

MEDICAL/OFFICE FOR LEASE

KENWOOD CROSSING II

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COMMERCIAL REAL ESTATE SERVICES

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OFFICE SPACE FOR LEASE

KENWOOD CROSSING II

KENWOOD
TOWNE
CENTRE

AVAILABILITY

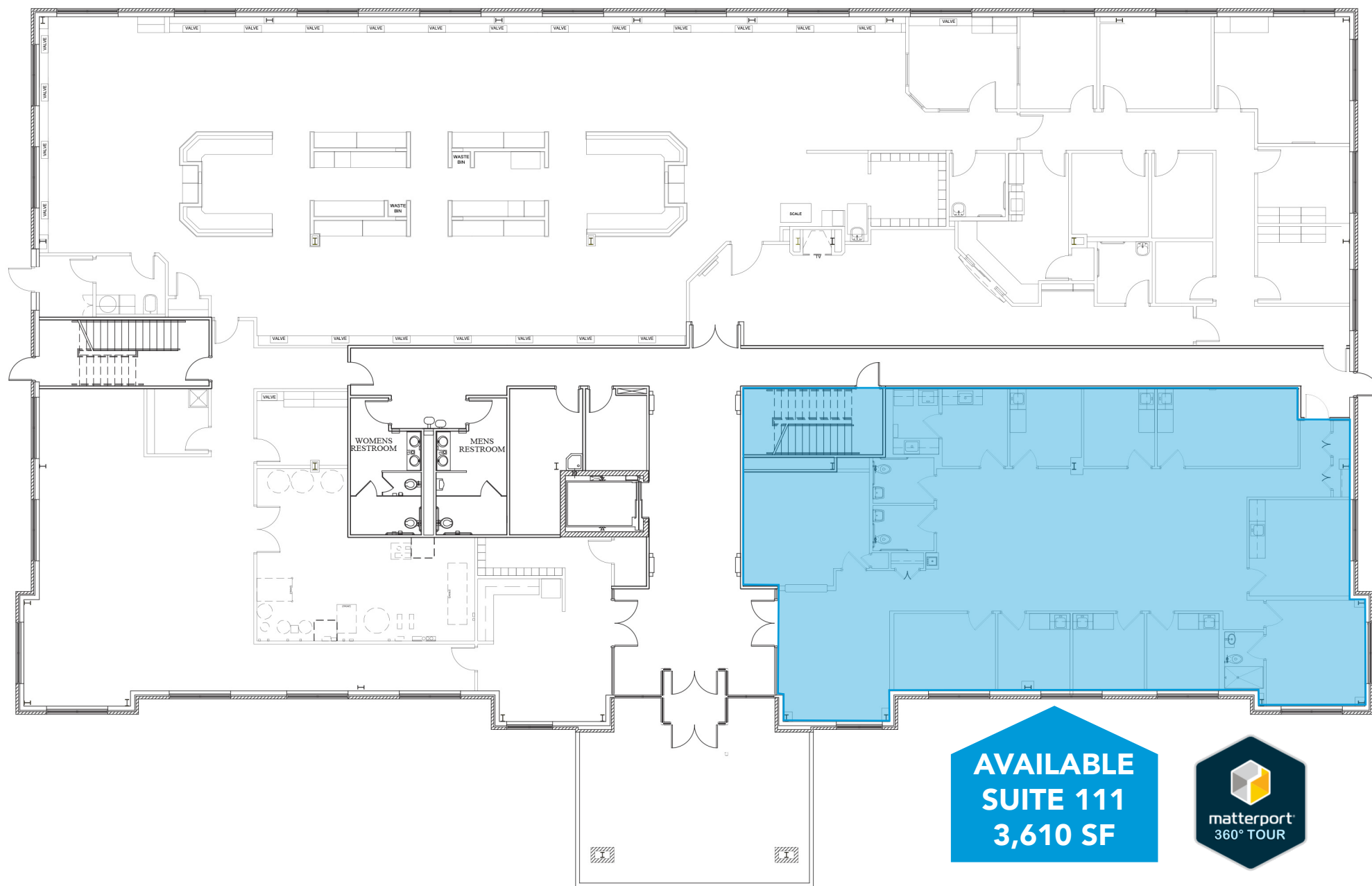
For Lease: 3,610 SF - \$20.00 N + \$11.82/SF OPEX
2,511 SF - \$20.00 N + \$11.82/SF OPEX

