








FOR SALE/LEASE

Freestanding 2nd Generation Restaurant



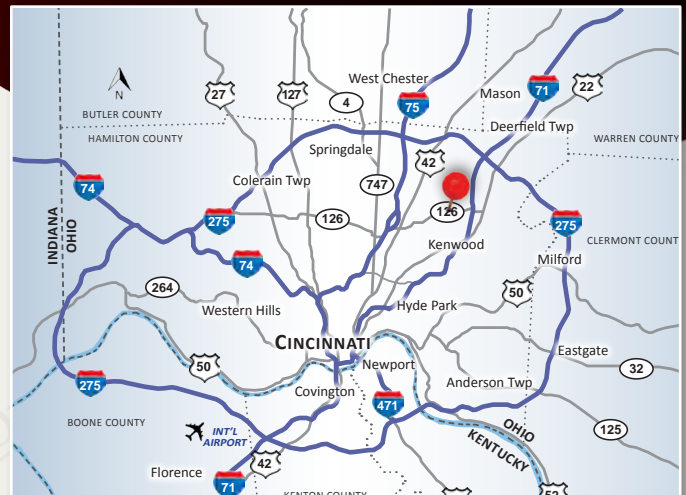
9290 Kenwood Rdoad, Blue Ash, OH 45242

PROPERTY HIGHLIGHTS

-  Former Catch-A-Fire Pizza, Constructed 2020
-  Signalized Intersection Directly off SR-126 with Easy Access to I-71 & I-75
-  Supreme Location in Blue Ash's DORA District
-  All Furniture, Fixtures & Equipment Included with Liquor License Available
-  Great Area with Fabulous Demographics
-  Valuable Monument Signage Available Fronting Kenwood Rd.
-  Traffic Counts: 16,781 ADT Kenwood Road

DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	9,872	65,077	149,743
Median Income	\$117,722	\$112,012	\$100,919
Average HH Income	\$149,347	\$154,862	\$141,590
Daytime Population	11,302	63,284	140,469



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[CLICK HERE](#) TO VIEW OUR OTHER LISTINGS!

CROSSINGS OF BLUE ASH

United Dairy Farmers

The Rug Gallery

AAA

COPEFCU
Banking on a First-Name Basis

SITE

SYCAMORE JUNIOR HIGH SCHOOL

BLUE ASH YMCA

16,781 ADT '25

50,259 ADT '25

51,458 ADT '25

17,594 ADT '25

123,830 ADT '25

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OnSite
Retail Group



The Rug Gallery
EST. 1972



COFCU
Banking on a First-Home Basis

Mission Vet
URGENTCARE

Available
3,721 SF/0.302 AC



16,781 ADT '25

51,458 ADT '25

126

126

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Towne Square Ave

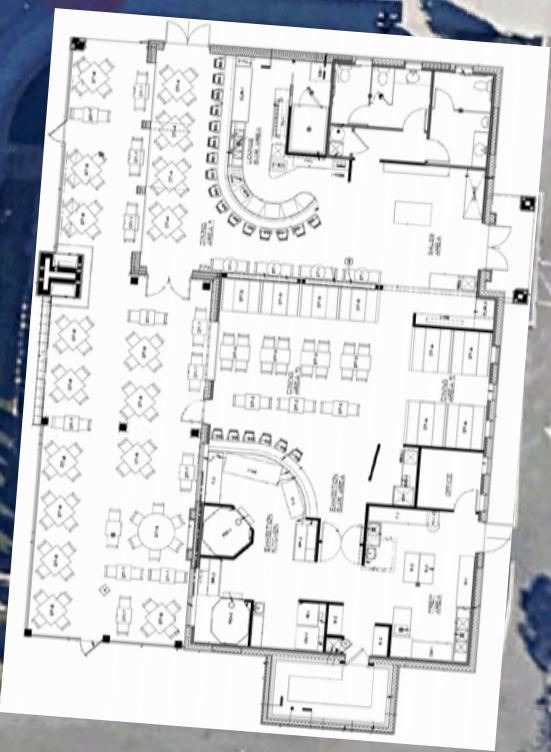
9295

Kenwood Rd

Kenwood Rd

Kenwood Rd

Kenwood Rd



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9290 KENWOOD ROAD

Blue Ash, OH 45242

126



Summary Profile

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



Lat/Lon: 39.226/-84.3772

9290 Kenwood Rd Blue Ash, OH 45242	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,872	65,077	149,743
2030 Projected Population	9,564	63,787	147,545
2020 Census Population	10,333	65,965	150,395
2010 Census Population	9,445	63,973	144,142
Projected Annual Growth 2025 to 2030	-0.6%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2025	0.3%	0.1%	0.3%
2025 Median Age	40.3	40.9	40.1
Households			
2025 Estimated Households	4,009	27,111	63,516
2030 Projected Households	3,897	26,675	62,948
2020 Census Households	4,114	27,453	63,176
2010 Census Households	3,860	27,137	61,451
Projected Annual Growth 2025 to 2030	-0.6%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	0.3%	-	0.2%
Race and Ethnicity			
2025 Estimated White	75.0%	74.9%	67.0%
2025 Estimated Black or African American	11.8%	13.1%	21.6%
2025 Estimated Asian or Pacific Islander	7.2%	6.3%	5.2%
2025 Estimated American Indian or Native Alaskan	-	0.1%	0.2%
2025 Estimated Other Races	5.9%	5.6%	6.0%
2025 Estimated Hispanic	4.8%	4.6%	4.9%
Income			
2025 Estimated Average Household Income	\$149,347	\$154,862	\$141,590
2025 Estimated Median Household Income	\$117,722	\$112,012	\$100,919
2025 Estimated Per Capita Income	\$60,923	\$64,675	\$60,217
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.1%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.2%	3.7%
2025 Estimated High School Graduate	15.7%	17.9%	20.3%
2025 Estimated Some College	14.2%	13.2%	14.0%
2025 Estimated Associates Degree Only	3.7%	6.9%	7.6%
2025 Estimated Bachelors Degree Only	36.0%	33.8%	29.9%
2025 Estimated Graduate Degree	27.3%	24.9%	23.3%
Business			
2025 Estimated Total Businesses	718	4,444	9,684
2025 Estimated Total Employees	11,302	63,284	140,469
2025 Estimated Employee Population per Business	15.7	14.2	14.5
2025 Estimated Residential Population per Business	13.7	14.6	15.5