



### PROPERTY HIGHLIGHTS

- Positioned in the Heart of Downtown Blue Ash
- Former Restaurant Space with Abundant Parking
- Prime Location in Cincinnati's Top Suburban Office Market
- Easy Access to Ronald Reagan Highway, I-71, I-275 and Reed Hartman Highway
- Plus + Additional Parking Lot in Rear of Building

**Traffic Counts:**  
Kenwood Road: 18,000 ADT

9463-9475 Kenwood Road, Cincinnati, OH 45242

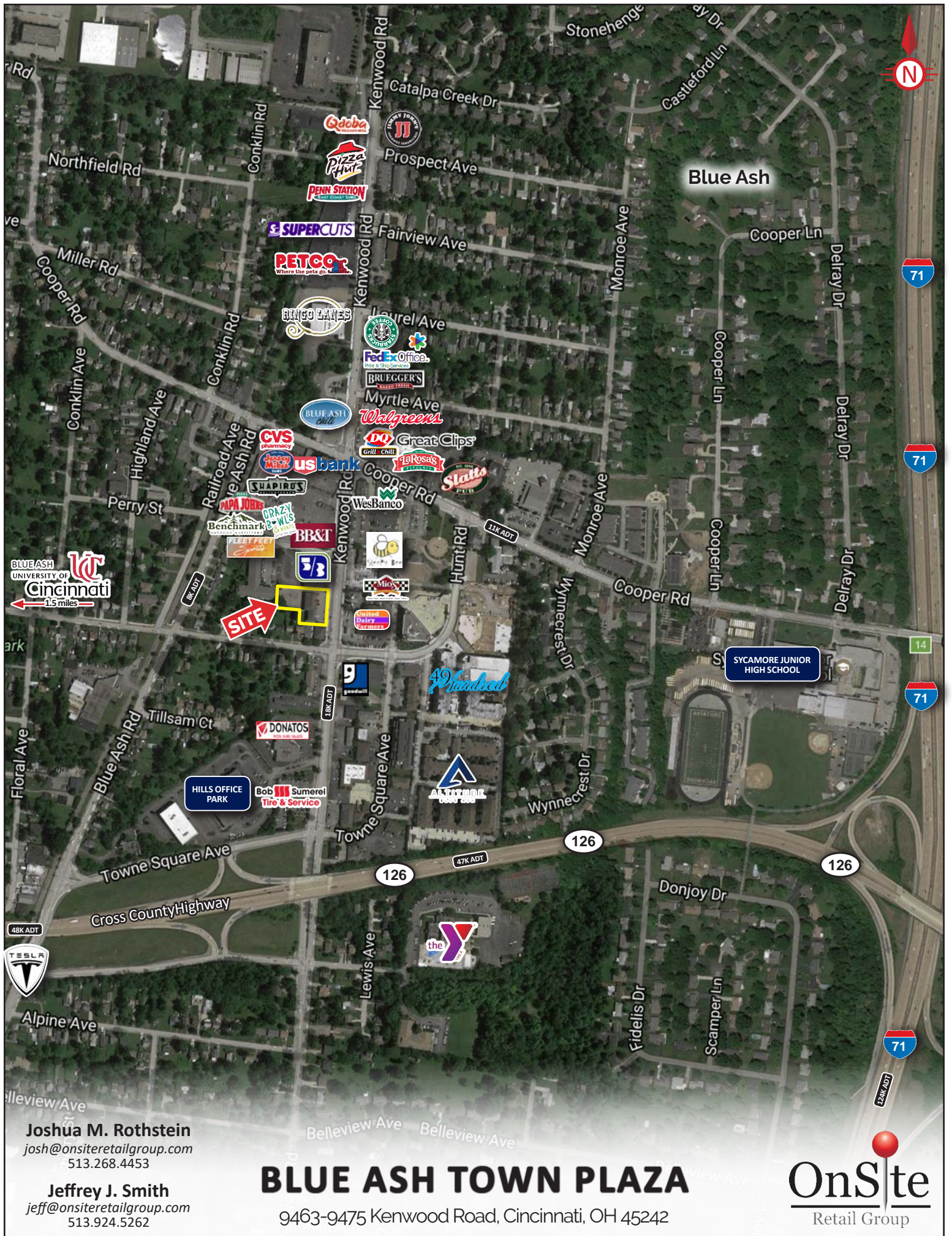
### DEMOGRAPHICS

Year 2016	One Mile	Three Mile	Five Mile
