

# SPACE FOR LEASE **TECHNOLOGY WOODS**

4701 Creek Road, Cincinnati, OH 45242



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# TECHNOLOGY WOODS FOR LEASE **WAREHOUSE SPACE**

4701 Creek Road, Suite 130, Cincinnati, OH 45242

**FOR LEASE:** 2,518 SF & 16,972 SF

**PRICING:** \$12.50 PSF

## **PROPERTY INFORMATION:**

- 1 dock door
- 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



# SPACE FOR LEASE

## TECHNOLOGY WOODS

100	APEX	4,453 SF
110	ECM Holdings, LLC	22,053 SF
120	EyeCare Partners	5,193 SF
130	Available	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





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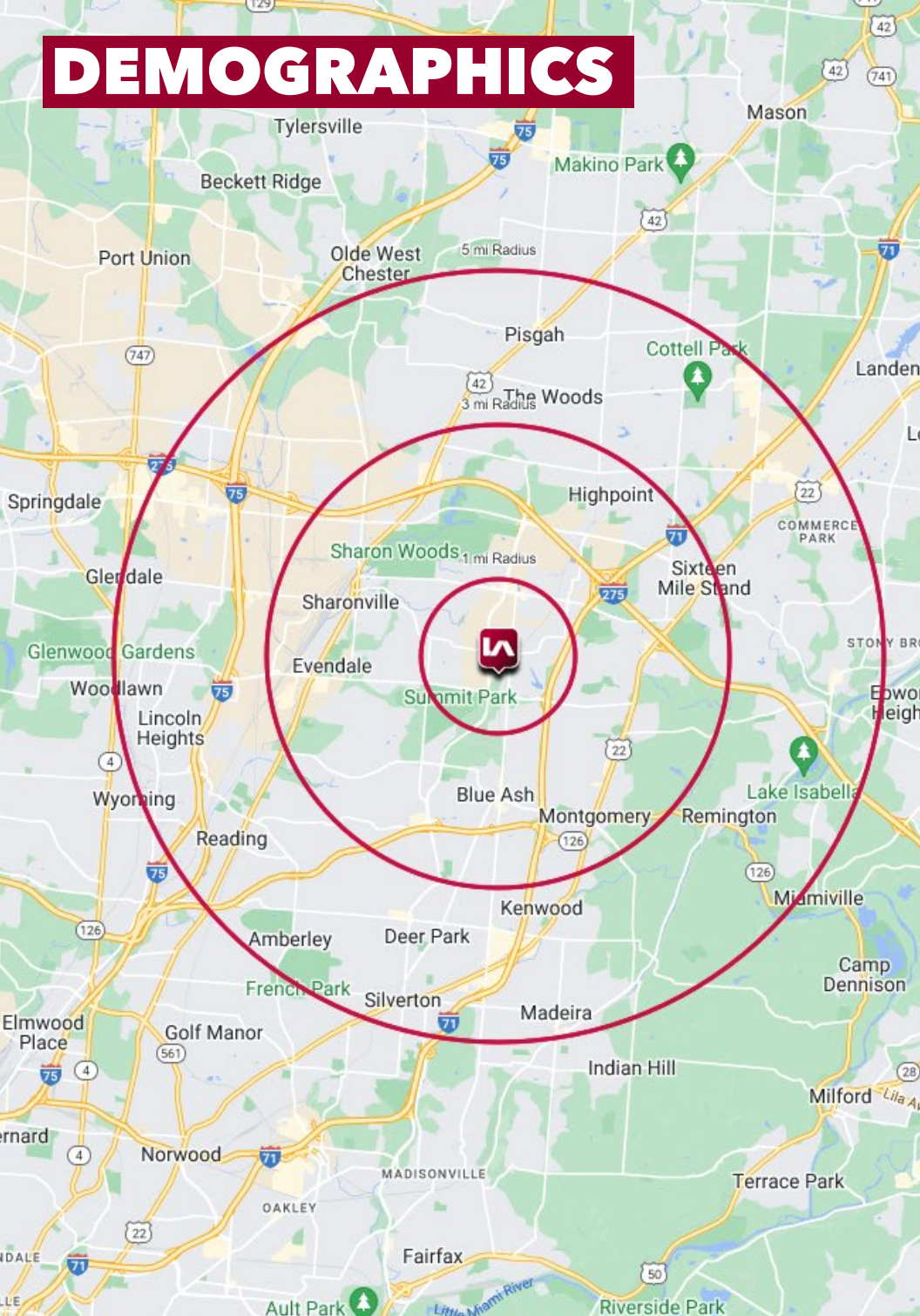
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# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
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%
<b>HOUSEHOLDS</b>			
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%	-0.1%
Historical Annual Growth 2010 to 2025	1.6%	0.2%	0.2%
<b>AGE</b>			
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
<b>MARITAL STATUS &amp; GENDER</b>			
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%
<b>INCOME</b>			
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