KEY HIGHLIGHTS

- Medical / office leasing opportunity in the Kenwood market
- Monument signage available
- Professional office environment
- Positioned within walking distance of Kenwood Towne Center and many other national retailers
- Adjacent to Mercy Health Jewish Hospital
- Convenient access to I-71

SITE

1st FLOOR



**AVAILABLE
SUITE 111
3,610 SF**

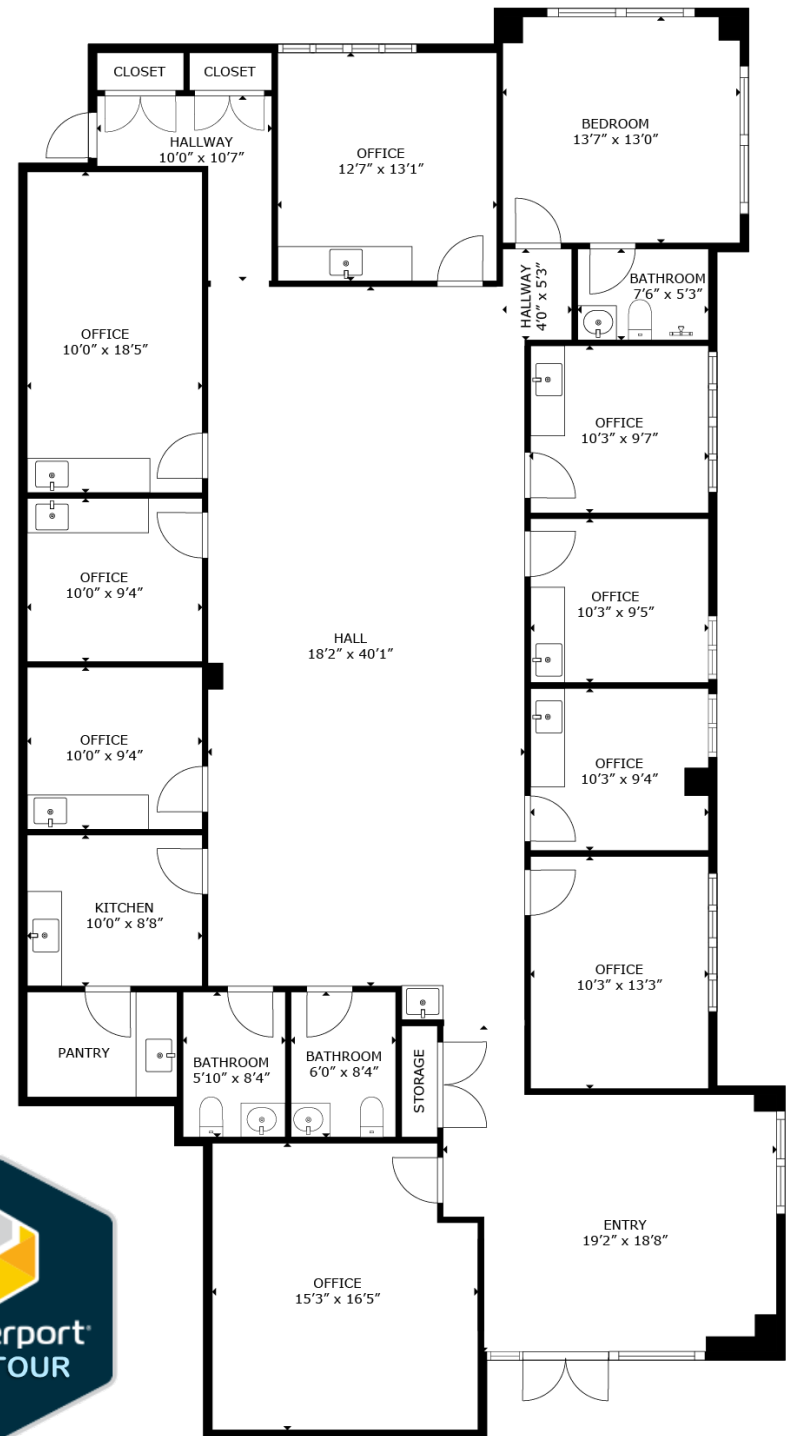


2nd FLOOR

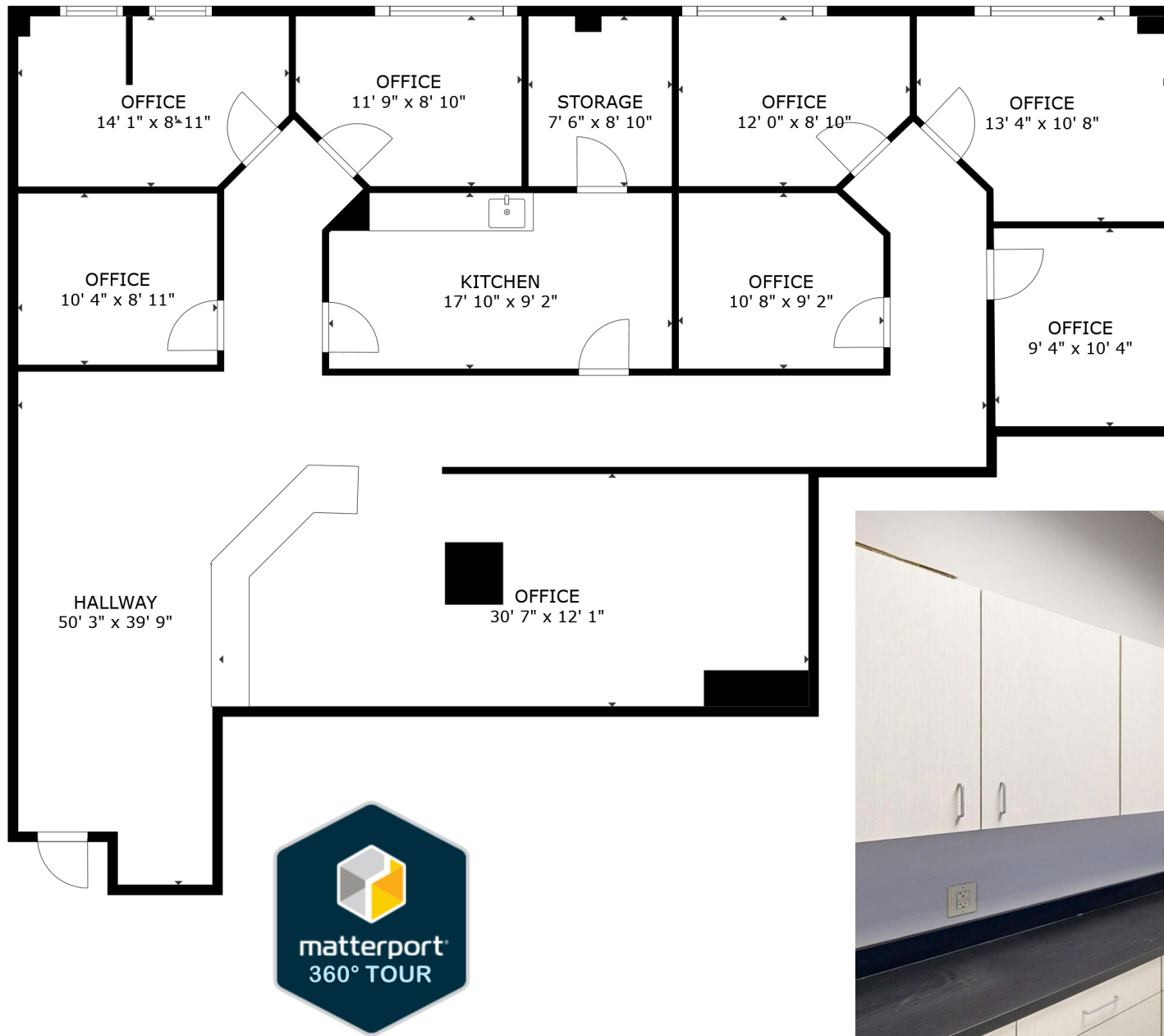
AVAILABLE
SUITE 205
2,511 SF



SUITE 111 - 3,610 SF



SUITE 205 - 2,511 SF





Kenwood Road
23,714 VPD

Interstate 71
20,419 VPD

THE KENWOOD COLLECTION
The Container Store
OLD NAVY
Crate&Barrel
BARNES & NOBLE
WHOLE FOODS MARKET
L.L.Bean