Estimated Population	8,516	63,865	145,475
Median HH Income	\$81,502	\$82,064	\$77,677
Average HH Income	\$100,890	\$102,741	\$97,046
Daytime Population	10,749	70,069	153,527

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Blue Ash



BLUE ASH UNIVERSITY OF Cincinnati  
1.5 miles

**SITE**

SYCAMORE JUNIOR HIGH SCHOOL

HILLS OFFICE PARK

ALTITUDE

# BLUE ASH TOWN PLAZA

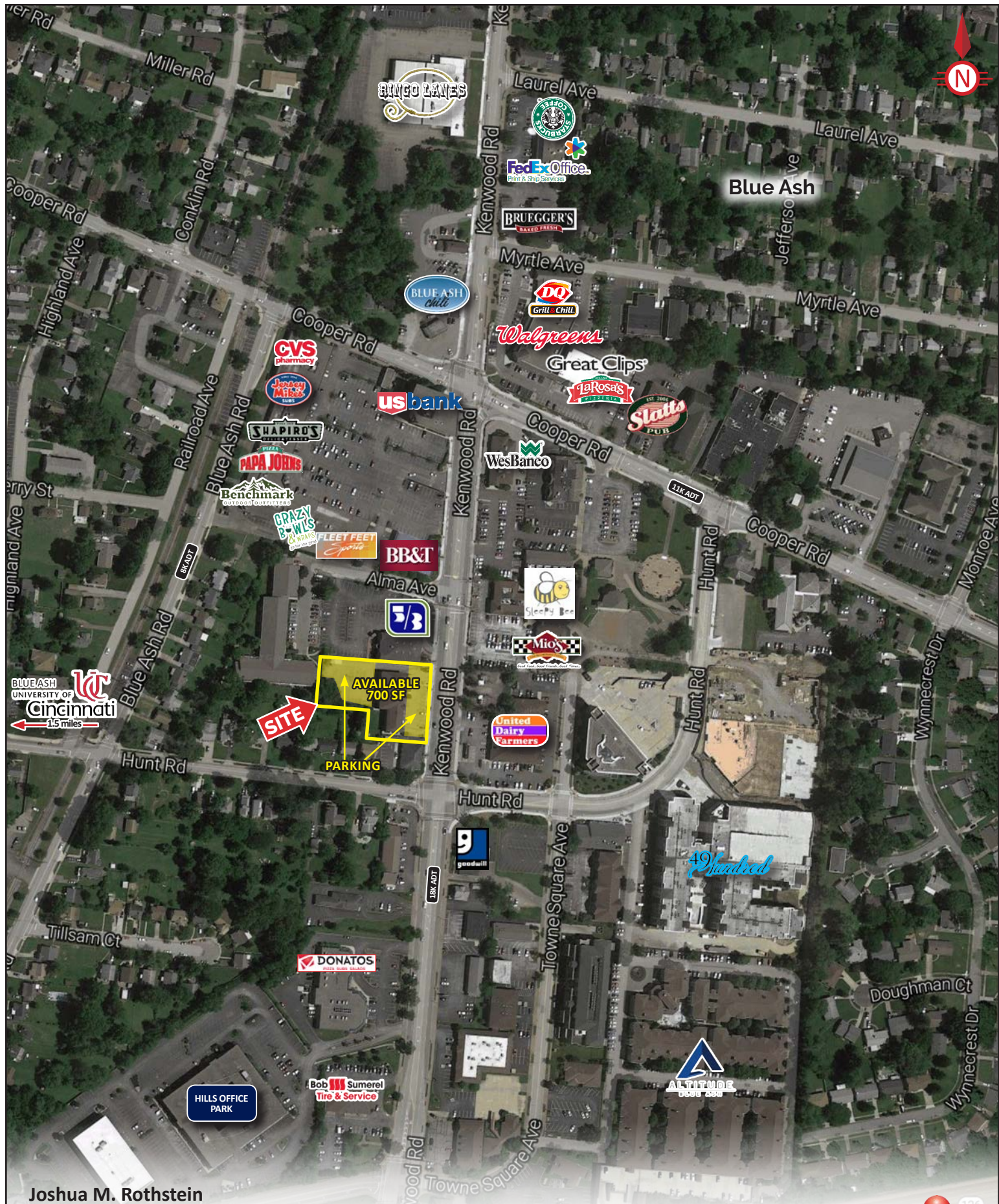
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**OnSite**  
Retail Group

