

Office/Retail For Lease

Towne Square Station Downtown Blue Ash, Ohio



Second floor, 1,800 SF, space is a corner unit with lots of natural light. New hardwood floors and carpet throughout. Large reception lobby area, six offices, large conference room, (3) storage rooms, kitchen with refrigerator and microwave and ADA restroom. May have the ability to lease the space with the furniture and fixtures currently there.

FEATURES

- **2,089 SF** first floor corner end cap
- Individual rooms and kitchenette
- **1,800 SF** newly updated second floor office, with hallway access for ADA clientele.
- Ability to put signage on two sides of the building.
- Located in the heart of the downtown Blue Ash Business District.
- Great walking community
- Close to Cross County Highway and I-71
- New residential condos across the street
- Join:
 - United Dairy Farmers
 - Jackson Hewitt Tax Services
 - Body Waxing Plus
 - D & P Shoe Repair
 - Primo Services Salon
 - Four Winds Academy
 - Lash N' Out
- Lease rate: \$18.00 PSF Gross
\$20.00 PSF (with FF&E for 1,800 SF office space)

Demographics:	1-mile	3-mile	5-mile
Total Population:	8,888	64,092	145,914
Total Households:	3,615	27,015	61,803
Avg. HH Income:	\$97,874	\$102,337	\$95,083

Traffic Counts:

Kenwood Road at Hunt Road = 17,606 2018
Ronald Regan Cross County Hwy. at Kenwood Rd. = 39,215 2018

