

# INDUSTRIAL SPACE FOR LEASE

# COMMERCE PARK OF BLUE ASH

10806-10898 Kenwood Road, Cincinnati, OH 45242



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## COMMERCE PARK OF BLUE ASH

Cincinnati, OH 45242

**AVAILABLE:** 14,040 SF

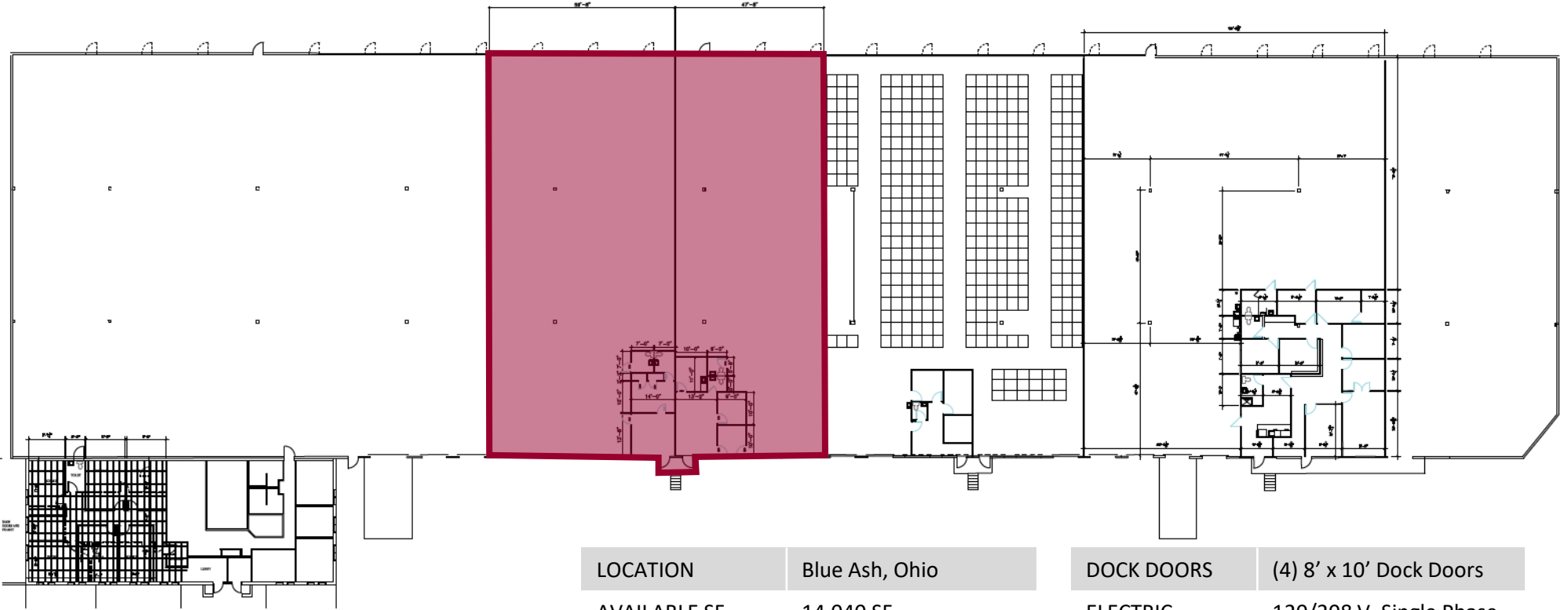
**PRICING:** \$7.50 PSF NNN (+\$2.36 OPEX Est)

### PROPERTY INFORMATION

- 744 SF Office
- Four Docks
- 20' – 22' Clear Height
- Located off of busy Kenwood Road
- Ample amenities nearby such as restaurants and retail
- Close proximity to Ronald Reagan Cross County Highway which provides quick access to I-71, I-72, & I-275