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BLUE ASH  
UNIVERSITY OF  
Cincinnati  
1.5 miles

**SITE**  
AVAILABLE  
700 SF  
PARKING

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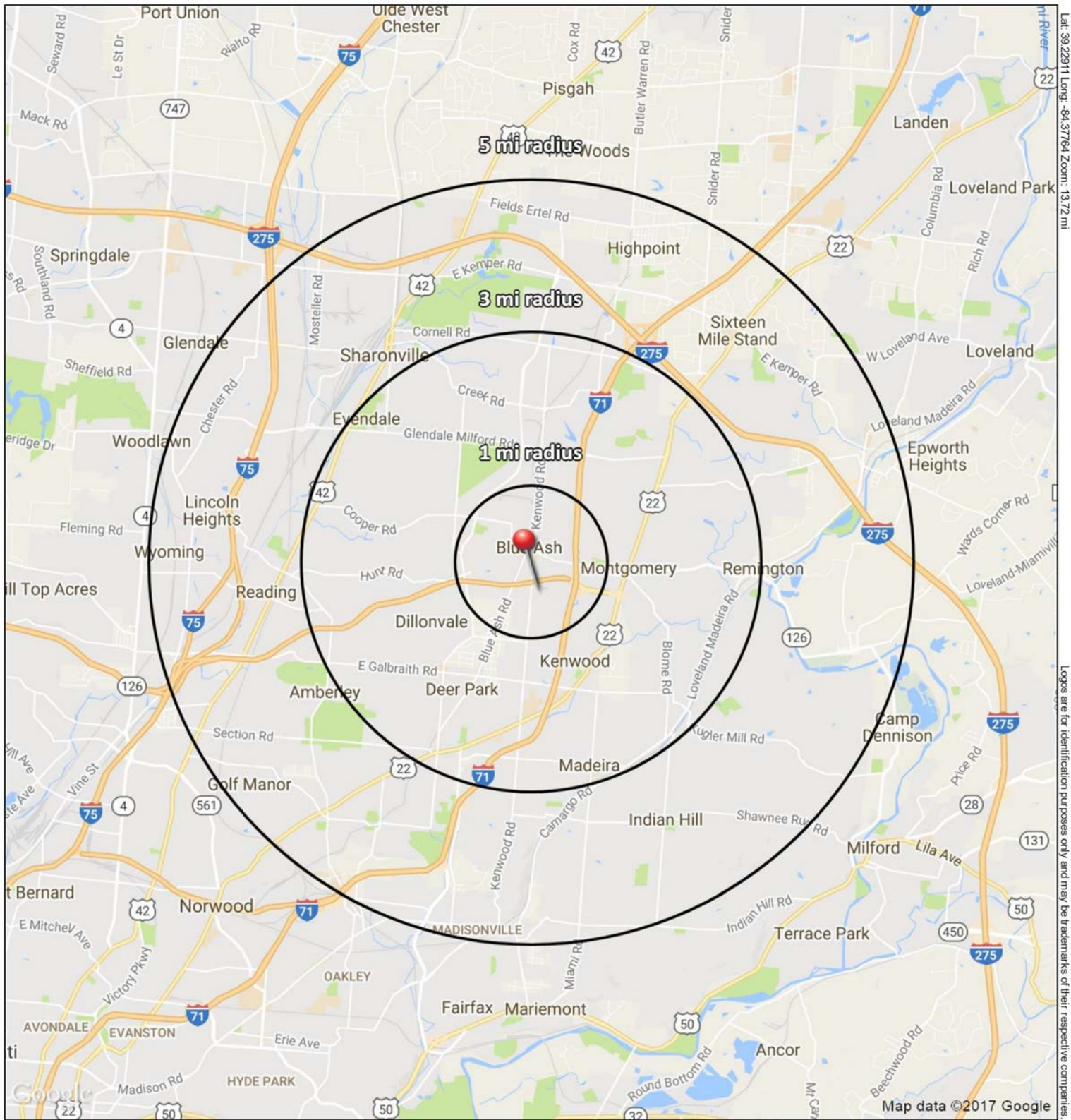
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# BLUE ASH TOWN PLAZA