LOCATION

Towne Square Station
9464 Towne Square Avenue
(Downtown) Blue Ash, Ohio 45242

CONTACT

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Towne Square Station

1,800 SF

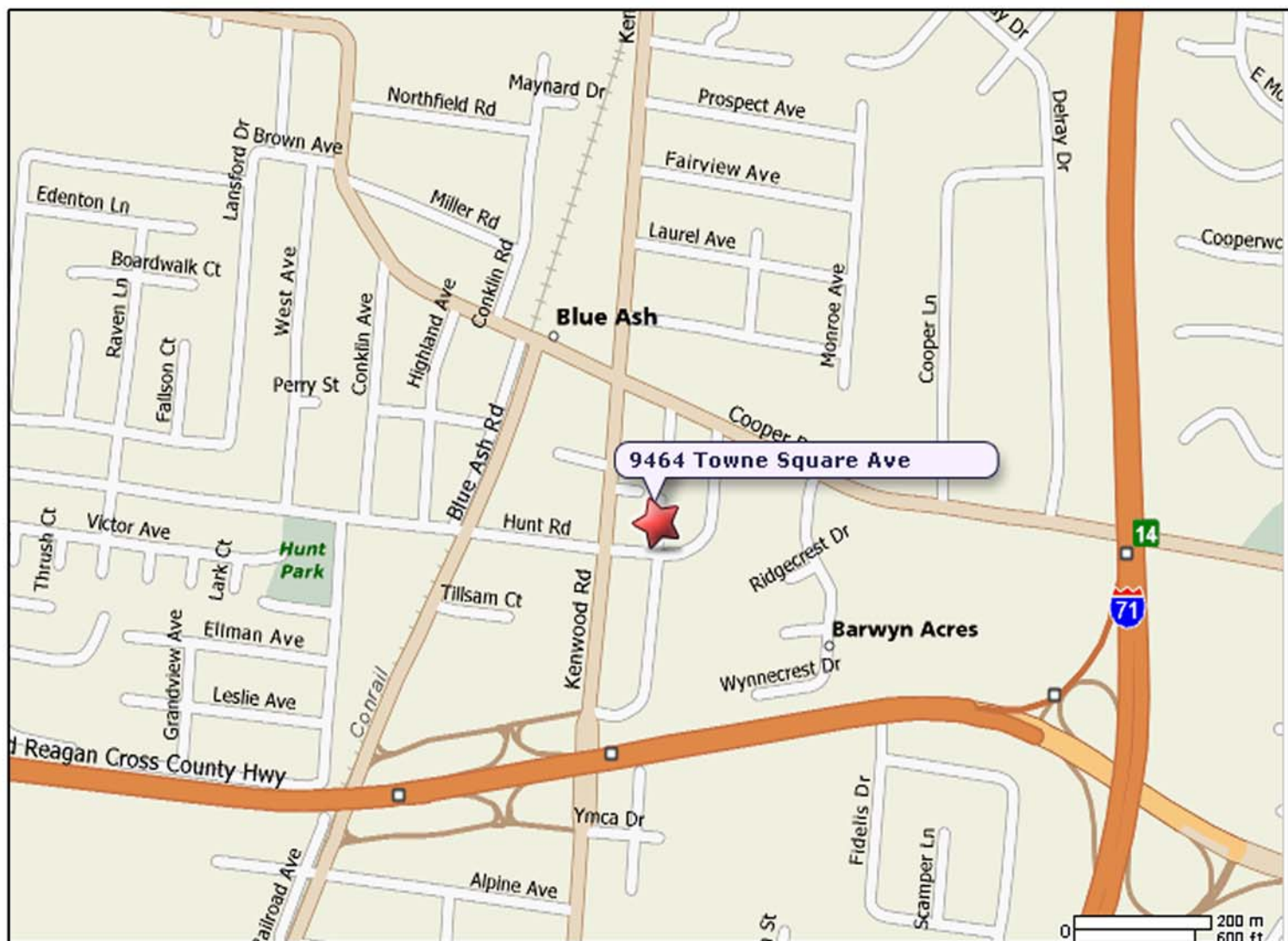


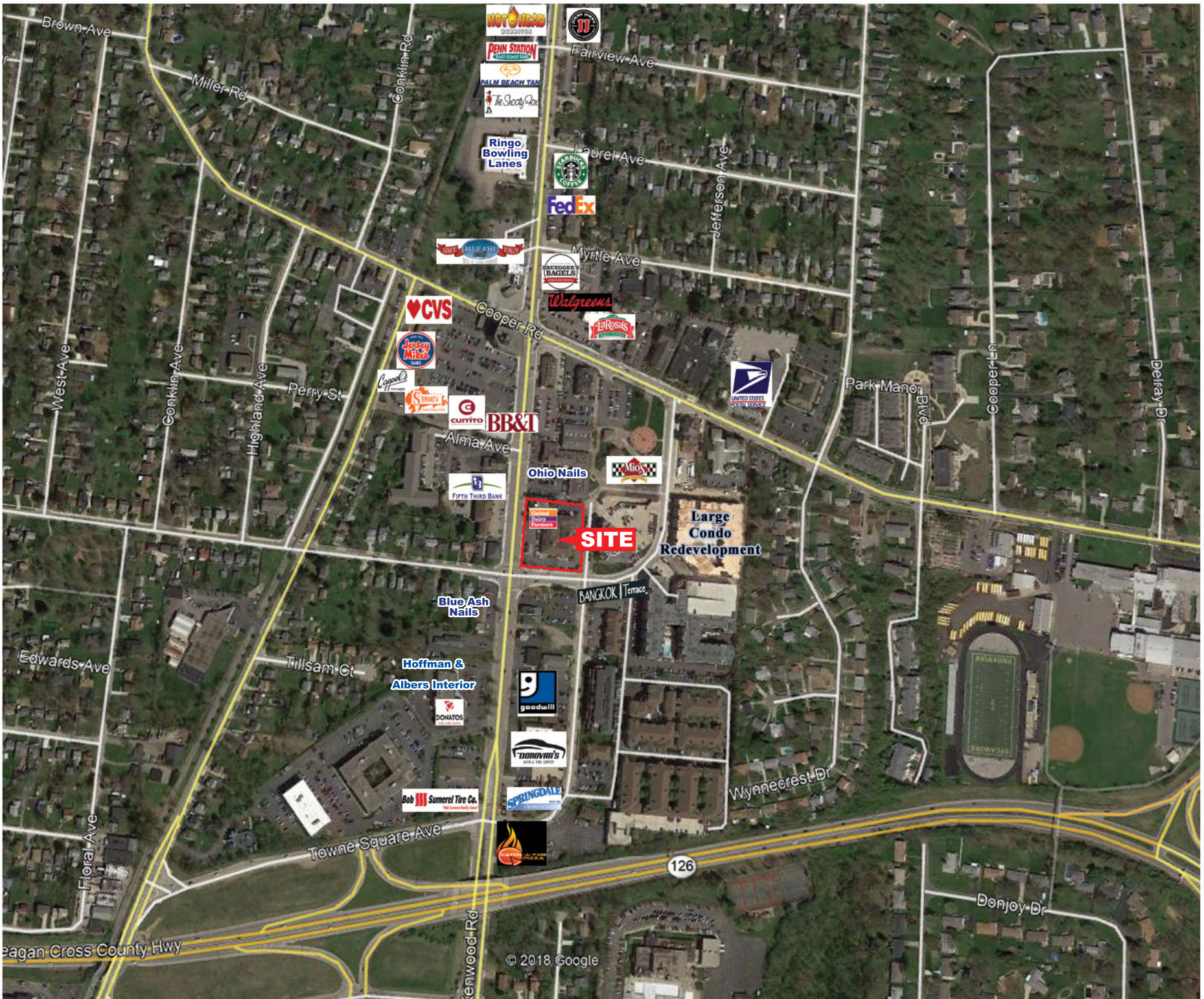
CONTACT

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Demographic Summary Report

Towne Square Station

9452-9468 Towne Square Ave, Blue Ash, OH 45242

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Storefront Retail/Office** % Leased: **100%**
 GLA: **15,301 SF** Rent/SF/Yr: **-**
 Year Built: **1989**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	8,987	64,450	147,103
2019 Estimate	8,888	64,092	145,914
2010 Census	8,676	64,436	145,106
Growth 2019 - 2024	1.11%	0.56%	0.81%
Growth 2010 - 2019	2.44%	-0.53%	0.56%
2019 Population by Hispanic Origin	237	1,725	4,709
2019 Population	8,888	64,092	145,914
White	7,545 84.89%	53,653 83.71%	104,092 71.34%
Black	366 4.12%	4,480 6.99%	30,384 20.82%
Am. Indian & Alaskan	17 0.19%	106 0.17%	259 0.18%
Asian	757 8.52%	4,571 7.13%	7,683 5.27%
