

RETAIL FOR LEASE

KENWOOD PLAZA

7322-7400 Kenwood Road, Cincinnati, OH 45236

CONFIDENTIAL - BUSINESS STILL OPERATING



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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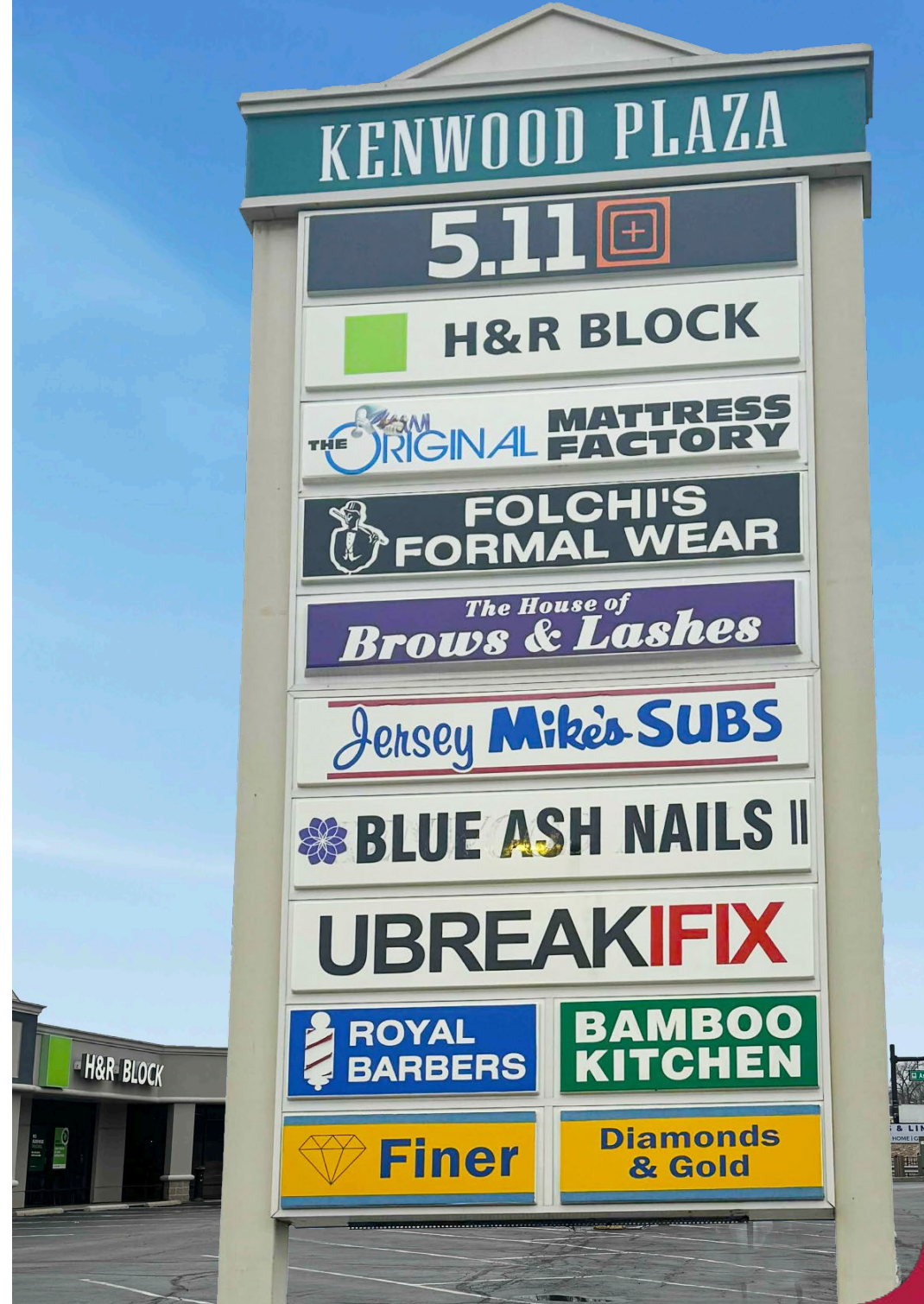
FOR LEASE: 1,415 SF

PRICING: \$30.00 PSF + \$7.98 PSF NNN

- Available starting in July 2025
- Outstanding visibility
- Strong daytime and residential population
- Rare vacancy in Kenwood market
- Active retail center
- One of Cincinnati's best retail markets

TRAFFIC COUNTS:

- Kenwood Road @ Montgomery Road – 22,631 VPD



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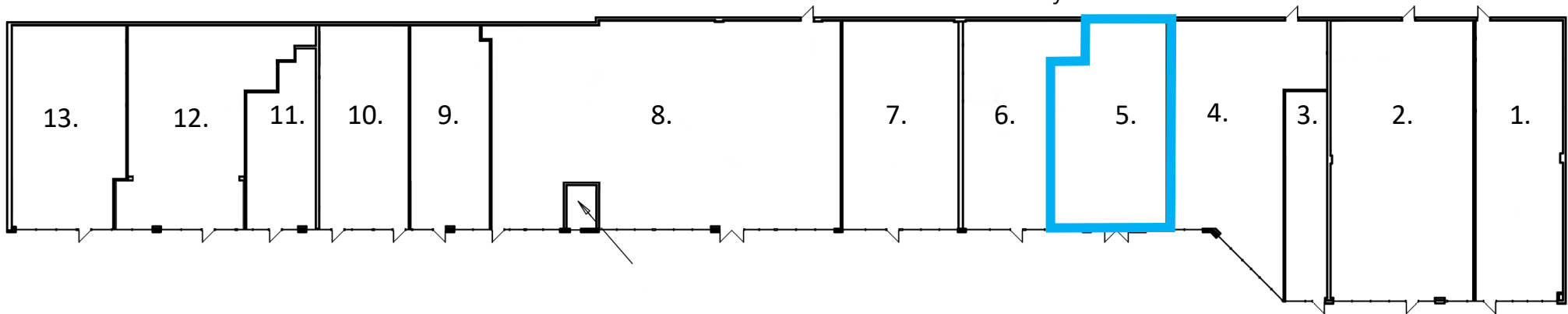
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TENANT LIST

1. 5.11 Tactical
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3. Royal Barber Shop
4. H&R Block
5. **AVAILABLE – 1,415 SF**
6. Blue Ash Nail
7. House of Brows & Lashes
8. Original Mattress Factory
9. UBREAKIFIX
10. Finer Diamonds
11. Bahn Lao & Thai Cuisine
12. Folchi's Tuxedos & Menswear
13. Jersey Mike's Subs