The Jewish Hospital
MERCYHEALTH

ASPIRE
KENWOOD
248 Units

macy's
KENWOOD TOWNE CENTRE
1,161,540 SF
\$715/SF

Dillard's

Residence Inn
Marriott
Massage Envy
Spa
nektar
juice bar
crumbl
cookies

GUCCI
ANTHROPOLOGIE
TIFFANY & CO.
NORDSTROM

The Cheesecake Factory

MATTRESS FIRM

FBI

Hampton Inn

FUSIAN

DUNKIN'
Arby's
Shell

Tri-Health

LA FITNESS
Panera Bread

Gracie's
SUNOCO

Ember's
First Watch

Orange Theory
Hopkin Vines

First Watch
Books

Chuy's
East Coast Subs

Rocky Olive

Cooper's Hawk

Republic Bank

First Watch

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five BELOW
Staples
DICK'S SPORTING GOODS
Michael's
TJ-maxx
BIG SANDY Superstore
ULTA
Marshall's
SHAKE SHACK
HomeGoods
POTBELLY
CAVA
BIBIBOP
M

BANK OF AMERICA
verizon
US

TRADER JOE'S
Wendy's
CHASE

Wendy's
CHASE

Wendy's
CHASE

Wendy's
CHASE

Wendy's
CHASE

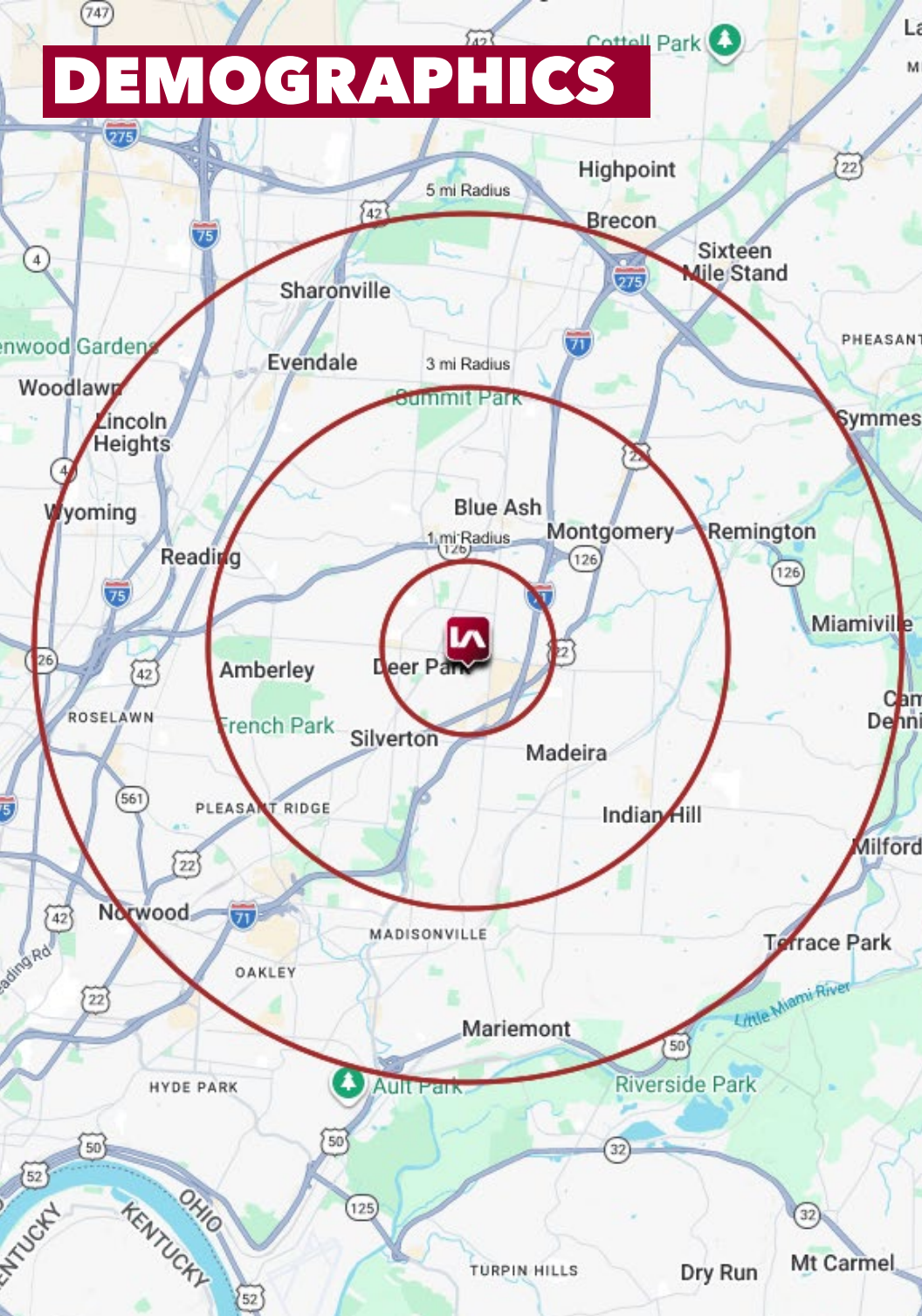
Wendy's
CHASE

Wendy's
CHASE

Wendy's
CHASE

Wendy's
CHASE

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2026 Estimated Population	11,932	71,524	171,416
2031 Projected Population	11,588	70,863	170,974
2020 Census Population	12,053	72,404	171,962
2010 Census Population	12,470	69,424	164,586
Projected Annual Growth 2026 to 2031	-0.6%	-0.2%	
Historical Annual Growth 2010 to 2026	-0.3%	0.2%	0.3%
HOUSEHOLDS			
2026 Estimated Households	5,423	30,427	76,492
2031 Projected Households	5,239	29,902	75,889
2020 Census Households	5,404	30,379	75,229
2010 Census Households	5,674	29,754	72,405
Projected Annual Growth 2026 to 2031	-0.7%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2026	-0.3%	0.1%	0.4%