Hawaiian & Pacific Island	4 0.05%	33 0.05%	150 0.10%
Other	199 2.24%	1,249 1.95%	3,346 2.29%
U.S. Armed Forces	0	18	36
Households			
2024 Projection	3,661	27,174	62,300
2019 Estimate	3,615	27,015	61,803
2010 Census	3,510	27,214	61,666
Growth 2019 - 2024	1.27%	0.59%	0.80%
Growth 2010 - 2019	2.99%	-0.73%	0.22%
Owner Occupied	2,610 72.20%	19,777 73.21%	40,636 65.75%
Renter Occupied	1,005 27.80%	7,237 26.79%	21,167 34.25%
2019 Households by HH Income	3,614	27,015	61,802
Income: <\$25,000	370 10.24%	3,632 13.44%	10,802 17.48%
Income: \$25,000 - \$50,000	692 19.15%	5,057 18.72%	13,124 21.24%
Income: \$50,000 - \$75,000	826 22.86%	4,802 17.78%	10,607 17.16%
Income: \$75,000 - \$100,000	551 15.25%	3,741 13.85%	7,538 12.20%
Income: \$100,000 - \$125,000	372 10.29%	2,729 10.10%	5,139 8.32%
Income: \$125,000 - \$150,000	209 5.78%	1,934 7.16%	3,695 5.98%
Income: \$150,000 - \$200,000	237 6.56%	1,974 7.31%	4,034 6.53%
Income: \$200,000+	357 9.88%	3,146 11.65%	6,863 11.10%
2019 Avg Household Income	\$97,874	\$102,337	\$95,083
2019 Med Household Income	\$72,494	\$75,110	\$65,792

