

FOR SALE/LEASE

Freestanding 2nd Generation Restaurant



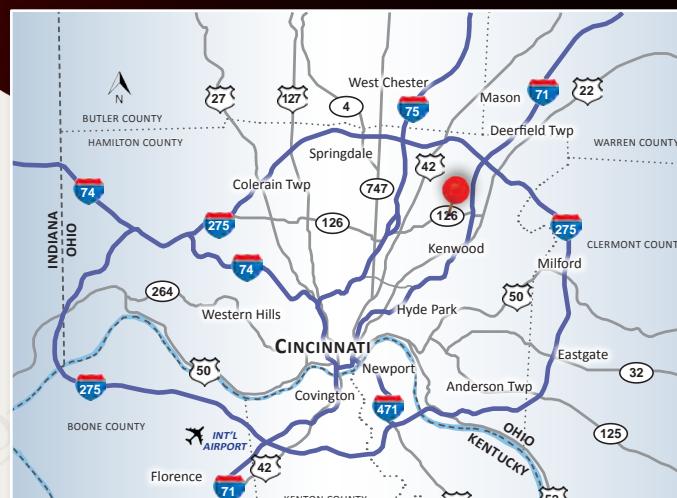
9290 Kenwood Rd, Blue Ash, OH 45242

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

Year 2025	One Mile	Three Mile	Five Mile
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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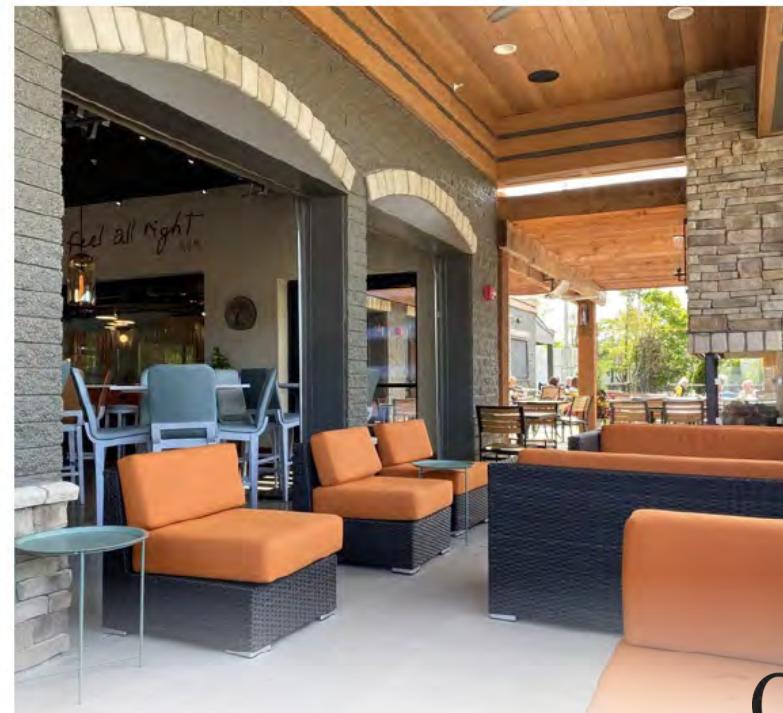


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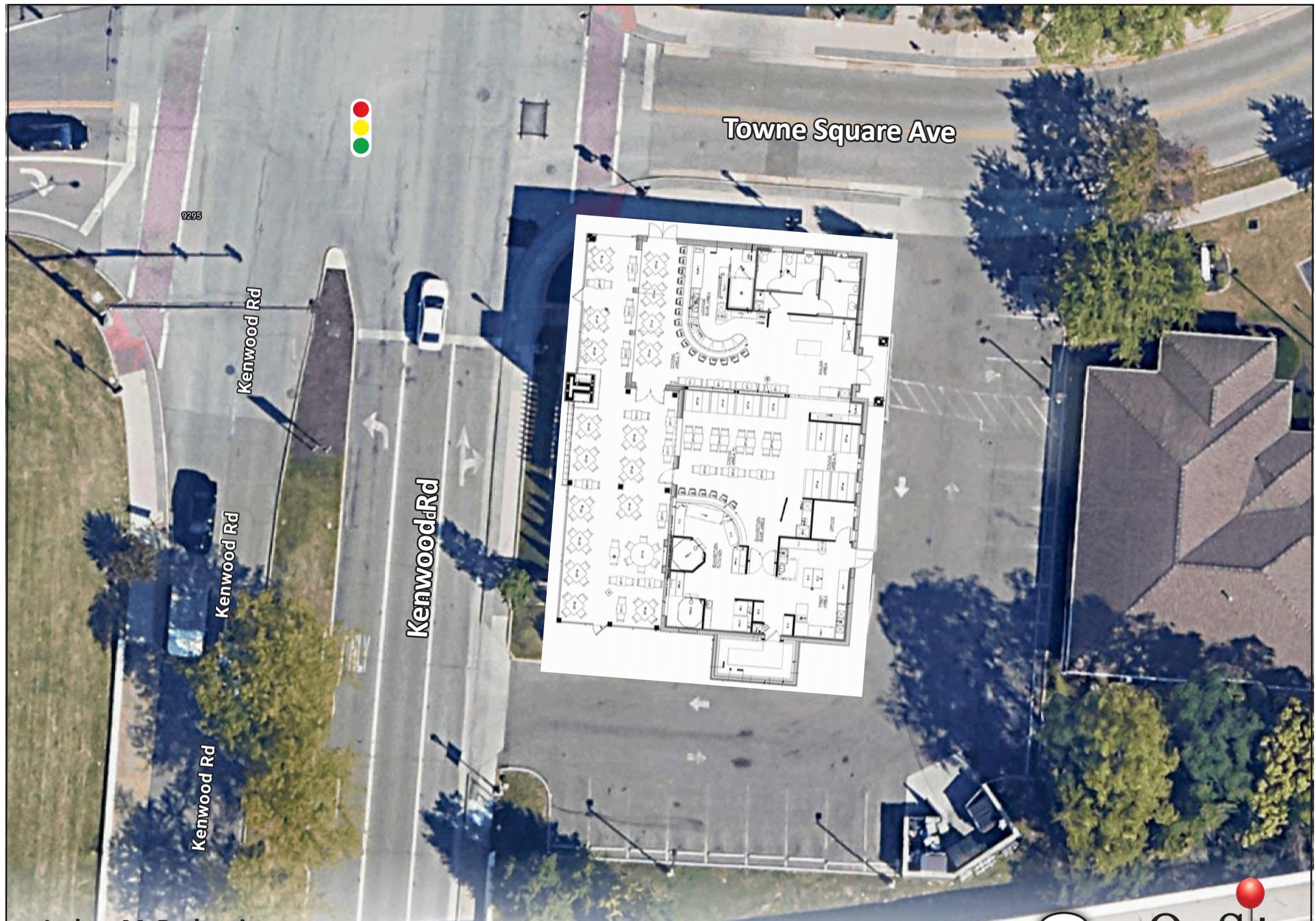


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Summary Profile

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