AGE			
2026 Est. Population Under 10 Years	11.8%	12.2%	12.2%
2026 Est. Population 10 to 19 Years	11.2%	11.7%	11.7%
2026 Est. Population 20 to 29 Years	11.2%	10.0%	12.2%
2026 Est. Population 30 to 44 Years	22.7%	21.0%	21.8%
2026 Est. Population 45 to 59 Years	16.2%	16.8%	16.4%
2026 Est. Population 60 to 74 Years	17.6%	18.5%	17.6%
2026 Est. Population 75 Years or Over	9.3%	9.6%	8.1%
2026 Est. Median Age	39.1	40.8	39.0
MARITAL STATUS & GENDER			
2026 Est. Male Population	49.3%	49.6%	49.2%
2026 Est. Female Population	50.7%	50.4%	50.8%
2026 Est. Never Married	31.1%	27.8%	34.5%
2026 Est. Now Married	47.0%	54.8%	46.7%
2026 Est. Separated or Divorced	13.4%	11.3%	12.9%
2026 Est. Widowed	8.5%	6.1%	5.8%
INCOME			
2026 Est. HH Income \$200,000 or More	9.6%	19.4%	16.0%
2026 Est. HH Income \$150,000 to \$199,999	9.4%	10.6%	9.6%
2026 Est. HH Income \$100,000 to \$149,999	20.0%	20.4%	18.4%
2026 Est. HH Income \$75,000 to \$99,999	13.2%	11.3%	11.1%
2026 Est. HH Income \$50,000 to \$74,999	16.5%	14.5%	15.5%
2026 Est. HH Income \$35,000 to \$49,999	9.2%	7.8%	9.4%
2026 Est. HH Income \$25,000 to \$34,999	7.5%	5.6%	6.3%
2026 Est. HH Income \$15,000 to \$24,999	4.6%	3.5%	4.7%
2026 Est. HH Income Under \$15,000	10.1%	7.0%	9.1%
2026 Est. Average Household Income	\$107,502	\$159,592	\$140,796
2026 Est. Median Household Income	\$84,565	\$108,655	\$96,596
2026 Est. Per Capita Income	\$49,025	\$68,091	\$63,019
2026 Est. Total Businesses	1,105	3,923	9,822
2026 Est. Total Employees	24,202	64,808	171,874