

FOR SALE

**Available
1,996 SF**

4767 Creek Road

Cincinnati, OH 45242

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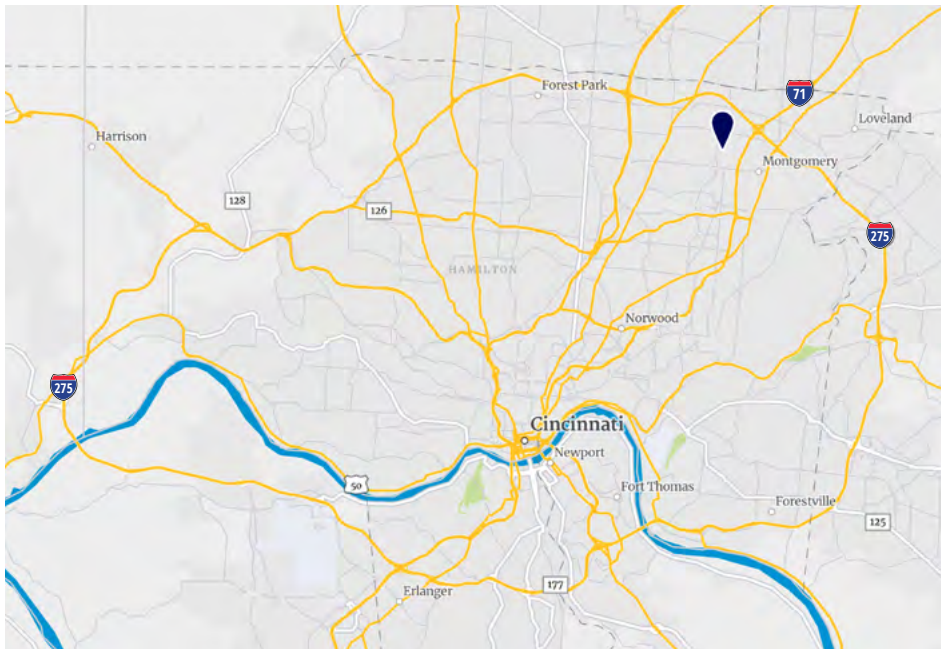
BLUE ASH RESTAURANT BUILDING