# SITE PLAN - BUILDING D



LOCATION	Blue Ash, Ohio	DOCK DOORS	(4) 8' x 10' Dock Doors
AVAILABLE SF	14,040 SF	ELECTRIC	120/208 V, Single Phase, 3-Phase Available
OFFICE SF	744 SF	HVAC	Gas-Fired Unit Heaters
BLDG TOTAL SF	69,370 SF	ELECTRIC	Duke Energy
YEAR BUILT	1990	GAS	Duke Energy
CONSTRUCTION	Tilt-Wall Concrete	WATER	City of Cincinnati
CLEAR HEIGHT	20' - 22'	SEWER	MSDGC
COLUMN SPACE	42' x 45'	TELEPHONE	Altafiber
PARKING	+/- 26 spaces	DATA	Spectrum
FIRE SUPPRESSION	Wet System	ZONING	Light Industrial
LIGHTING	T-5 Fluorescent	PRICING	\$12.00 PSF NNN

# COMMERCE PARK OF BLUE ASH



REED HARTMAN HIGHWAY

CORNELL ROAD

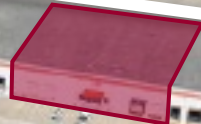
KENWOOD ROAD

**BUILDING B**  
10806 – 10828 Kenwood Road

**BUILDING D**  
10880 – 10898 Kenwood Road

**BUILDING A**  
10852 – 10868 Kenwood Road

**BUILDING C**  
10830 – 10848 Kenwood Road



# AERIAL - BLUE ASH, OHIO



HABEGGER  
THE HANCOCK COMPANY

Ohio CAT

General Mills

Ford

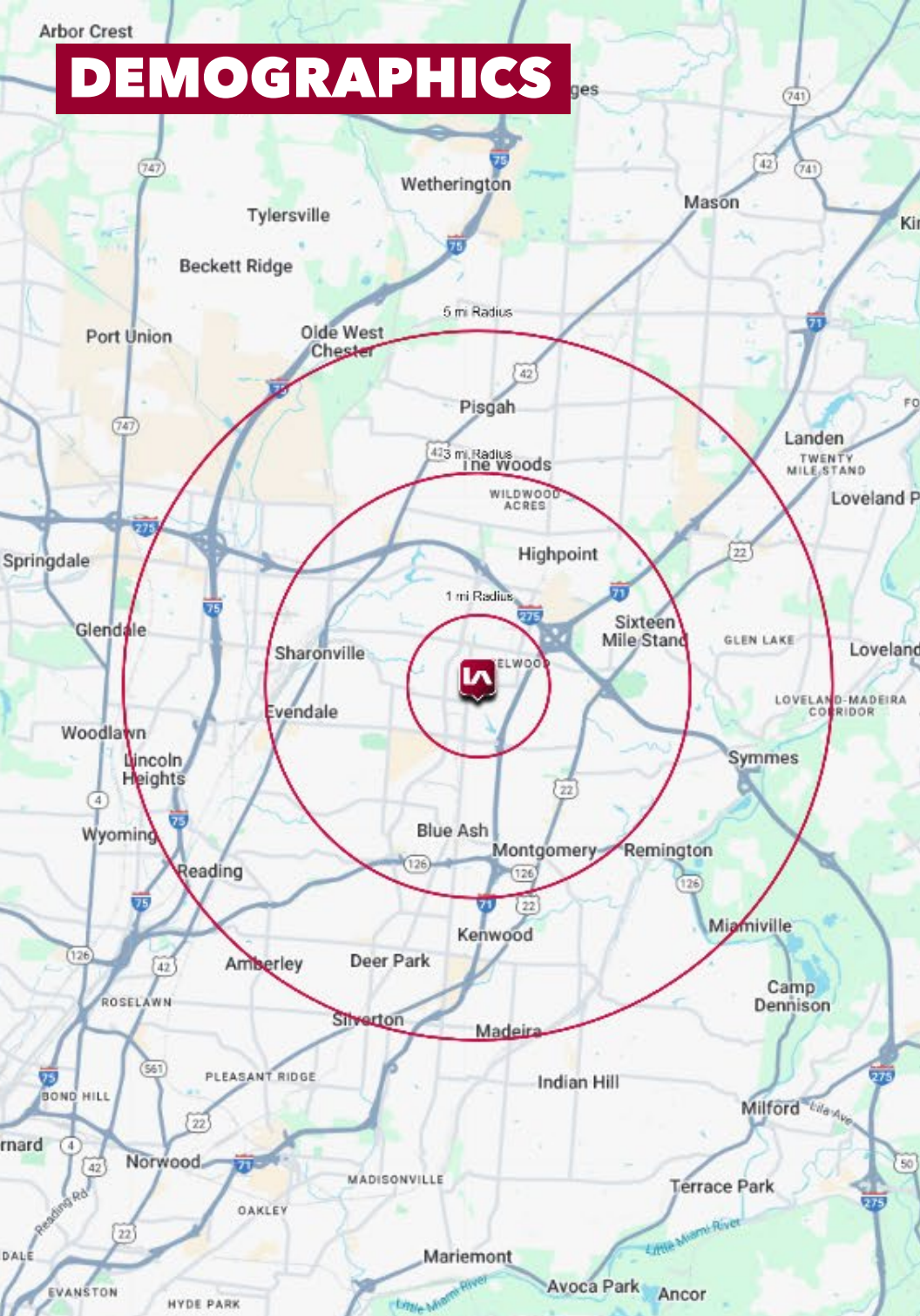
Vogt

INTERSTATE  
275

INTERSTATE  
71

SITE

# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	3,210	49,939	142,038
2029 Projected Population	3,217	49,511	142,621
2020 Census Population	3,243	50,535	143,713
2010 Census Population	2,978	48,112	137,149
Projected Annual Growth 2024 to 2029	-	-0.2%	-
Historical Annual Growth 2010 to 2024	0.6%	0.3%	0.3%
<b>HOUSEHOLDS</b>			
2024 Estimated Households	1,265	20,422	58,332
2029 Projected Households	1,260	20,140	58,445
2020 Census Households	1,285	20,356	57,945
2010 Census Households	1,205	19,770	55,860
Projected Annual Growth 2024 to 2029	-	-0.3%	-
