

FOR LEASE

BLUE ASH FREESTANDING
OFFICE/RETAIL BUILDING
DRIVE UP WINDOW

SIGNALIZED
TROPHY CORNER
LOCATION

LOCATION:

9461 Kenwood Rd.
Blue Ash, Ohio
45241

CONTACT:

Mark Richter
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513-608-2810
Owner/Broker

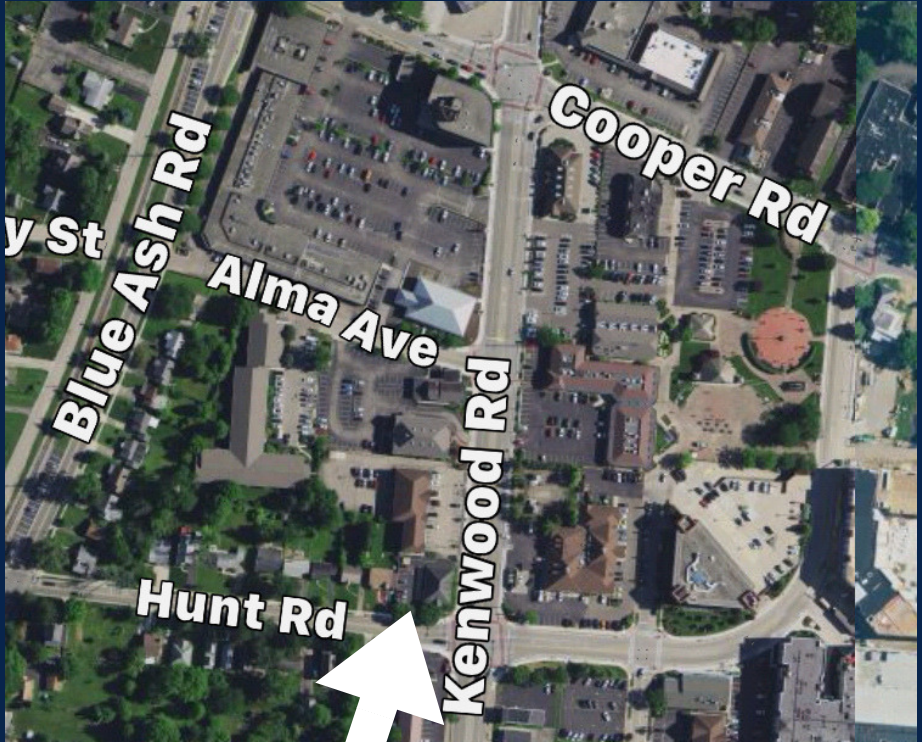


9461 KENWOOD RD. BLUE ASH, OH 45242

- 2,552 SF Net leased single tenant investment property
- 18,286 Average Daily Traffic Count directly in front of property
- Great demographics 1 mile: 8,726 population with \$65,501 median Income 3 mile: 63,869 population with \$71,089 median income (72,794 daytime)
- Located at the key signalized intersection of Hunt & Kenwood
- 1000 ft. from the Ronald Reagan Expressway (52,648 ADT)
- Close proximity to both interstates 275 and 71
- Potential space for drive-thru



