

## BLUE ASH COMMONS

4100 - 4138 Hunt Road, Blue Ash, OH 45236

3,548 SF Available for LEASE



### Property Details:

- Great visibility and access from Ronald Reagan Cross County Highway (State Route 126)
- Kroger anchored center with freestanding Target across Ronald Reagan Cross County Highway (State Route 126)
- Less than 5 minutes from Interstate 71, and less than 10 minutes from Interstate 75
- Former K-Mart re-developed in 2017 (Kohl's and Big Lots)
- Near several new residential developments, including \$100 million Summit Park Development 2 miles north



### Demographics:

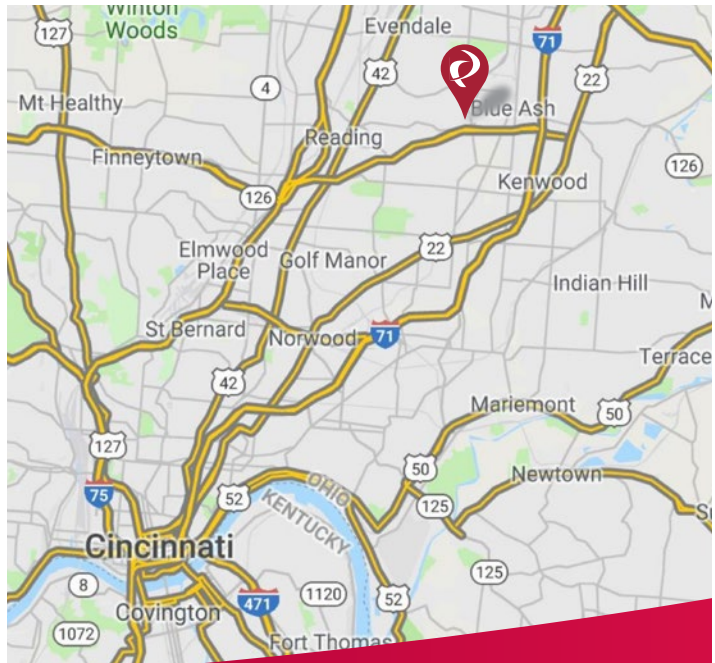
2018 Estimates	1 Mile	3 Mile	5 Mile
Population	9,500	68,692	160,931
Households	4,217	30,976	72,599
Median Household Income	\$76,351	\$77,619	\$73,980
Total Number of Employees	3,942	79,637	175,380

### Traffic Counts:

ODOT 2018	ADT
R. Reagan Cross County Hwy. & Plainfield Road	52,169
Reed Hartman Hwy., North of Peppermill Rd	21,506

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LET US GIVE YOU AN EDGE



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