

FOR LEASE

FREE STANDING OFFICE / RETAIL

9461 Kenwood Road | Cincinnati, OH 45242



TC Bartoszek
tc@lee-associates.com
D 513.588.1840

Molly Hoffman
mhoffman@lee-associates.com
D 513.588.1843

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE / RETAIL FOR LEASE

FREE STANDING

9461 Kenwood Road | Cincinnati, OH 45242

FOR LEASE: 2,552 SF

PRICING: \$25.00 PSF NNN

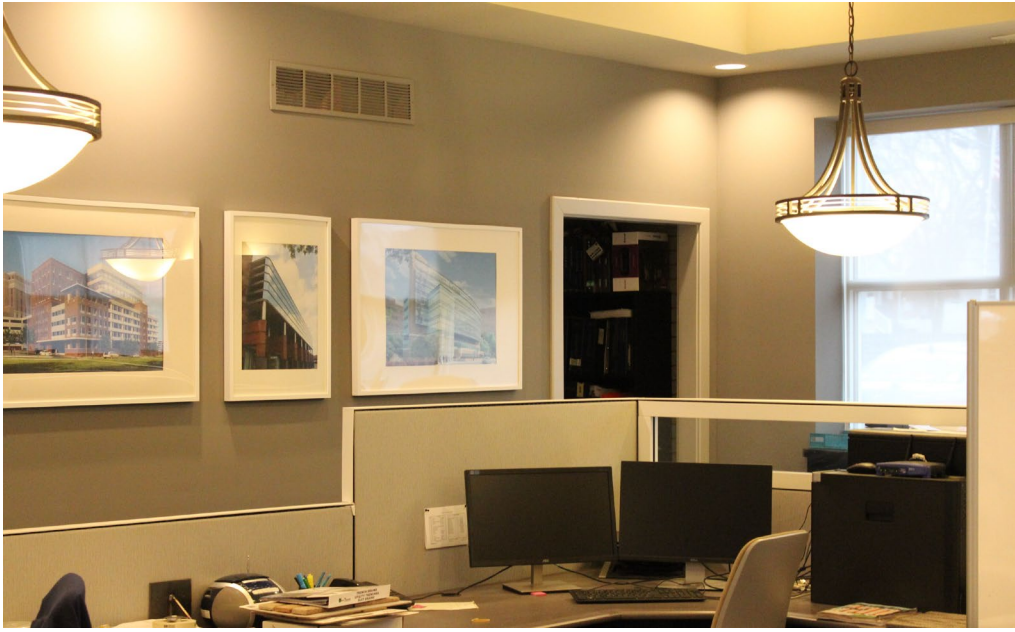
- Freestanding single tenant office/retail building
- Located at the key signalized intersection of Hunt Rd and Kenwood Rd
- Dedicated parking lot with 12 spaces
- Minutes from I-275 and I-71
- Potential space for a drive thru to be added

TRAFFIC COUNTS:

