

FOR LEASE

4695 Lake Forest Drive Blue Ash, OH 45242



Office | 3,021 SF

- Located In an Active Business Corridor of Blue Ash
- Easy Access to Ronald Regan Highway and I-71
- Surrounded by Retail and Restaurants
- Property Management is on Site.
- *This Property is Owned by the Principals of NAI Bergman*
- Lease Rate: \$12/SF Gross Plus Utilities

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	4,006	\$97,356
5 MILES	142,554	\$94,110
10 MILES	602,738	\$85,597



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SITE



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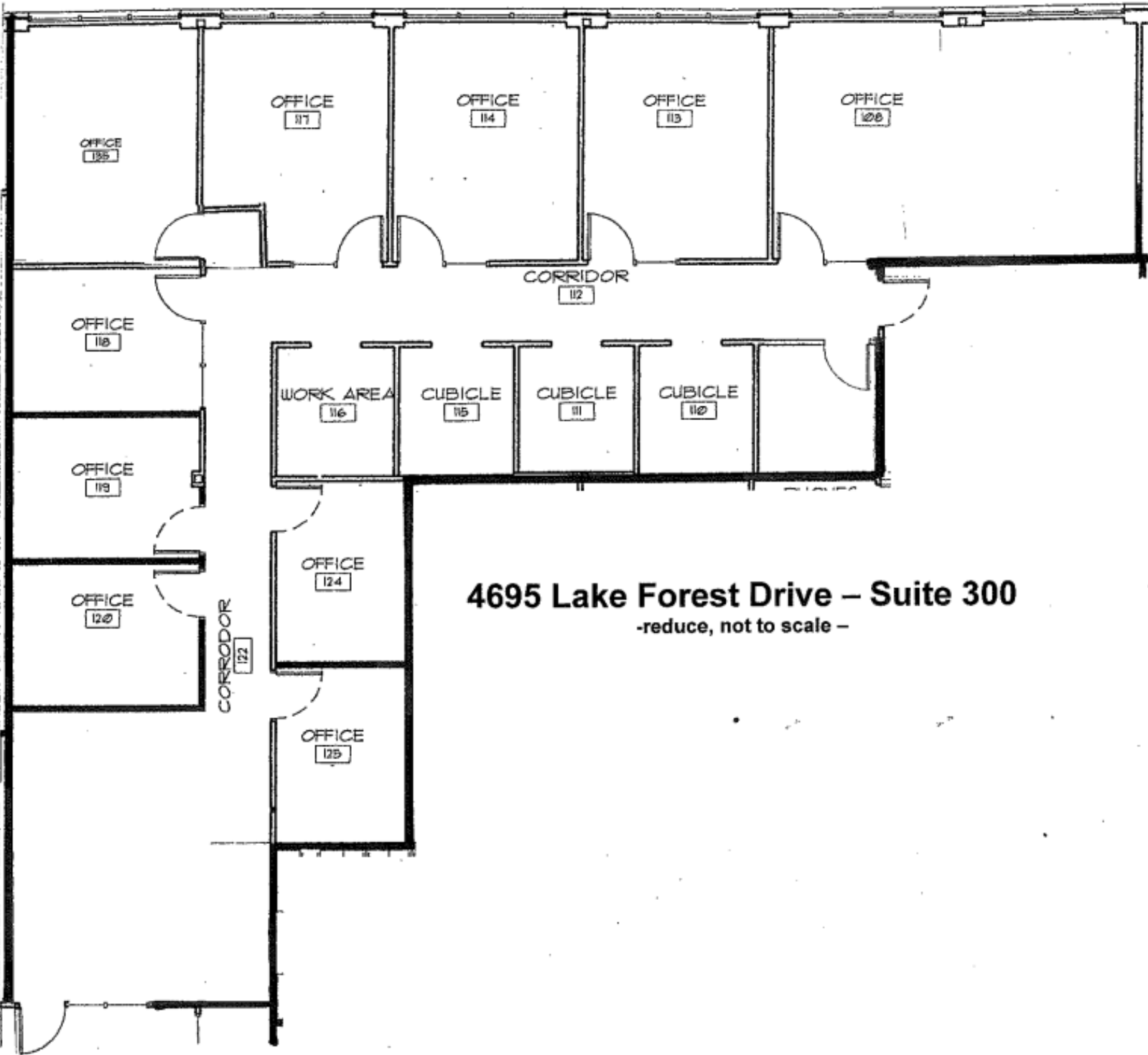
✉ Michael Bergman
+1 513 322 6309
mbergman@bergman-group.com