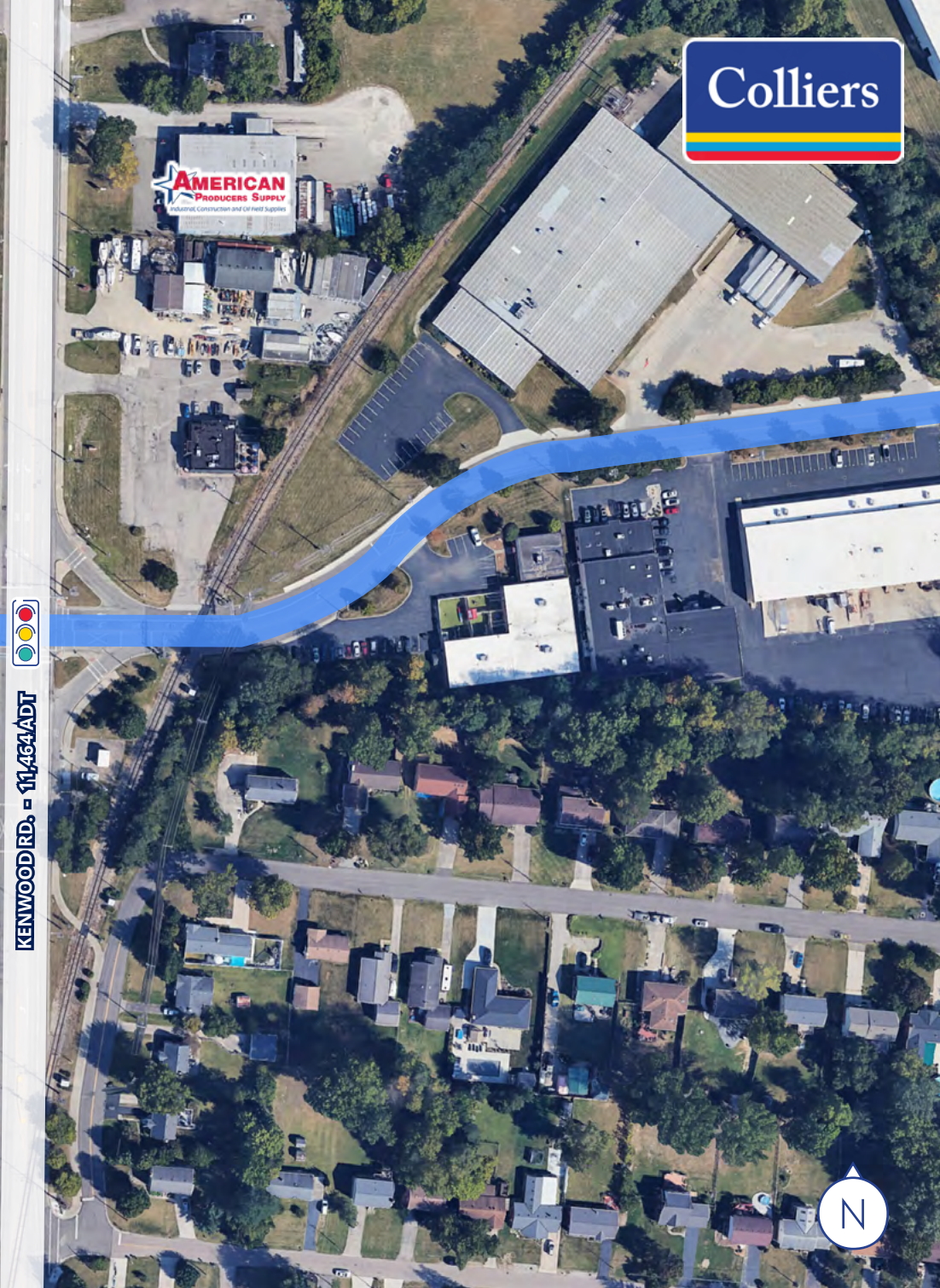