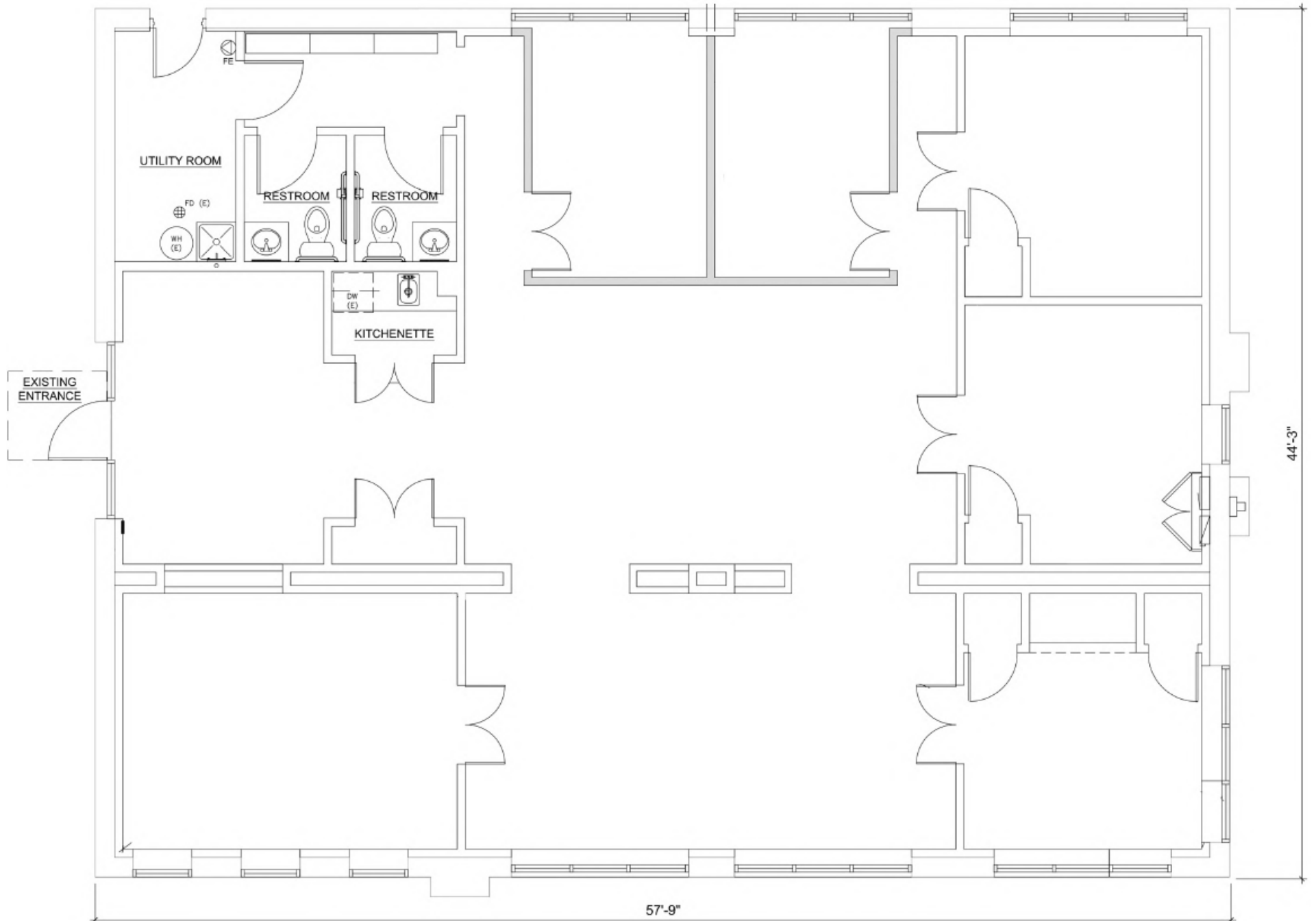
- Kenwood Road – 19,941 VPD
- Cooper Road – 10,057 VPD
- I-71 – 132,473 VPD
- Ronald Reagan Cross County Hwy – 47,081 VPD