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126  
**OnSite**  
Retail Group

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Lat: 39.22911 Long: -84.37764 Zoom: 13.72 mi

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**9463-9475 Kenwood Road**

**Cincinnati, OH 45242**

June 2017



# SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2292/-84.3776

RS1

## 9463-9475 Kenwood Road

Cincinnati, OH 45242

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2017 Estimated Population	8,516	63,865	145,475
	2022 Projected Population	8,395	63,350	145,114
	2010 Census Population	8,266	63,278	144,411
	2000 Census Population	8,543	65,805	152,449
	Projected Annual Growth 2017 to 2022	-0.3%	-0.2%	-
	Historical Annual Growth 2000 to 2017	-	-0.2%	-0.3%
	2017 Median Age	41.3	42.3	41.4
<b>HOUSEHOLDS</b>	2017 Estimated Households	3,590	27,737	63,311
	2022 Projected Households	3,585	27,875	63,970
	2010 Census Households	3,381	26,779	61,308
	2000 Census Households	3,379	27,057	63,028
	Projected Annual Growth 2017 to 2022	-	0.1%	0.2%
	Historical Annual Growth 2000 to 2017	0.4%	0.1%	-
<b>RACE AND ETHNICITY</b>	2017 Estimated White	84.7%	83.5%	71.5%
	2017 Estimated Black or African American	4.9%	7.5%	20.3%
	2017 Estimated Asian or Pacific Islander	7.8%	6.6%	4.9%
	2017 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%
	2017 Estimated Other Races	2.4%	2.4%	3.1%
	2017 Estimated Hispanic	2.4%	2.4%	2.9%
<b>INCOME</b>	2017 Estimated Average Household Income	\$100,890	\$102,741	\$97,046
	2017 Estimated Median Household Income	\$81,502	\$82,064	\$77,677
	2017 Estimated Per Capita Income	\$42,629	\$44,700	\$42,309
<b>EDUCATION (AGE 25+)</b>	2017 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.1%	2.1%
	2017 Estimated Some High School (Grade Level 9 to 11)	3.2%	3.4%	4.5%
	2017 Estimated High School Graduate	19.2%	21.5%	22.3%
	2017 Estimated Some College	16.6%	16.8%	17.9%
	2017 Estimated Associates Degree Only	6.8%	6.9%	7.0%
	2017 Estimated Bachelors Degree Only	28.0%	28.5%	26.7%
	2017 Estimated Graduate Degree	24.9%	20.8%	19.4%
<b>BUSINESS</b>	2017 Estimated Total Businesses	831	5,300	10,688
	2017 Estimated Total Employees	10,749	70,069	153,527
	2017 Estimated Employee Population per Business	12.9	13.2	14.4
	2017 Estimated Residential Population per Business	10.2	12.1	13.6

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