Historical Annual Growth 2010 to 2024	0.4%	0.2%	0.3%
<b>AGE</b>			
2024 Est. Population Under 10 Years	13.2%	12.3%	12.5%
2024 Est. Population 10 to 19 Years	13.6%	12.1%	12.3%
2024 Est. Population 20 to 29 Years	9.4%	9.7%	10.1%
2024 Est. Population 30 to 44 Years	19.9%	19.5%	20.5%
2024 Est. Population 45 to 59 Years	16.8%	17.4%	17.8%
2024 Est. Population 60 to 74 Years	19.6%	19.8%	18.1%
2024 Est. Population 75 Years or Over	7.4%	9.3%	8.5%
2024 Est. Median Age	39.9	42.0	40.6
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	49.5%	49.7%	49.6%
2024 Est. Female Population	50.5%	50.3%	50.4%
2024 Est. Never Married	25.1%	23.9%	26.4%
2024 Est. Now Married	56.6%	57.0%	55.3%
2024 Est. Separated or Divorced	16.2%	12.0%	12.0%
2024 Est. Widowed	2.1%	7.1%	6.3%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	23.4%	19.4%	17.0%
2024 Est. HH Income \$150,000 to \$199,999	7.6%	12.0%	11.7%
2024 Est. HH Income \$100,000 to \$149,999	20.2%	19.6%	18.9%
2024 Est. HH Income \$75,000 to \$99,999	10.9%	12.3%	14.5%
2024 Est. HH Income \$50,000 to \$74,999	11.0%	13.8%	13.9%
2024 Est. HH Income \$35,000 to \$49,999	12.8%	8.4%	7.9%
2024 Est. HH Income \$25,000 to \$34,999	6.5%	6.7%	5.7%
2024 Est. HH Income \$15,000 to \$24,999	1.8%	3.4%	4.1%
2024 Est. HH Income Under \$15,000	5.6%	4.5%	6.2%
2024 Est. Average Household Income	\$170,482	\$155,187	\$143,797
2024 Est. Median Household Income	\$104,480	\$108,000	\$104,357
2024 Est. Per Capita Income	\$67,208	\$63,618	\$59,177
2024 Est. Total Businesses	1,055	4,291	9,627
2024 Est. Total Employees	18,599	67,740	156,130