

OFFICE SPACE FOR LEASE

11126 KENWOOD ROAD

11126 Kenwood Road, Cincinnati, OH 45242



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FOR LEASE: First Floor: 2,100 SF
Second Floor: 1,800 SF

PRICING: \$16.50 PSF MG

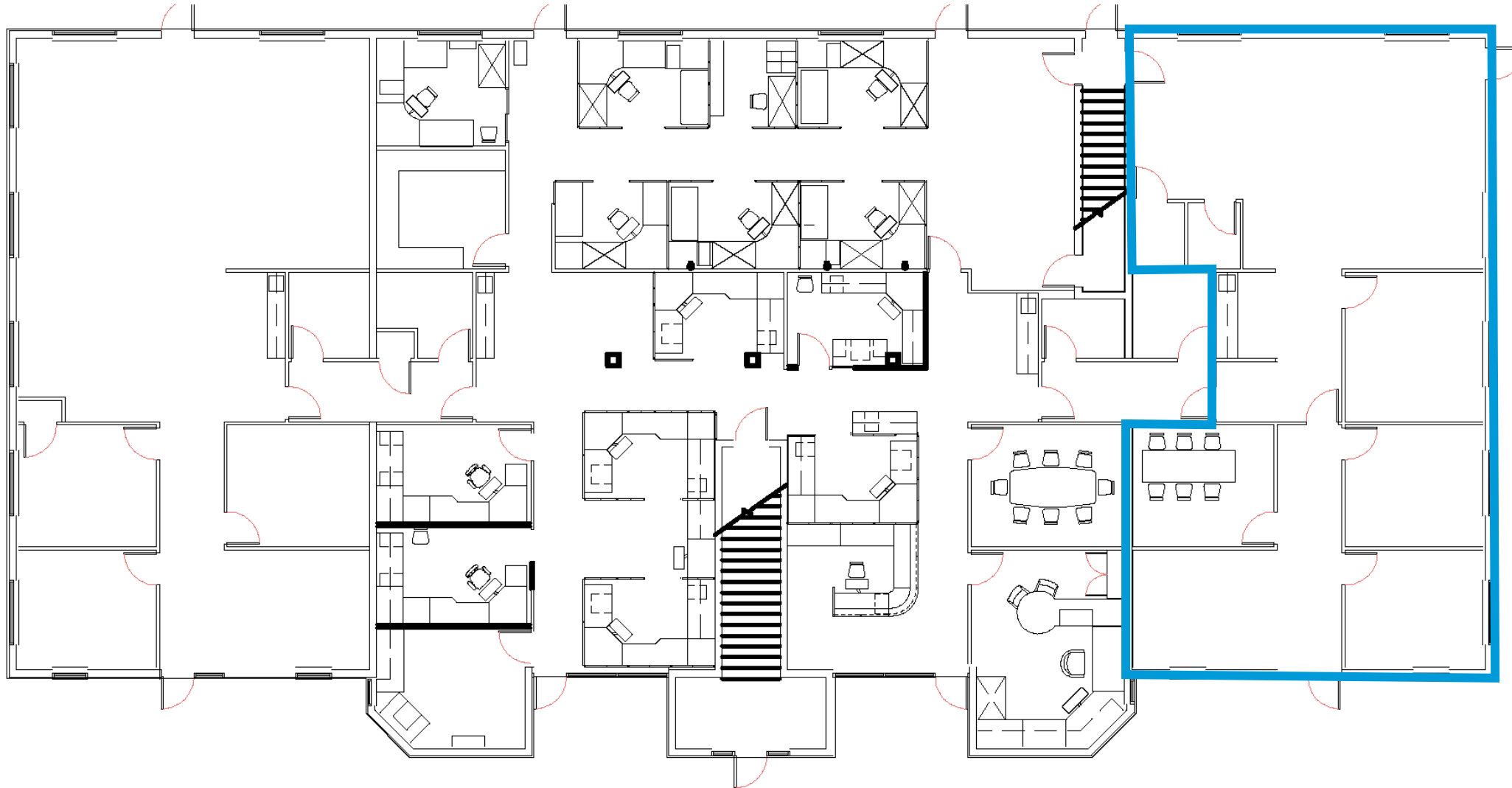
- Built in 1997, this 12,360 SF office building is located on the north end of Blue Ash, near the corner of Cornell and Kenwood roads.
- New fiber optics throughout
- Building signage opportunity and monument signage available
- Within close proximity to retail, banking, and restaurants and within 2 miles of I-275, I-75, and I-71

TRAFFIC COUNTS:

