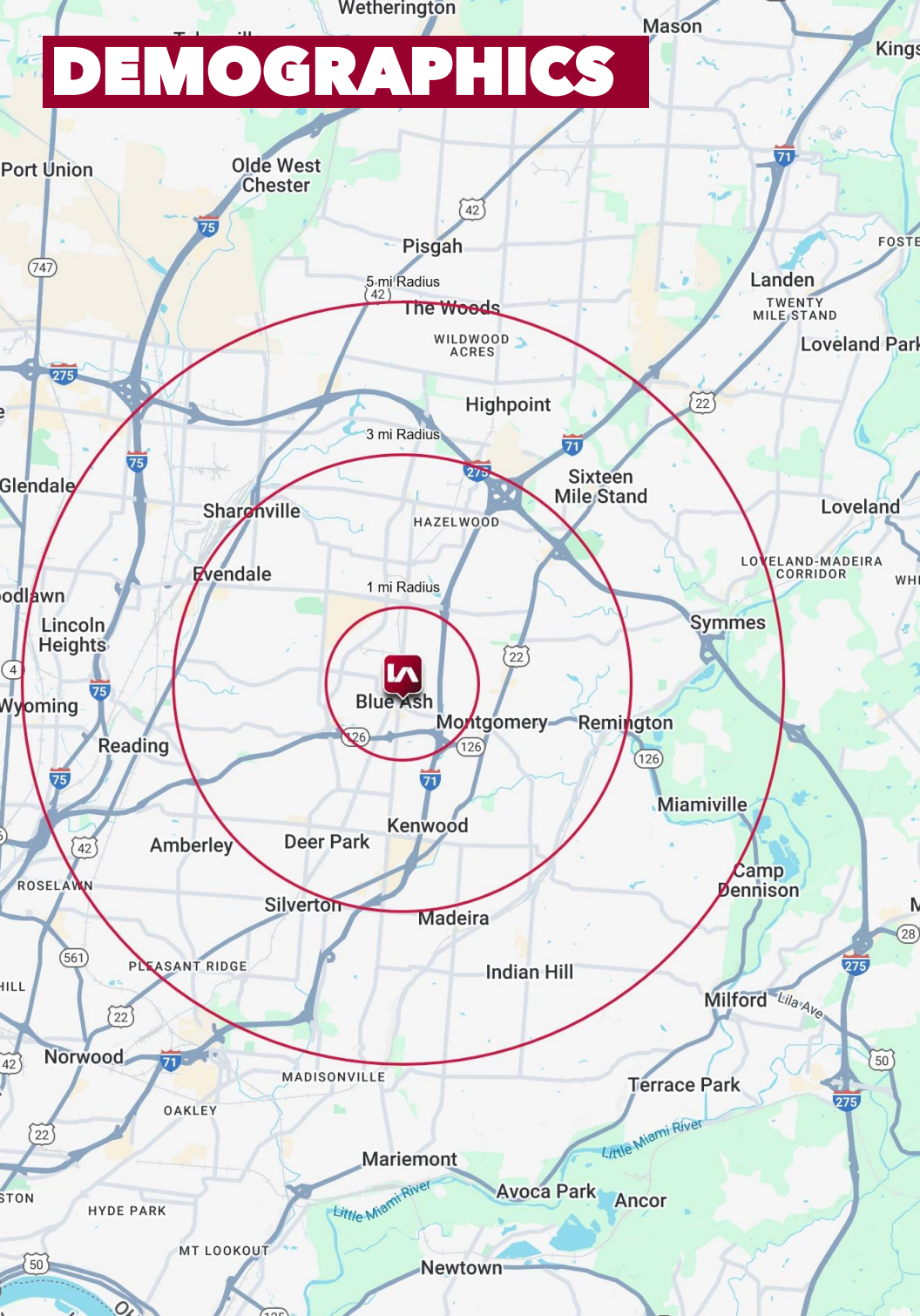


FLOOR PLAN



**Not to Scale Floor Plan

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
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%
HOUSEHOLDS			
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%
AGE			
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
MARITAL STATUS & GENDER			
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%
INCOME			
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