RETAL FOR LEASE

THE BLUE ASH CENTRE

9708 Kenwood Road | Cincinnati, OH 45242



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TIMMY JOHNS



COMMERCIAL REAL ESTATE SERVICES

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RETAIL FOR LEASE THE BLUE ASH CENTRE

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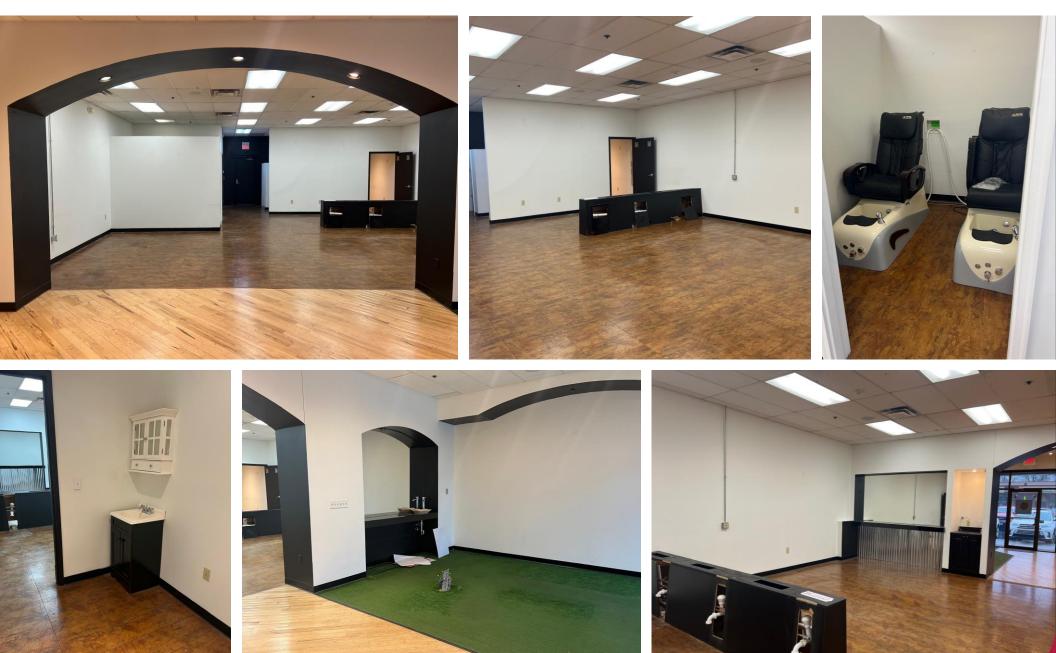
- FOR LEASE: 1,619 SF **PRICING:**
 - \$25.00 PSF + NNN
- Newer in-line retail space anchored by Hoxworth Blood Center & Jimmy Johns
- · Abundant parking in the front and back of the building
- In the heart of downtown Blue Ash
- Excellent visibility from Kenwood Road ٠
- Monument signage available •
- 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

