

SPACE FOR LEASE

TECHNOLOGY WOODS

4701 Creek Road | Cincinnati, OH 45242



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FOR LEASE: 5,843 SF - 16,972 SF

PRICING: \$12.50 PSF

PROPERTY INFORMATION:

- 16,972 SF suite divisible to 5,843 SF & 11,756 SF
- Located within the City of Blue Ash, one of Cincinnati's strongest office submarkets
- Proximity to major highways such as I-275 and I-75
- Just minutes away from Kenwood Mall and numerous other retailers
- Favorable, high-quality walk-up office setting for tenants
- Large docking bays within center of two buildings



Creek Road



| | | |
|------------|-----------------------------------|-----------|
| 100 | APEX | 4,453 SF |
| 110 | ECM Holdings, LLC | 22,053 SF |
| 120 | EyeCare Partners | 5,193 SF |
| 130 | ECM Holdings, LLC | 2,518 SF |
| 200 | Available | 16,972 SF |
| 220 | Apple Spice/Tri State Enterprises | 4,708 SF |
| 227 | Prime AE | 3,105 SF |
| 230 | HCESC | 2,830 SF |
| 250 | Hill-Rom | 3,522 SF |
| Total GLA: | | 65,354 SF |



▼ POSSIBLE DEMISING WALL ▼



SEBASTIAN BAKEHOUSE
 GOLD SPOON
 HIGHER GRAVITY
 Pop & Nails
 TAHONA KITCHEN + BAR
 MADTREE
 The Brown Togg Cafe
 SERRATE

SPRINGHILL SUITES MARRIOTT
 Comfort Inn & Suites
 Holiday Inn
 extended STAY AMERICA

McDonald's
 JJ
 CUPOTE
 Starbucks
 McALISTERS
 KeyBank
 Chick-fil-A
 ACX
 tropical CAFE

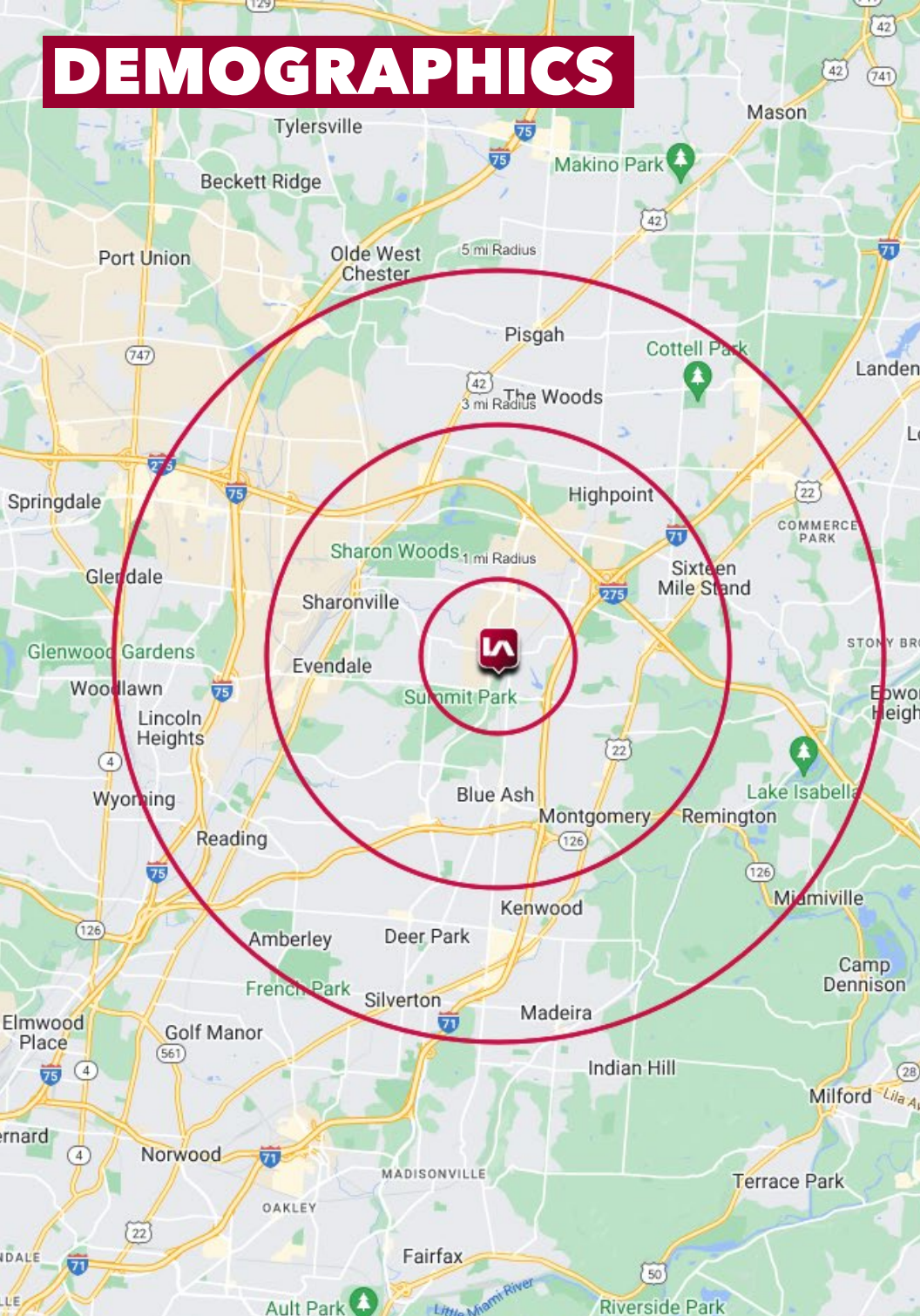
SERVATH
 FLEET FEET
 TRUIST
 currito
 BLUE ASH chili
 Jersey Mike's
 PAPA JOHN'S