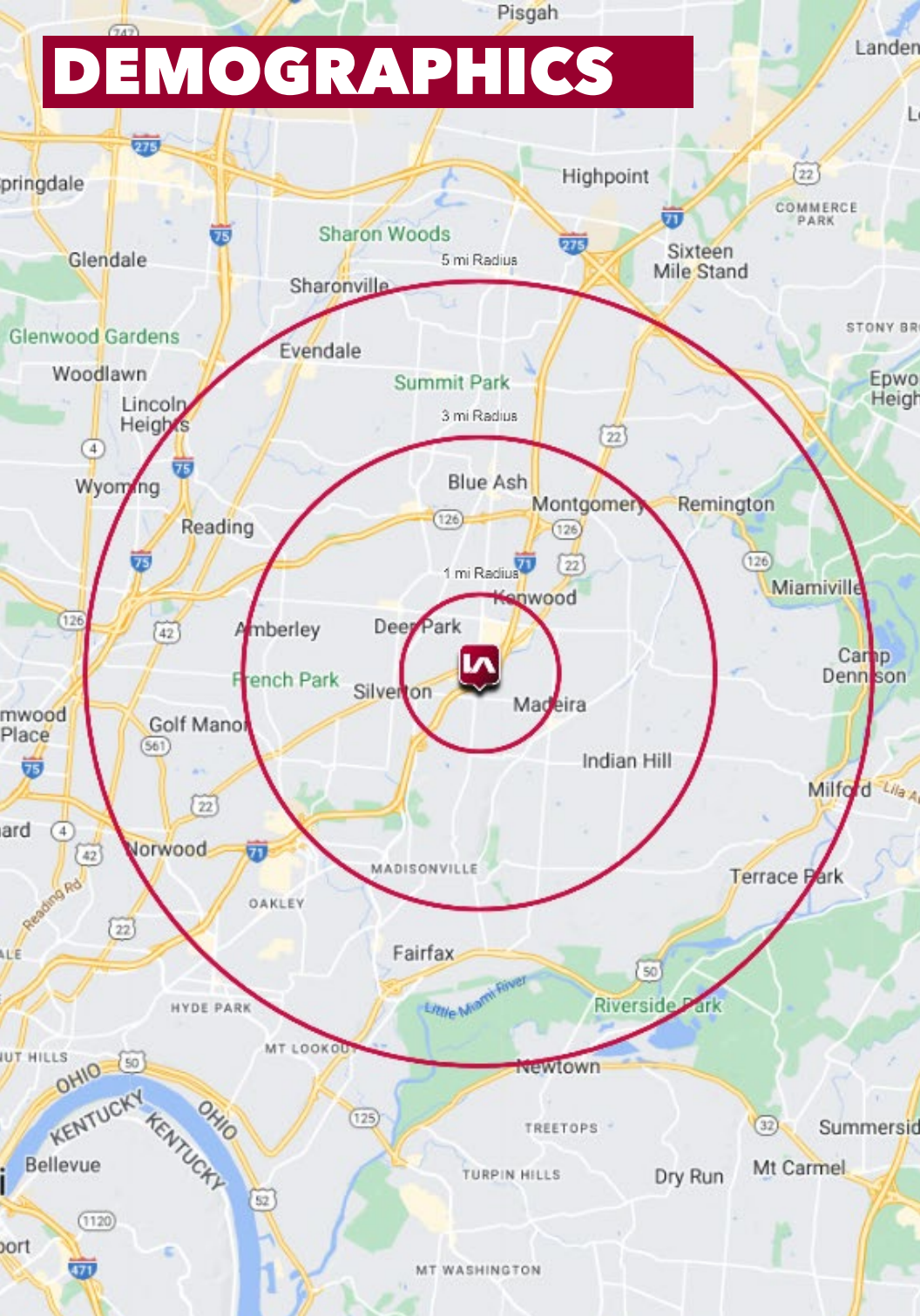


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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	10,494	68,928	170,835
2029 Projected Population	10,461	68,645	170,512
2020 Census Population	10,590	70,700	174,076
2010 Census Population	10,470	67,469	166,624
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	-	0.2%	0.2%
HOUSEHOLDS			
2024 Estimated Households	4,597	30,069	77,029
2029 Projected Households	4,549	29,801	76,502
2020 Census Households	4,550	30,044	77,074
2010 Census Households	4,709	29,340	74,060
Projected Annual Growth 2024 to 2029	-0.2%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	-0.2%	0.2%	0.3%
AGE			
2024 Est. Population Under 10 Years	13.0%	12.0%	12.1%
2024 Est. Population 10 to 19 Years	11.6%	11.1%	11.1%
2024 Est. Population 20 to 29 Years	9.4%	10.9%	12.4%
2024 Est. Population 30 to 44 Years	21.8%	21.2%	21.8%
2024 Est. Population 45 to 59 Years	16.9%	17.2%	16.9%
2024 Est. Population 60 to 74 Years	17.7%	18.3%	17.7%
2024 Est. Population 75 Years or Over	9.5%	9.3%	8.0%
2024 Est. Median Age	40.3	40.6	39.3
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.4%	49.5%	49.2%
2024 Est. Female Population	50.6%	50.5%	50.8%
2024 Est. Never Married	25.1%	31.6%	35.1%
2024 Est. Now Married	51.8%	47.8%	44.5%
2024 Est. Separated or Divorced	12.3%	13.0%	14.1%
2024 Est. Widowed	10.7%	7.5%	6.3%
INCOME			
2024 Est. HH Income \$200,000 or More	16.4%	14.0%	13.1%
2024 Est. HH Income \$150,000 to \$199,999	12.0%	10.7%	9.2%
2024 Est. HH Income \$100,000 to \$149,999	15.2%	18.0%	16.5%
2024 Est. HH Income \$75,000 to \$99,999	13.3%	12.0%	12.0%
2024 Est. HH Income \$50,000 to \$74,999	14.4%	14.4%	15.5%
2024 Est. HH Income \$35,000 to \$49,999	9.1%	9.2%	10.7%
2024 Est. HH Income \$25,000 to \$34,999	4.2%	7.9%	7.8%
2024 Est. HH Income \$15,000 to \$24,999	4.0%	4.5%	5.1%
2024 Est. HH Income Under \$15,000	11.4%	9.4%	10.0%
2024 Est. Average Household Income	\$138,220	\$134,604	\$125,690
2024 Est. Median Household Income	\$95,880	\$92,693	\$87,287
2024 Est. Per Capita Income	\$60,707	\$58,958	\$56,872
2024 Est. Total Businesses	943	3,479	9,227
2024 Est. Total Employees	16,662	46,764	130,101