



**Nat Comisar Group**  
**Nat Comisar**  
**Executive Sales Vice President**

# COMMERCIAL

**4460 CARVER WOODS DR #100**

BLUE ASH, OH 45242



**NAT COMISAR**

**513-378-5801**

[ncomisar@sibcycline.com](mailto:ncomisar@sibcycline.com)

THE NAT COMISAR GROUP AND SIBCY CLINE REALTORS IS PROUD TO PRESENT  
4460 CARVER WOODS DR #100

SUB LEASE - 6,584sf: partially furnished • Ready To Move in  
\$15.08 psf NNN plus \$5.63 psf OPEX.

Very convenient location near hotels, restaurants, business district and highway access.  
Immediately available. Ample parking. On-site property management.



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## LEASE TERMS

\$1,500 per month

plus \$5.63 psf OPEX

On-site property management

Landlord open to a longer term lease.







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With a population of 12,000 Blue Ash is a vibrant Cincinnati city suburb. The area was established around 1791 and its name comes from the blue ash logs used by the first settlers. The Blue Ash of today is alive with development. Condos, single-family houses and beautiful industrial parks are all part of what is happening in this carefully planned area just twelve miles from downtown Cincinnati. It has been rated as top-50 community by Cincy Magazine. Blue Ash is represented by 50 Fortune 500 companies.

## Summary

The availability of many contemporary new homes, combined with an ever-present possibility of rising values, makes it an ideal place to invest. One finds homes of all ages, styles and price ranges from modest-priced homes to luxury condos and houses. Many neighborhoods offer sought-after walkability to shopping, dining, recreation and entertainment. A library and post office are located in the downtown area.

## Transportation

It is a five-minute drive to Interstate 75 and I-275, less than that to I-71. The Ronald Reagan Highway is at the south edge of Blue Ash. Driving time to downtown Cincinnati is 20 minutes. Queen City Metro bus service connects Blue Ash with downtown Cincinnati.

## Hospitals

There are several nearby hospitals serving Blue Ash. Bethesda North Hospital (a level III trauma center) is just minutes in Montgomery. The Jewish Hospital -

Mercy Health is also nearby in Kenwood. With 15-20 minutes are several other area hospitals including the renowned Cincinnati Children's Hospital Medical Center, University Hospital, The Christ Hospital and Good Samaritan Hospital.

## Shopping

From bagels to a hamburger, chili or upscale dining, there are many local restaurants located in Blue Ash. For those near Downtown Blue Ash, there are specialty shops and cafes available for a quick bite or convenient shopping. During warmer months, the Blue Ash Farmer's Market is available on Wednesdays at Summit Park. This park also offers a variety of indoor/outdoor restaurants and bistros. Target and Kohl's are conveniently located, and Kroger is available for grocery shopping. Kenwood Towne Centre with about 100 stores of all sizes and varieties of products is located within 10 minutes of Blue Ash, and includes Macy's and Nordstrom as anchor stores.

## Recreation

Blue Ash offers its residents the area's most outstanding recreational services that include an 18-hole golf course with clubhouse, pro shop and restaurant. The amazingly low cost Blue Ash Recreation Center has an outdoor Olympic-size pool, a large, award-winning children's pool, four lighted tennis courts, two baseball/soccer fields. It also houses an extensive fitness center, gyms, and a climbing wall, and hosts many fitness and enrichment classes. The Rec Center is adjacent to Blue Ash

## BLUE ASH COMMUNITY INFORMATION

Nature Park, with numerous large picnic shelters, several playground areas, an outdoor amphitheater, and nature trails.

A YMCA is located in Blue Ash and is equipped with both indoor and outdoor pools, outdoor tennis courts and ball courts.

Blue Ash has over 280 acres of park land and fields. Summit Park is located on the former site of the Blue Ash Airport. With 130 acres, this park offers an outstanding new playground walking/biking paths as well as natural areas for outdoor enjoyment. Whether visiting new restaurants there or enjoying a community event (such as Red, White and Blue Ash July 4th concerts and fireworks or Movie Night), a community exercise class, or a sports league, this park has something for everyone. SummitFest is a one-day country music festival held at the park in June. This area has new housing and businesses being built, developing a robust live-work-play lifestyle opportunity.

The community has an annual parade on Memorial Day. Free summer concerts are offered several times a week during the summer at Blue Ash Nature Park and Blue Ash Towne Square. More concerts are also offered at numerous Summit Park events.

Blue Ash partners with the city of Montgomery to support the Blue Ash Montgomery Symphony Orchestra.



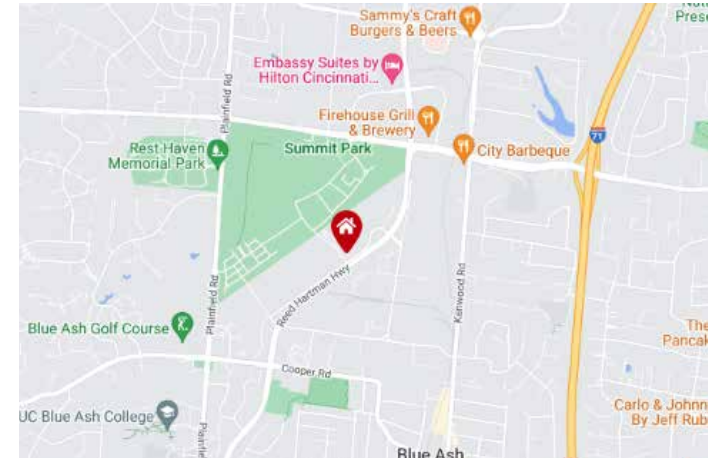


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## DEMOGRAPHICS



Map courtesy of Google

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	4,175	54,809	150,035
2022 Estimate	4,162	54,583	148,883
2010 Census	4,122	53,760	145,991
Growth 2022 - 2027	0.31%	0.41%	0.77%
Growth 2010 - 2022	0.97%	1.53%	1.98%
2022 Population	4,162	54,583	148,883
<b>Households</b>			
2027 Projection	1,712	23,056	62,318
2022 Estimate	1,706	22,948	61,847
2010 Census	1,691	22,637	60,815
Growth 2022 - 2027	0.35%	0.47%	0.76%
Growth 2010 - 2022	0.89%	1.37%	1.70%
Owner Occupied	1,409-82.59%	16,348-71.24%	42,11-68.09%
Renter Occupied	297-17.41%	6,601-28.77%	19,736-31.91%
<b>2022 Households by HH Income</b>	<b>1,180</b>	<b>19,133</b>	<b>51,822</b>
Income: <\$25,000	131-7.68%	2,552-11.12%	8,849-14.31%
Income: \$25,000 - \$50,000	274-16.07%	3,608-15.72%	9,933-16.06%
Income: \$50,000 - \$75,000	195-11.44%	3,322-14.48%	9,290-15.02%
Income: \$75,000 - \$100,000	224-13.14%	3,000-13.07%	7,483-12.10%
Income: \$100,000 - \$125,000	196-11.50%	2,799-12.20%	7,155-11.57%
Income: \$125,000 - \$150,000	131-7.68%	1,900-8.28%	4,609-7.45%
Income: \$150,000 - \$200,000	167-9.79%	2,240-9.76%	5,980-9.67%
Income: \$200,000+ 3	87-22.70%	3,527-15.37%	8,549-13.82%
Avg Household Income	\$136,442	\$117,806	\$110,877
2022 Med Household Income	\$103,635	\$91,599	\$84,528



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