

# BLUE ASH COMMONS

4150 Hunt Road  
Blue Ash, OH 45236

## FOR LEASE

1,600- 14,000 SF Available

### HIGHLIGHTS

- Small Shop Space Available for Lease 1,600 SF - 14,000 SF
- Strategically located in the heart of Blue Ash on Hunt Rd and Plainfield Rd (21,657 VPD) in a desirable retail market
- Join anchor tenants Kroger, Kohl's, Big Lots, and across the street from Target
- Other tenants in the area include Pet Supplies Plus, GNC, Great Clips, McDonalds and Dunkin' Donuts
- Located within 5 minutes of University of Cincinnati Blue Ash Campus: 4,780 students
- Several access points off Hunt Rd and Plainfield Rd

### TRAFFIC COUNTS

- 53,501 VPD on Ronald Reagan Cross County Highway
- 21,657 VPD north on Plainfield Road

### DEMOGRAPHICS

2020 Estimates	1 miles	3 miles	5 miles
Population	9,495	68,260	160,649
Households	4,222	30,788	72,529
Average HH Income	\$104,809	\$100,936	\$99,614
Daytime Employees	4,009	76,310	167,378

### CONTACT: 513-784-1106

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Anchor  
ASSOCIATES



## ANCHOR ASSOCIATES

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A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



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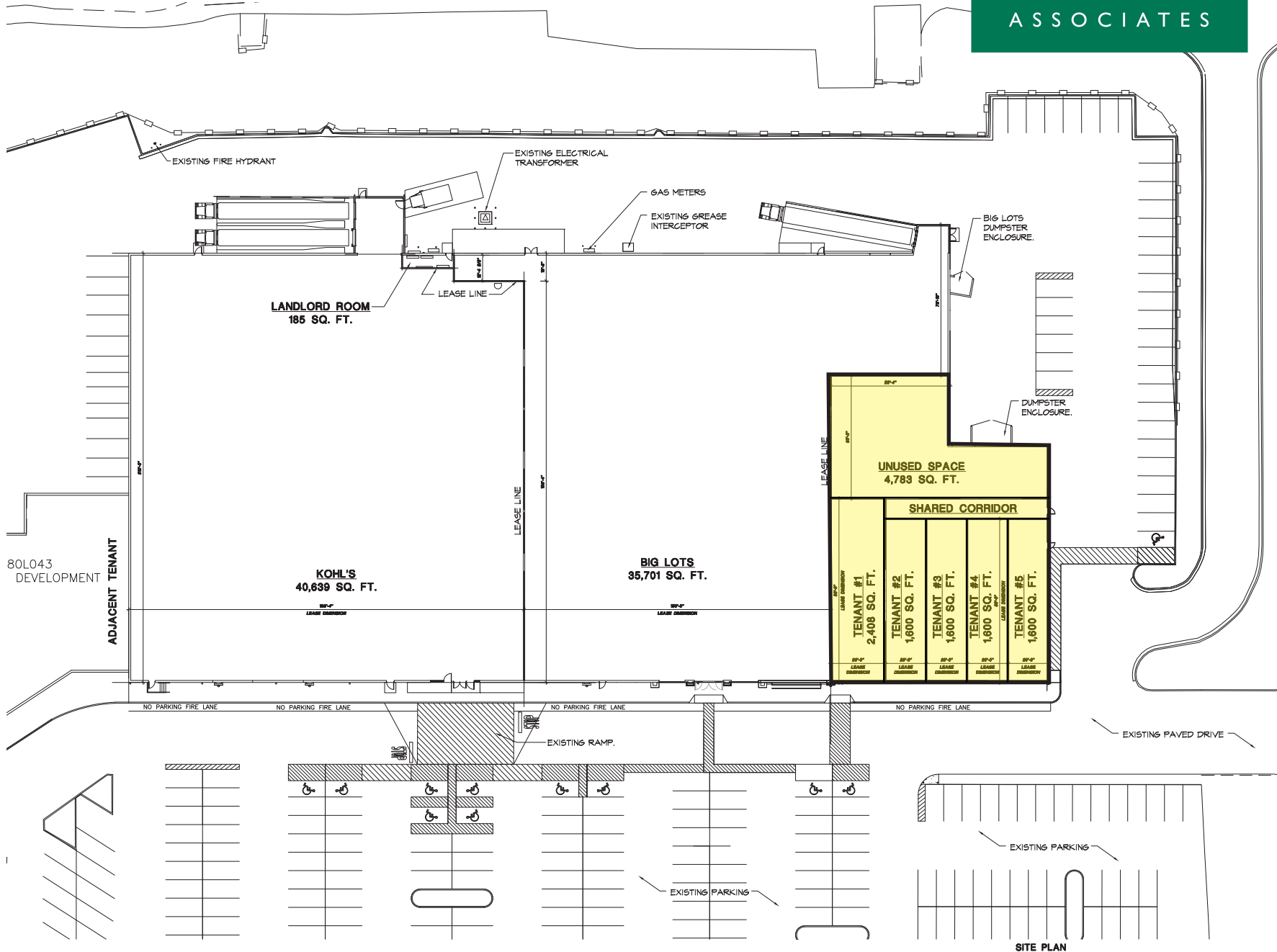


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**Anchor**  
ASSOCIATES



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Date: 04-10-18  
Issu: L01

Drawn By:  
Project No.:

80L043  
DEVELOPMENT

ADJACENT TENANT

NO PARKING FIRE LANE

EXISTING RAMP

EXISTING PAVED DRIVE

EXISTING PARKING

EXISTING PARKING

SITE PLAN

**BLUE ASH**  
FORMER K-MART

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