AERIAL VIEW

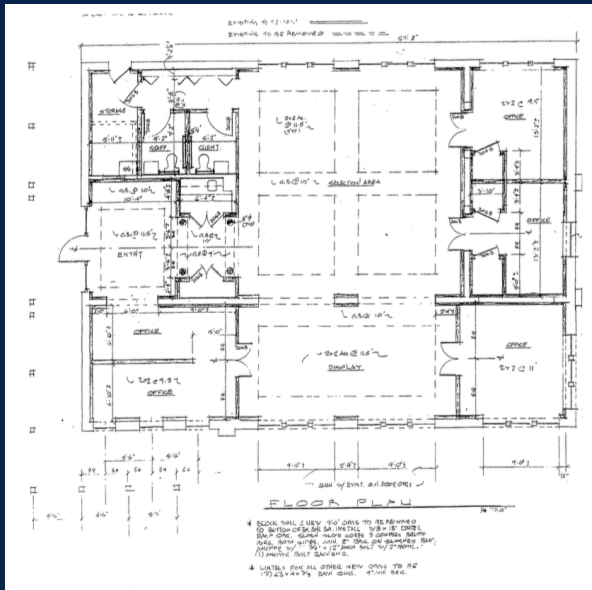


9461 KENWOOD RD.

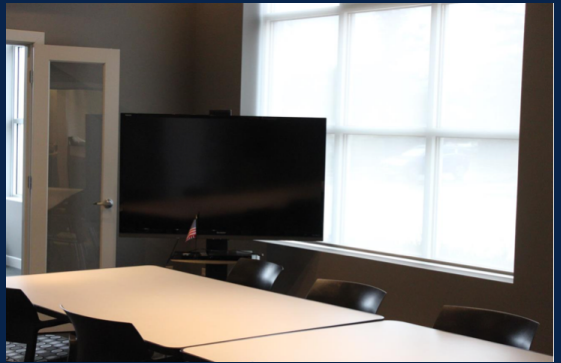
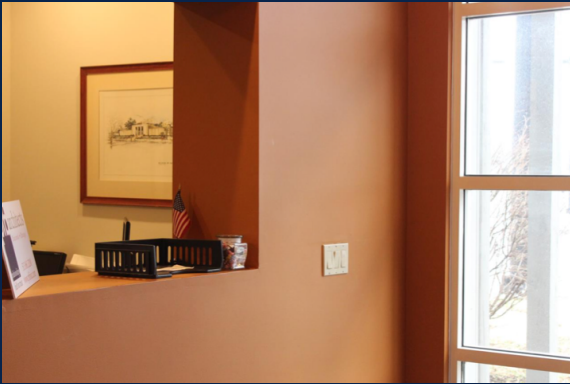
TRAFFIC COUNT

Collection Street	Cross Street	Traffic Vol	Year	Distance
Kenwood Rd	Hunt Rd N	18,286	2016	0.08 mi
Cooper Rd	Wynnecrest Dr SE	11,428	2013	0.22 mi
Ronald Reagan Cross County Hwy	Kenwood Rd W	47,353	2016	0.23 mi
Ronald Reagan Cross County Hwy	Kenwood Rd E	5,295	2013	0.23 mi
Ronald Reagan Cross County Hwy	Kenwood Rd E	4,766	2013	0.25 mi

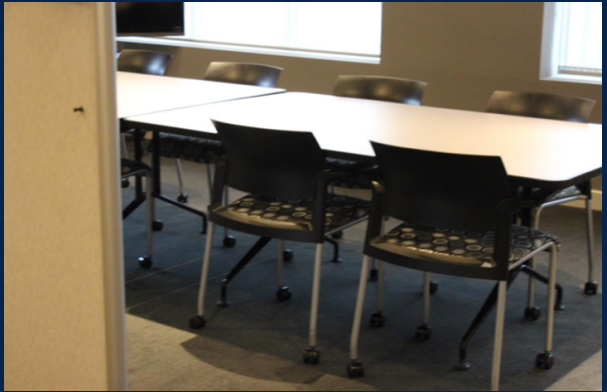
FLOOR PLAN



GALLERY



GALLERY



DEMOGRAPHICS

Building Type: **Class C Office**
 Class: **C**
 RBA: **2,552 SF**
 Typical Floor: **2,552 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	8,791	64,414	147,335
2017 Estimate	8,726	63,869	146,015
2010 Census	8,683	63,248	144,551
Growth 2017 - 2022	0.74%	0.85%	0.90%
Growth 2010 - 2017	0.50%	0.98%	1.01%
2017 Population by Hispanic Origin	212	1,578	4,422
2017 Population	8,726	63,869	146,015
White	7,483 85.76%	54,200 84.86%	105,591 72.32%
Black	349 4.00%	4,222 6.61%	29,689 20.33%
Am. Indian & Alaskan	17 0.19%	102 0.16%	249 0.17%
Asian	698 8.00%	4,150 6.50%	7,142 4.89%
Hawaiian & Pacific Island	3 0.03%	30 0.05%	145 0.10%
Other	176 2.02%	1,165 1.82%	3,200 2.19%
U.S. Armed Forces	0	12	37
Households			
2022 Projection	3,585	27,190	62,571
2017 Estimate	3,556	26,952	61,991
2010 Census	3,540	26,711	61,392
Growth 2017 - 2022	0.82%	0.88%	0.94%
Growth 2010 - 2017	0.45%	0.90%	0.98%
Owner Occupied	2,609 73.37%	19,960 74.06%	41,182 66.43%
Renter Occupied	947 26.63%	6,993 25.95%	20,809 33.57%
2017 Households by HH Income			
Income: <\$25,000	546 15.35%	4,039 14.99%	12,008 19.37%
Income: \$25,000 - \$50,000	834 23.45%	5,620 20.85%	13,272 21.41%
Income: \$50,000 - \$75,000	629 17.68%	4,475 16.60%	10,347 16.69%
Income: \$75,000 - \$100,000	439 12.34%	3,611 13.40%	7,591 12.25%
Income: \$100,000 - \$125,000	246 6.92%	2,657 9.86%	5,131 8.28%
Income: \$125,000 - \$150,000	215 6.04%	1,631 6.05%	3,478 5.61%
Income: \$150,000 - \$200,000	228 6.41%	2,123 7.88%	4,334 6.99%
Income: \$200,000+	420 11.81%	2,796 10.37%	5,829 9.40%
2017 Avg Household Income	\$96,679	\$97,431	\$90,091
2017 Med Household Income	\$65,501	\$71,089	\$63,391