INTERIOR PICTURES



FLOOR PLAN





SITE



PAPA JOHN'S



FIFTH THIRD BANK

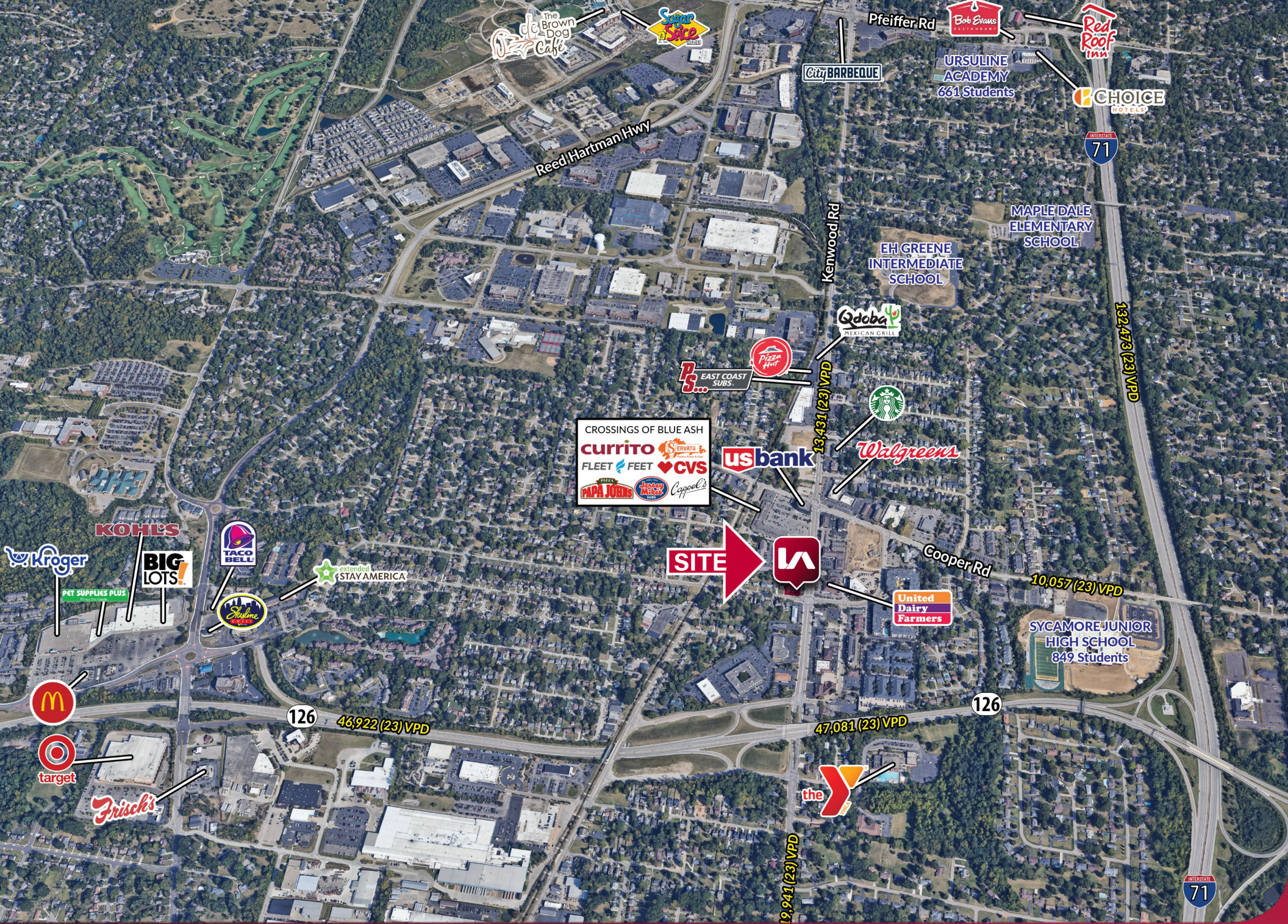
usbank

Kenwood Rd

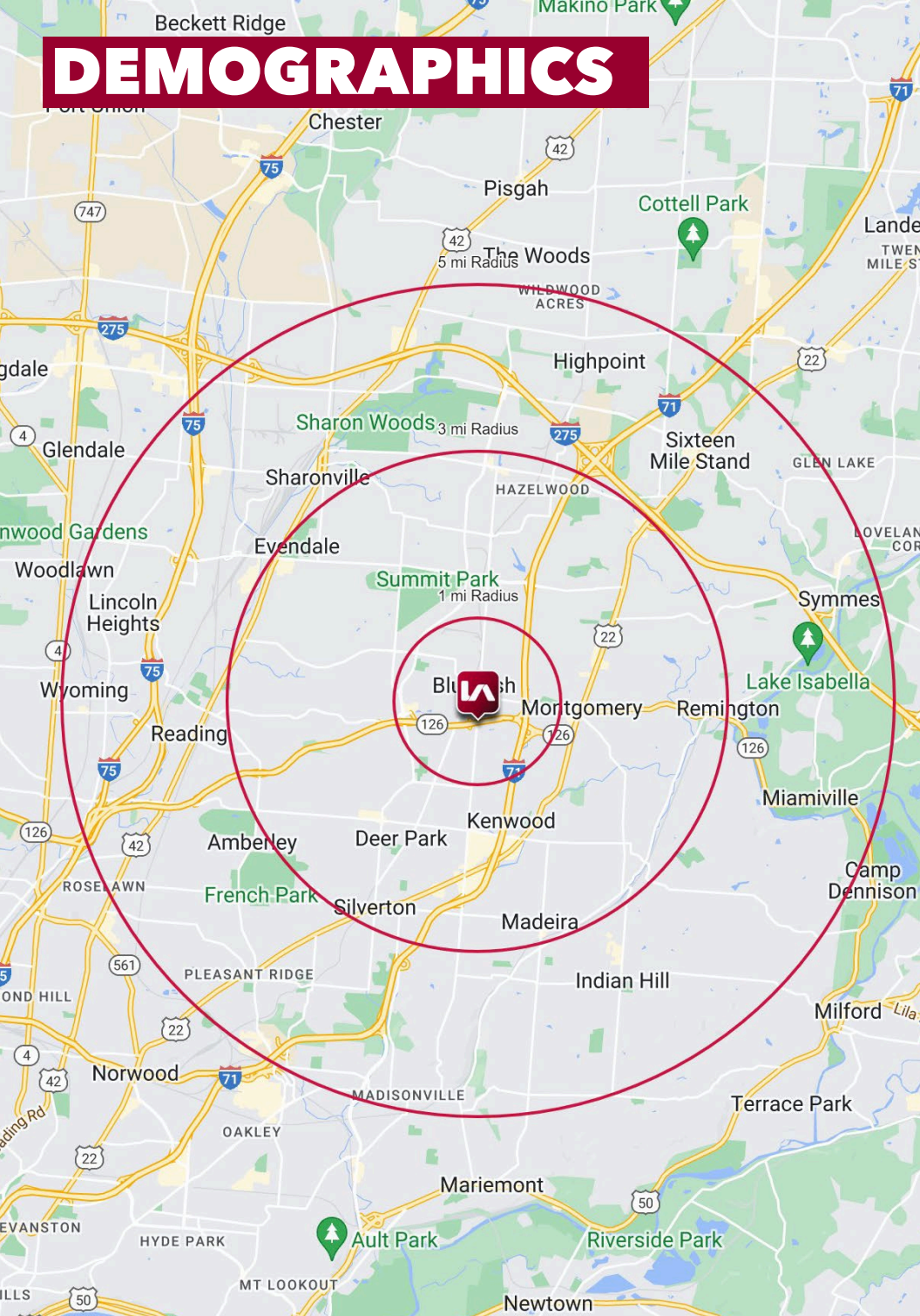
Hunt Rd



United Dairy Farmers



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	9,192 ¹⁶⁴	63,195 ¹⁶⁸	148,155 ¹⁶⁸
2029 Projected Population	9,134	62,862	147,228
2020 Census Population	9,550 ¹⁶⁵	64,656	150,598
2010 Census Population	8,707 ¹⁵⁹	62,733	144,559
Projected Annual Growth 2024 to 2029	-0.1%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2024	0.4%	-	0.2%
HOUSEHOLDS			
2024 Estimated Households	3,805 ¹⁶⁰	26,669 ¹⁷⁰	63,228 ¹⁷¹
2029 Projected Households	3,757	26,341	62,502
2020 Census Households	3,827	26,800	62,936
2010 Census Households	3,548	26,531	61,307
Projected Annual Growth 2024 to 2029	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	0.5%	-	0.2%
AGE			
2024 Est. Population Under 10 Years	14.4%	14.2%	13.8%
2024 Est. Population 10 to 19 Years	14.9%	13.5%	13.4%
2024 Est. Population 20 to 29 Years	10.2%	9.7%	10.5%
2024 Est. Population 30 to 44 Years	19.2%	20.1%	19.9%
2024 Est. Population 45 to 59 Years	16.6%	16.7%	16.7%
2024 Est. Population 60 to 74 Years	16.6%	17.2%	17.7%