✉ Gueorgui Chikov
+1 513 322 6317
gchikov@bergman-group.com

NAI Bergman

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4695 Lake Forest Drive Blue Ash, OH 45242



4695 Lake Forest Drive – Suite 300
-reduce, not to scale -

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4695 Lake Forest Dr Blue Ash, OH 45242	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	3,665	51,016	145,508
2026 Projected Population	3,715	51,778	147,987
2020 Census Population	3,592	51,202	145,422
2010 Census Population	3,278	48,871	138,551
Projected Annual Growth 2021 to 2026	0.3%	0.3%	0.3%
Historical Annual Growth 2010 to 2021	1.1%	0.4%	0.5%
Households			
2021 Estimated Households	1,501	21,238	59,903
2026 Projected Households	1,537	21,699	61,217
2020 Census Households	1,465	21,349	59,839
2010 Census Households	1,334	20,461	56,912
Projected Annual Growth 2021 to 2026	0.5%	0.4%	0.4%
Historical Annual Growth 2010 to 2021	0.2%	-	-
Age			
2021 Est. Population Under 10 Years	11.2%	10.9%	11.6%
2021 Est. Population 10 to 19 Years	12.7%	11.5%	12.3%
2021 Est. Population 20 to 29 Years	9.3%	9.9%	10.7%
2021 Est. Population 30 to 44 Years	18.4%	19.0%	19.5%
2021 Est. Population 45 to 59 Years	21.5%	19.8%	19.9%
2021 Est. Population 60 to 74 Years	19.7%	19.3%	18.1%
2021 Est. Population 75 Years or Over	7.1%	9.7%	8.0%
2021 Est. Median Age	43.3	43.3	41.3
Marital Status & Gender			
2021 Est. Male Population	48.3%	48.4%	48.6%
2021 Est. Female Population	51.7%	51.6%	51.4%
2021 Est. Never Married	23.1%	24.0%	27.3%
2021 Est. Now Married	59.0%	56.7%	53.8%
2021 Est. Separated or Divorced	12.5%	12.3%	12.7%
2021 Est. Widowed	5.4%	7.1%	6.2%
Income			
2021 Est. HH Income \$200,000 or More	21.0%	16.3%	14.4%
2021 Est. HH Income \$150,000 to \$199,999	8.3%	8.7%	8.5%
2021 Est. HH Income \$100,000 to \$149,999	17.5%	18.9%	18.4%
2021 Est. HH Income \$75,000 to \$99,999	10.5%	14.3%	13.0%
2021 Est. HH Income \$50,000 to \$74,999	15.4%	16.4%	15.7%
2021 Est. HH Income \$35,000 to \$49,999	11.2%	9.2%	9.8%
2021 Est. HH Income \$25,000 to \$34,999	8.0%	5.7%	7.0%
2021 Est. HH Income \$15,000 to \$24,999	5.2%	5.1%	6.2%
2021 Est. HH Income Under \$15,000	3.0%	5.4%	7.1%
2021 Est. Average Household Income	\$125,121	\$130,662	\$121,152
2021 Est. Median Household Income	\$102,281	\$96,757	\$91,981
2021 Est. Per Capita Income	\$51,277	\$54,551	\$49,975
2021 Est. Total Businesses	897	4,238	9,479
2021 Est. Total Employees	18,732	73,668	165,569