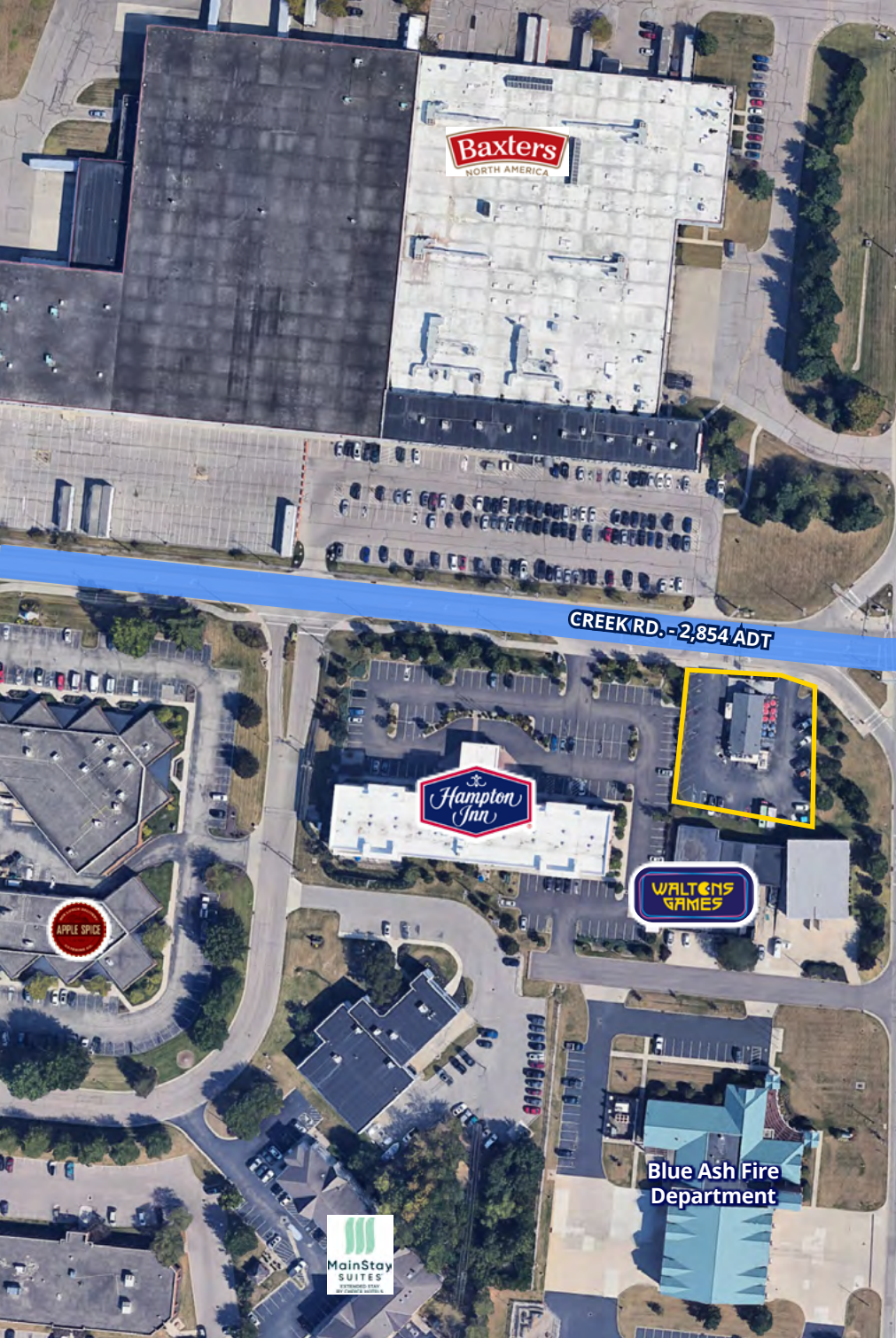
4767 CREEK ROAD CINCINNATI, OH 45242