- Cornell Road – 9,699 AADT
- Kenwood Road – 14,742 AADT

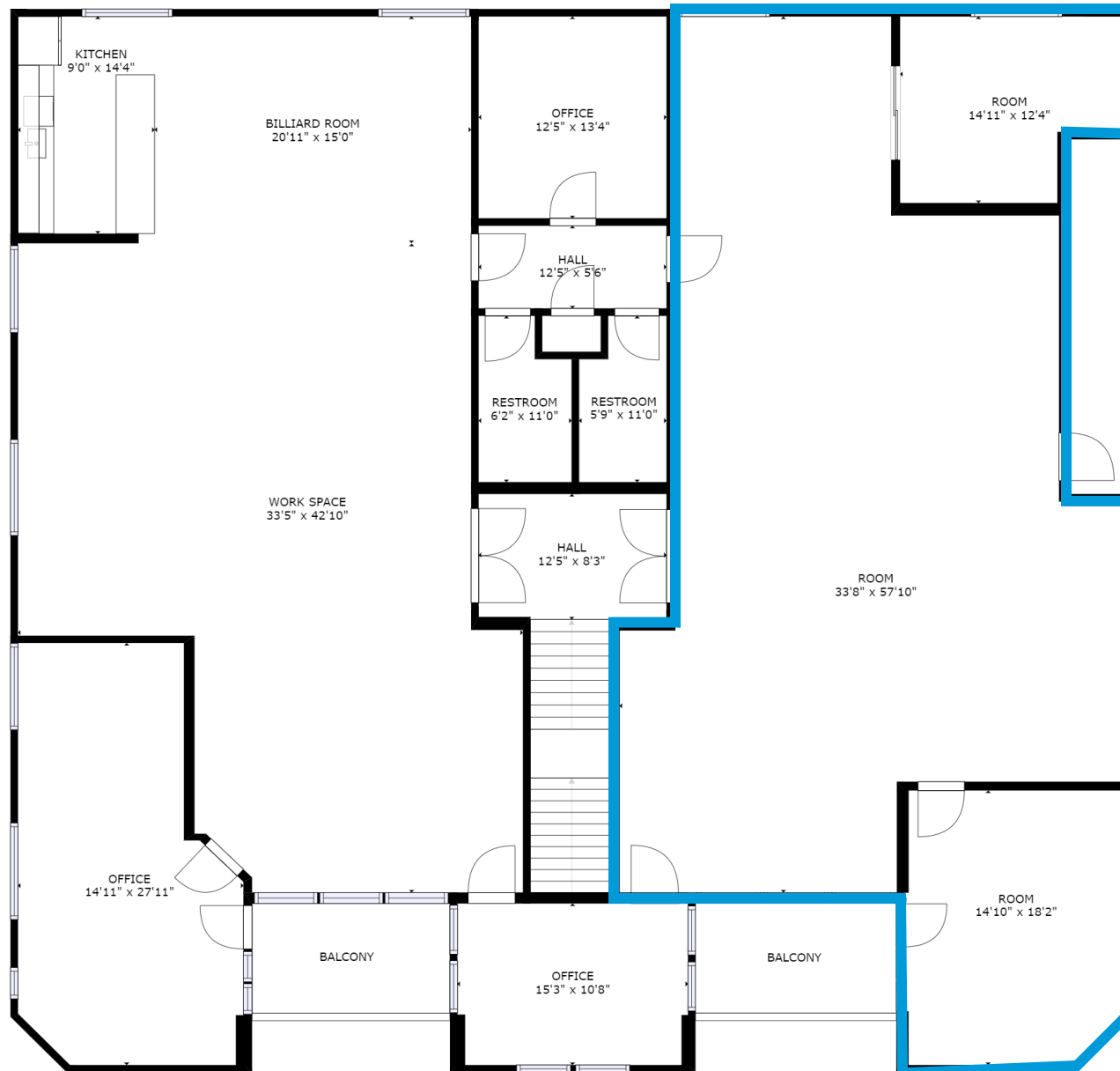


FIRST FLOOR



2,100 RSF

SECOND FLOOR

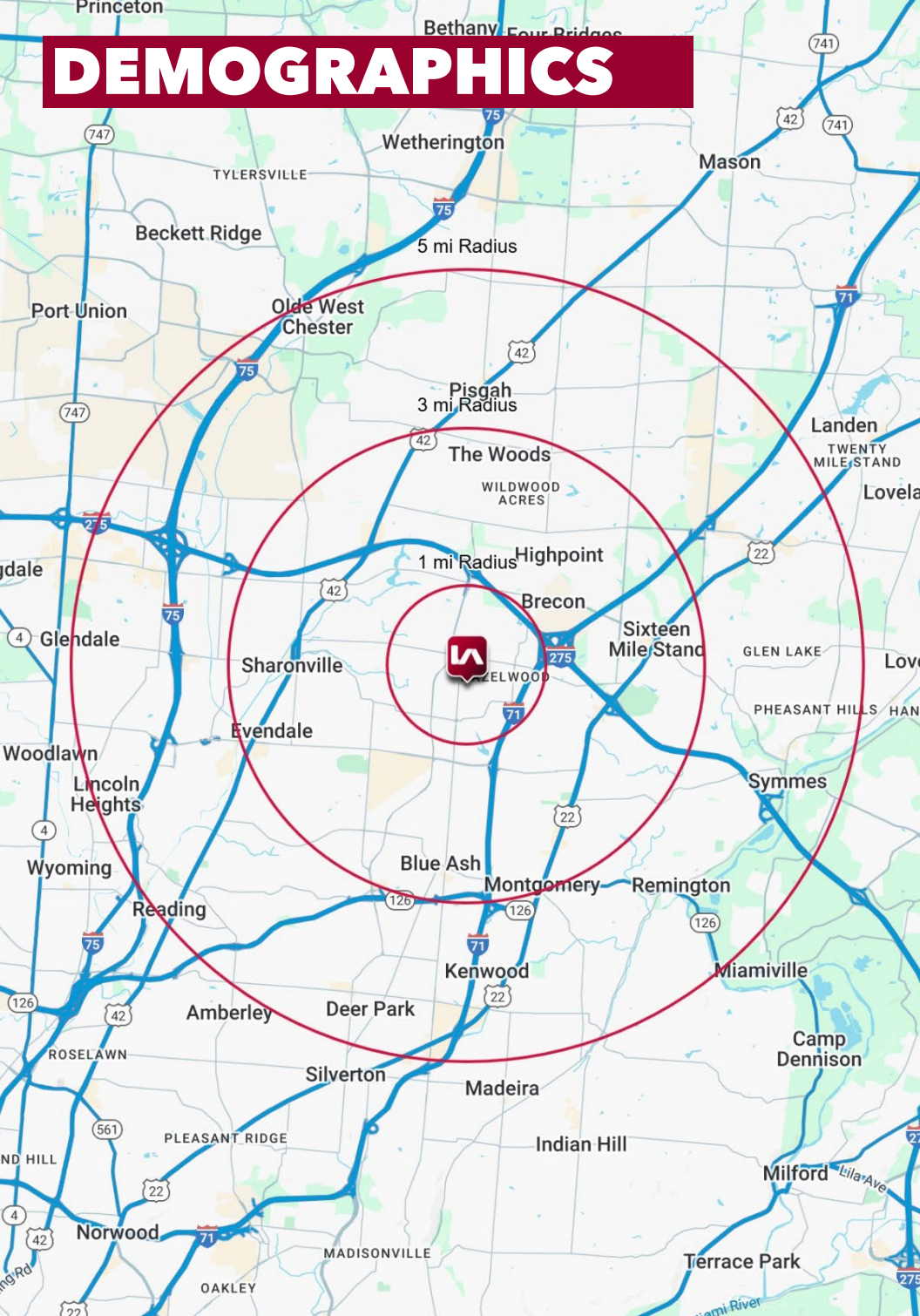


1,800 RSF





DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	2,855	51,410	142,906
2030 Projected Population	2,947	50,580	141,324
2020 Census Population	2,923	50,873	142,399
2010 Census Population	2,655	48,278	135,720
Projected Annual Growth 2025 to 2030	0.6%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.4%
HOUSEHOLDS			
2025 Estimated Households	1,159	20,689	57,755
2030 Projected Households	1,198	20,534	57,781
2020 Census Households	1,192	20,379	57,065
2010 Census Households	1,104	19,689	54,830
Projected Annual Growth 2025 to 2030	0.7%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.3%	0.3%	0.4%
AGE			
2025 Est. Population Under 10 Years	13.0%	12.5%	12.8%
2025 Est. Population 10 to 19 Years	14.1%	12.3%	12.6%
2025 Est. Population 20 to 29 Years	12.2%	9.9%	10.4%
2025 Est. Population 30 to 44 Years	21.3%	19.4%	20.5%
2025 Est. Population 45 to 59 Years	16.3%	17.3%	17.7%
2025 Est. Population 60 to 74 Years	17.2%	19.7%	17.7%