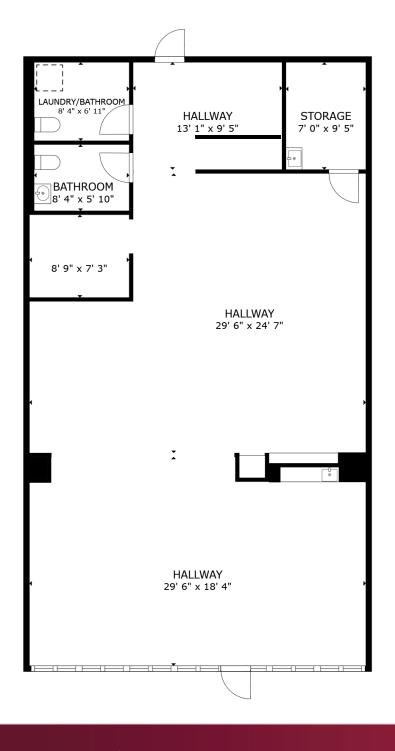


INTERIOR PHOTOS





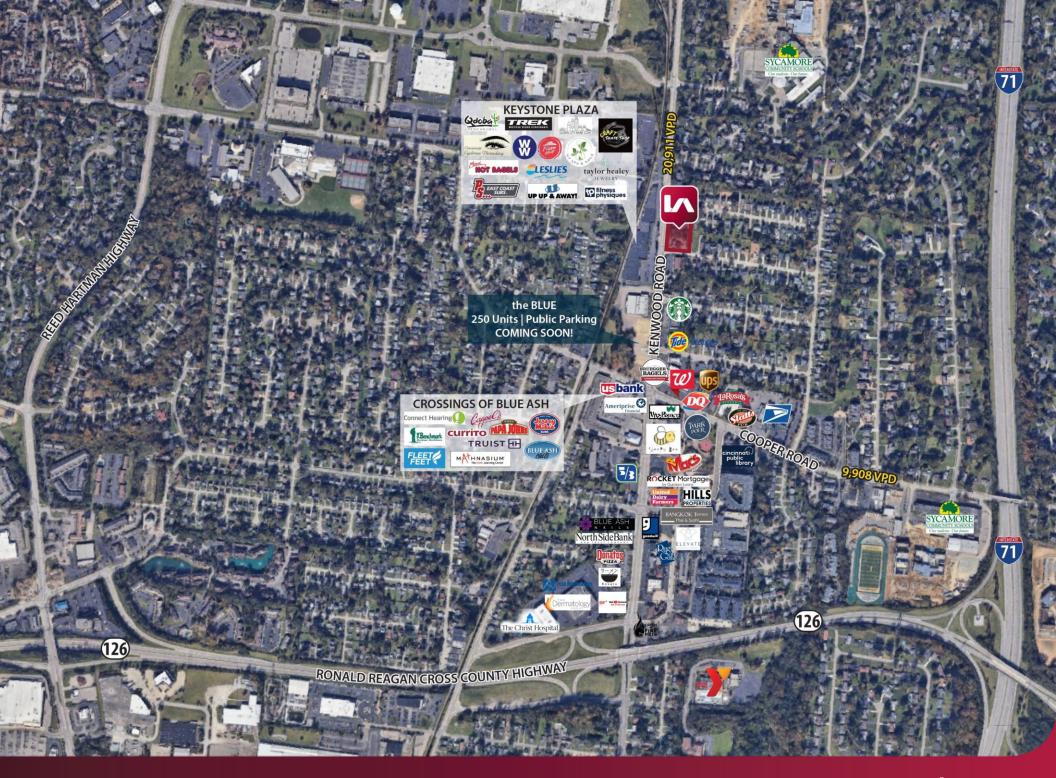
FLOOR PLAN





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**Not to Scale Floor Plan



DEMOGRAPHICS

Wetherington

Mason

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Kings

Port Union	Olde West		And in	1	inf
Portonion	Chester	· (42)		~ 1	$k \in \mathbb{N}$
	75	Pisgah			FOSTER
747		5-mi/Radius	1. 1.	Landen	
		The woods		TWENTY	-
275		WILDWOOD		Lov	eland Park
	and a	Highp	oint	22	-1/
k /I	- In	3 mi Radius	Ū		
Glendale		270	Sixteen Mile Stand		
	Sharonville	HAZELWOOD	Wille Otalia		oveland
14.1	Evendale	147		LOVELAND-M CORRID	OR WHITE
odlawn		1 mi Radius	1 m	Sal	
Lincoln Heights	1		22)	Symmes	
4 Aluciming	he t	Blue Ash	·		1.3
Wyoming Reading		Montgon (126)	nery Remington		· · · · ·
			126		(-A)
		Kenwood	M	liamiville	
42 Ar	mberley Deer P	ark	1.	Camp	7
ROSELAWN	Silverton		1	Dennison	M
		Madeira		1-12	28
IILL 561 PLEAS	SANT RIDGE	· Ind	ian Hill		275
22		1.	1.	Milford Lilla Ave	L
Norwood	MADISON	WILLE		1) 5	50
	DAKLEY	· KI		ace Park	275
22		Mariemont	Little Miami	RIVE	TC
TON	John Kar		voca Park Ancor		1X
HYDE PARK		itt/e Nitan		•	1.
50	MT LOOKOUT	Newtown-		NR11	
O ₂	(125)	F			-

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION	C. A.		· Marine
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%	1- 70	0.1%
HOUSEHOLDS	A State	- Car	
2024 Estimated Households	3,410	25,237	60,595
2029 Projected Households	3,369	B 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%	Le-0.3%
Historical Annual Growth 2010 to 2024	0.7%	1. 1	0.2%
AGE	Pleasant	Plain	1
2024 Est. Population Under 10 Years zaddal	12.1%	12.5%	12.6%
2024 Est. Population 10 to 19 Years	12.2%	11.7% 28	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 (132)	15.1%	12.3%	12.9%
2024 Est. Widowed	10.0%		dland 6.6%
		P	irk
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	(132)	4,467	9,449
2024 Est. Total Employees	Owe 16,604	69,170	141,314