Qdoba MEXICAN GRILL
 EAST COAST SUBS
 TREK
 HOT BAGELS
 UP UP & AWAY!
 fitness physiques
 W W
 PIZZA HUT

Interactive Aerial

 Interactive Aerial

DEMOGRAPHICS



| | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|--|-------------|-------------|-------------|
| POPULATION | | | |
| 2025 Estimated Population | 4,772 | 50,153 | 144,293 |
| 2030 Projected Population | 4,956 | 49,490 | 142,497 |
| 2020 Census Population | 4,041 | 49,677 | 144,153 |
| 2010 Census Population | 3,720 | 47,398 | 138,544 |
| Projected Annual Growth 2025 to 2030 | 0.8% | -0.3% | -0.2% |
| Historical Annual Growth 2010 to 2025 | 1.9% | 0.4% | 0.3% |
| HOUSEHOLDS | | | |
| 2025 Estimated Households | 1,903 | 20,415 | 58,921 |
| 2030 Projected Households | 1,982 | 20,268 | 58,714 |
| 2020 Census Households | 1,632 | 20,196 | 58,527 |
| 2010 Census Households | 1,527 | 19,682 | 56,791 |
| Projected Annual Growth 2025 to 2030 | 0.8% | -0.1% | -0.2% |
| Historical Annual Growth 2010 to 2025 | 1.6% | 0.2% | 0.2% |
| AGE | | | |
| 2025 Est. Population Under 10 Years | 12.9% | 12.5% | 12.8% |
| 2025 Est. Population 10 to 19 Years | 13.3% | 12.1% | 12.5% |
| 2025 Est. Population 20 to 29 Years | 9.6% | 9.9% | 10.3% |
| 2025 Est. Population 30 to 44 Years | 20.0% | 19.7% | 20.4% |
| 2025 Est. Population 45 to 59 Years | 17.7% | 16.9% | 17.6% |
| 2025 Est. Population 60 to 74 Years | 19.5% | 19.4% | 18.1% |
| 2025 Est. Population 75 Years or Over | 7.1% | 9.4% | 8.3% |
| 2025 Est. Median Age | 40.3 | 41.5 | 40.2 |
| MARITAL STATUS & GENDER | | | |
| 2025 Est. Male Population | 49.2% | 49.8% | 49.7% |
| 2025 Est. Female Population | 50.8% | 50.2% | 50.3% |
| 2025 Est. Never Married | 26.6% | 25.2% | 27.5% |
| 2025 Est. Now Married | 59.7% | 55.2% | 53.7% |
| 2025 Est. Separated or Divorced | 10.7% | 12.5% | 12.4% |
| 2025 Est. Widowed | 3.0% | 7.0% | 6.4% |
| INCOME | | | |
| 2025 Est. HH Income \$200,000 or More | 28.0% | 21.0% | 19.6% |
| 2025 Est. HH Income \$150,000 to \$199,999 | 8.7% | 11.0% | 10.9% |
| 2025 Est. HH Income \$100,000 to \$149,999 | 21.3% | 20.8% | 19.5% |
| 2025 Est. HH Income \$75,000 to \$99,999 | 9.4% | 9.1% | 10.5% |
| 2025 Est. HH Income \$50,000 to \$74,999 | 14.9% | 15.7% | 14.3% |
| 2025 Est. HH Income \$35,000 to \$49,999 | 6.4% | 8.3% | 8.1% |
| 2025 Est. HH Income \$25,000 to \$34,999 | 5.3% | 5.6% | 5.4% |
| 2025 Est. HH Income \$15,000 to \$24,999 | 3.5% | 3.8% | 4.5% |
| 2025 Est. HH Income Under \$15,000 | 2.5% | 4.7% | 7.2% |
| 2025 Est. Average Household Income | \$179,503 | \$157,289 | \$147,259 |
| 2025 Est. Median Household Income | \$128,039 | \$112,168 | \$109,004 |
| 2025 Est. Per Capita Income | \$71,638 | \$64,181 | \$60,251 |
| 2025 Est. Total Businesses | 1,055 | 4,543 | 10,092 |
| 2025 Est. Total Employees | 17,832 | 72,668 | 159,988 |