2025 Est. Population 75 Years or Over	6.0%	8.9%	8.4%
2025 Est. Median Age	37.3	41.6	40.0
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.6%	49.8%	49.7%
2025 Est. Female Population	50.4%	50.2%	50.3%
2025 Est. Never Married	28.9%	24.3%	26.4%
2025 Est. Now Married	59.2%	57.0%	55.3%
2025 Est. Separated or Divorced	10.4%	11.8%	12.1%
2025 Est. Widowed	1.5%	6.9%	6.1%
INCOME			
2025 Est. HH Income \$200,000 or More	25.9%	24.0%	20.5%
2025 Est. HH Income \$150,000 to \$199,999	11.1%	11.5%	11.6%
2025 Est. HH Income \$100,000 to \$149,999	19.8%	19.4%	20.9%
2025 Est. HH Income \$75,000 to \$99,999	12.4%	8.6%	11.2%
2025 Est. HH Income \$50,000 to \$74,999	11.2%	15.3%	14.1%
2025 Est. HH Income \$35,000 to \$49,999	4.5%	8.1%	7.1%
2025 Est. HH Income \$25,000 to \$34,999	7.2%	5.0%	4.9%
2025 Est. HH Income \$15,000 to \$24,999	2.6%	3.4%	4.0%
2025 Est. HH Income Under \$15,000	5.3%	4.6%	5.8%
2025 Est. Average Household Income	\$170,367	\$164,206	\$153,743
2025 Est. Median Household Income	\$123,762	\$118,924	\$113,832
2025 Est. Per Capita Income	\$69,207	\$66,215	\$62,242
2025 Est. Total Businesses	1,008	4,390	9,908
2025 Est. Total Employees	17,661	68,619	163,497