





## PROPERTY HIGHLIGHTS

-  40,667 SF Available for Sublease
-  Approximate Clear Height - 14.62'
-  Prominent Monument Signage Available
-  Site Offers Excellent Access to the Region via Reed Hartman Hwy. & SR 126
-  Center is Anchored by a High Volume Kroger Store - 1.8M Visits/Year per Placer.ai
-  Surrounded by Highly Desirable Neighborhoods with Great Incomes and High Daytime Population

4150 Hunt Road, Cincinnati, OH 45236

## DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	9,536	69,458	165,026
Median Income	\$100,556	\$101,323	\$95,295
Average HH Income	\$129,887	\$138,854	\$132,035
Daytime Population	3,786	72,807	155,200

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**SITE**

**KENWOOD TOWNE CENTER**

- ★ macy's
- GUCCI
- COACH
- Dillard's
- lululemon
- Apple Store
- POTTERY BARN
- RESTORATION HARDWARE
- NORDSTROM
- TIFFANY & CO.

**ACE Hardware**

**IGA**

**Walgreens**

**DOLLAR TREE**

**Benchmark OUTDOOR OUTFITTERS**

**Cappell's**

**FLEET FEET Sports**

**SERVATII**

**CURRITO**

**WAL-MART**

**ALDI**

**Starbucks**

**CHIPOTLE**

**Walgreens**

**MENARDS**

**FORMICA**

**TARGET**

**PET SUPPLIES PLUS**

**GE Aviation**

**CVS pharmacy**

**Advance Auto Parts**

**Kroger**

**DOLLAR TREE**

**WOODLAWN ELEMENTARY SCHOOL**

**WYOMING HIGH SCHOOL**

**LOCKLAND HIGH SCHOOL**

**CVS pharmacy**

**UC BLUE ASH COLLEGE**

**DEER PARK HIGH SCHOOL**

**SYCAMORE JUNIOR HIGH SCHOOL**

**SYCAMORE HIGH SCHOOL**

**OnSite**  
Retail Group

**4150 HUNT ROAD**  
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BLUE ASH RECREATION CENTER

UC BLUE ASH COLLEGE

BLUE ASH ELEMENTARY

PET SUPPLIES PLUS

**SITE**

7,677 ADT '25

18,734 ADT '25

44,450 ADT '25

51,458 ADT '25

123,830 ADT '25

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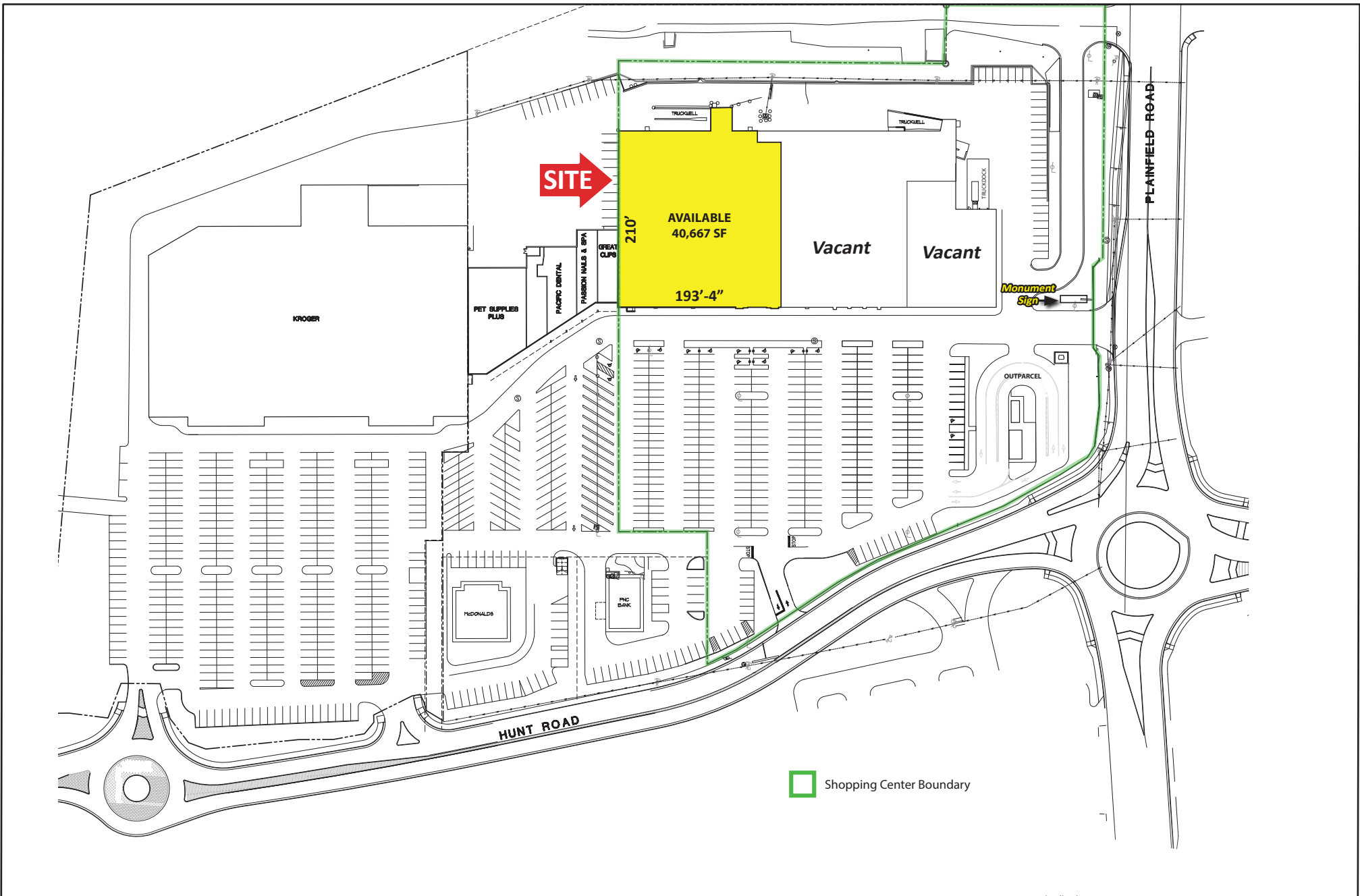
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**SITE PLAN**

SCALE: 1" = 40'-0"

**OnSite**  
Retail Group

## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2277/-84.3958

<b>4150 Hunt Rd</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Blue Ash, OH 45236</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2025 Estimated Population	9,536	69,458	165,026
2030 Projected Population	9,524	68,009	162,501
2020 Census Population	9,896	70,305	165,439
2010 Census Population	9,738	68,453	158,004
Projected Annual Growth 2025 to 2030	-	-0.4%	-0.3%
Historical Annual Growth 2010 to 2025	-0.1%	-	0.3%
2025 Median Age	38.4	40.8	39.7
<b>Households</b>			
2025 Estimated Households	4,053	29,616	70,750
2030 Projected Households	4,067	29,100	70,152
2020 Census Households	4,210	29,856	70,355
2010 Census Households	4,141	29,478	68,006
Projected Annual Growth 2025 to 2030	-	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	-0.1%	-	0.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	74.4%	73.7%	64.3%
2025 Estimated Black or African American	10.9%	15.3%	24.7%
2025 Estimated Asian or Pacific Islander	9.0%	5.3%	4.7%
2025 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.2%
2025 Estimated Other Races	5.6%	5.5%	6.2%
2025 Estimated Hispanic	4.6%	4.4%	5.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$129,887	\$138,854	\$132,035
2025 Estimated Median Household Income	\$100,556	\$101,323	\$95,295
2025 Estimated Per Capita Income	\$55,276	\$59,359	\$56,817
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.2%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.9%	4.0%
2025 Estimated High School Graduate	18.2%	21.5%	21.4%
2025 Estimated Some College	16.9%	13.7%	14.3%
2025 Estimated Associates Degree Only	6.5%	7.3%	7.8%
2025 Estimated Bachelors Degree Only	34.8%	30.7%	28.9%
2025 Estimated Graduate Degree	20.3%	22.7%	22.1%
<b>Business</b>			
2025 Estimated Total Businesses	285	4,661	10,533
2025 Estimated Total Employees	3,786	72,807	155,200
2025 Estimated Employee Population per Business	13.3	15.6	14.7
2025 Estimated Residential Population per Business	33.5	14.9	15.7