2024 Est. Population 75 Years or Over	8.1%	8.6%	8.0%
2024 Est. Median Age	37.1	38.7	38.6
MARITAL STATUS & GENDER			
2024 Est. Male Population	50.1%	49.6%	49.3%
2024 Est. Female Population	49.9%	50.4%	50.7%
2024 Est. Never Married	25.3%	26.2%	30.6%
2024 Est. Now Married	50.9%	54.1%	49.3%
2024 Est. Separated or Divorced	14.3%	12.5%	13.4%
2024 Est. Widowed	9.4%	7.2%	6.7%
INCOME			
2024 Est. HH Income \$200,000 or More	15.4%	15.9%	14.6%
2024 Est. HH Income \$150,000 to \$199,999	12.2%	10.9%	9.8%
2024 Est. HH Income \$100,000 to \$149,999	23.9%	21.5%	17.2%
2024 Est. HH Income \$75,000 to \$99,999	10.1%	13.0%	12.3%
2024 Est. HH Income \$50,000 to \$74,999	11.1%	13.8%	14.9%
2024 Est. HH Income \$35,000 to \$49,999	7.6%	8.6%	9.8%
2024 Est. HH Income \$25,000 to \$34,999	8.4%	6.8%	7.5%
2024 Est. HH Income \$15,000 to \$24,999	4.4%	3.7%	4.7%
2024 Est. HH Income Under \$15,000	6.9%	5.7%	9.2%
2024 Est. Average Household Income	\$138,738	\$152,781	\$142,632
2024 Est. Median Household Income	\$102,873	\$102,169	\$92,499
2024 Est. Per Capita Income	\$57,682	\$64,644	\$61,037
2024 Est. Total Businesses	722	4,331	9,420
2024 Est. Total Employees	12,256	64,632	138,603