Highlights

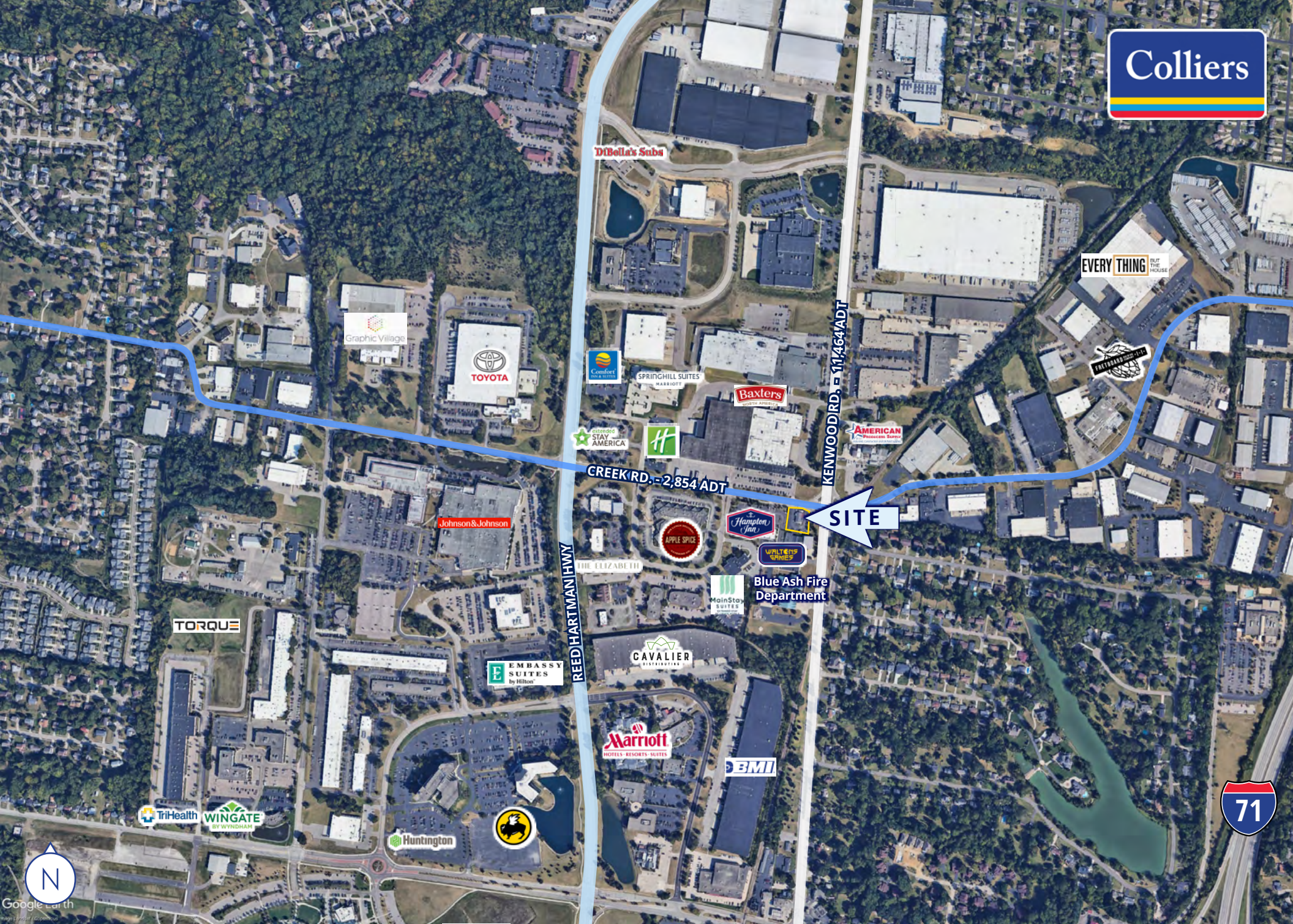
- Located in the Heart of Blue Ash
- Signalized access at corner of Creek Rd. and Kenwood Rd.
- Dedicated parking lot
- All furniture, fixtures & equipment included with liquor license available
- Could be sold vacant, or as NNN Investment property
- Convenient and easy ingress and egress
- Traffic Counts: 11,464 ADT Kenwood Rd. & 2,854 ADT Creek Rd.

1,996 SF Available





KENWOOD RD. - 11,464 ADT



Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	3,262	48,948	137,017
2010 Total Population	3,271	48,092	135,111
2020 Total Population	3,598	50,706	141,097
2026 Total Population	3,569	52,138	144,994
2026 Group Quarters	13	922	2,042
2031 Total Population	3,853	52,608	147,059
2000-2020 Growth Rate: Population (CAGR)	0.5%	0.2%	0.1%
2010-2020 Growth Rate: Population (CAGR)	1.0%	0.5%	0.4%
2020-2026 Growth Rate: Population (CAGR)	-0.1%	0.5%	0.4%
2026-2031 Growth Rate: Population (CAGR)	1.5%	0.2%	0.3%
2026 Total Daytime Population	12,217	89,658	218,667
Workers	10,600	63,366	147,447
Residents	1,617	26,292	71,220
2026 Workers % of Daytime Population	86.8%	70.7%	67.4%
2026 Residents % of Daytime Population	13.2%	29.3%	32.6%
Household Summary			
2000 Households	1,246	19,399	54,433
2010 Households	1,263	19,942	55,285
2026 Households	1,324	21,050	58,599
2026 Average Household Size	2.69	2.43	2.44
2031 Households	1,427	21,229	59,498
2000-2020 Growth Rate: Households (CAGR)	0.3%	0.3%	0.2%
2010-2020 Growth Rate: Households (CAGR)	0.6%	0.3%	0.3%
2020-2026 Growth Rate: Households (CAGR)	-0.1%	0.4%	0.4%
2026-2031 Growth Rate: Households (CAGR)	1.5%	0.2%	0.3%
2010 Families	862	13,289	36,612
2026 Families	889	13,771	37,693
2031 Families	954	13,824	38,126
2026-2031 Annual Rate	1.42%	0.08%	0.23%
Housing Unit Summary			
2026 Housing Units	1,384	22,317	62,463
Owner Occupied Housing Units	76.1%	72.7%	70.8%
Renter Occupied Housing Units	23.9%	27.3%	29.2%
Vacant Housing Units	4.3%	5.7%	6.2%
Owner Occupied Median Home Value			
2026 Median Home Value	\$375,870	\$399,883	\$363,139
2031 Median Home Value	\$494,853	\$503,403	\$454,914
Income			
2026 Per Capita Income	\$66,365	\$69,182	\$65,626
2026 Median Household Income	\$116,445	\$115,435	\$108,902
2026 Average Household Income	\$172,112	\$170,221	\$161,941
Household Income Base	1,325	21,049	58,600
<\$15,000	4.1%	3.4%	5.4%
\$15,000 - \$24,999	2.7%	3.0%	3.5%
\$25,000 - \$34,999	5.7%	4.4%	4.5%
\$35,000 - \$49,999	6.9%	6.6%	6.6%
\$50,000 - \$74,999	13.2%	14.3%	13.8%
\$75,000 - \$99,999	10.4%	10.9%	12.0%
\$100,000 - \$149,999	19.6%	19.2%	18.6%
\$150,000 - \$199,999	8.9%	13.0%	12.7%
\$200,000+	28.4%	25.2%	22.9%

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	42.4	43.7	41.7
2020	40.4	42.3	41.0
2026	40.6	42.8	41.7
2031	41.0	44.0	42.9
2026 Population by Age			
Total	3,570	52,136	144,995
0 - 4	5.9%	5.5%	5.7%
5 - 9	6.8%	6.2%	6.3%
10 - 14	6.1%	6.2%	6.5%
15 - 19	6.6%	5.9%	5.8%
20 - 24	5.7%	4.7%	5.1%
25 - 29	5.2%	5.0%	5.3%
30 - 34	7.0%	6.2%	6.2%
35 - 39	5.9%	6.5%	6.8%
40 - 44	7.0%	6.8%	7.0%
45 - 49	6.1%	5.8%	5.9%
50 - 54	6.7%	5.7%	5.7%
55 - 59	5.1%	5.8%	5.8%
60 - 64	5.1%	6.1%	6.4%
65 - 69	6.9%	6.9%	6.5%
70 - 74	5.8%	6.1%	5.4%
75 - 79	3.7%	4.7%	4.2%
80 - 84	2.5%	3.0%	2.7%
85+	1.9%	3.0%	2.8%
18+	77.2%	78.5%	77.9%
21+	73.3%	75.2%	74.6%
2026 Population by Race/Ethnicity			
Total	3,568	52,139	144,996
White Alone	70.4%	73.3%	71.5%
Black Alone	9.1%	6.0%	9.4%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	11.2%	9.9%	9.0%
Pacific Islander Alone	0.0%	0.4%	0.2%
Some Other Race Alone	1.5%	3.5%	2.8%
Two or More Races	7.7%	6.7%	6.8%
Hispanic Origin	4.7%	6.9%	6.1%
Diversity Index	52.5	51.6	52.8
2026 Population 25+ by Educational Attainment			
Total	2,462	37,306	102,463
Less than 9th Grade	1.6%	1.5%	1.2%
9th - 12th Grade, No Diploma	1.0%	1.9%	2.4%
High School Graduate	11.1%	14.1%	16.2%
GED/Alternative Credential	1.2%	1.6%	2.4%
Some College, No Degree	10.3%	13.6%	13.8%
Associate Degree	8.0%	7.4%	8.2%
Bachelor's Degree	39.0%	36.1%	33.3%
Graduate/Professional Degree	27.8%	23.8%	22.6%

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