

# OFFICE SPACE FOR LEASE

## 11126 KENWOOD ROAD

11126 Kenwood Road, Cincinnati, OH 45242



Dan McDonald

Dan.mcdonald@lee-associates.com

D 513.588.1113

Stewart Devitt

Stewart.devitt@lee-associates.com

D 513.588.1115

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## OFFICE FOR LEASE

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**FOR LEASE:** First Floor: 2,100 SF  
Second Floor: 4,200 SF

**PRICING:** \$15.50 PSF MG

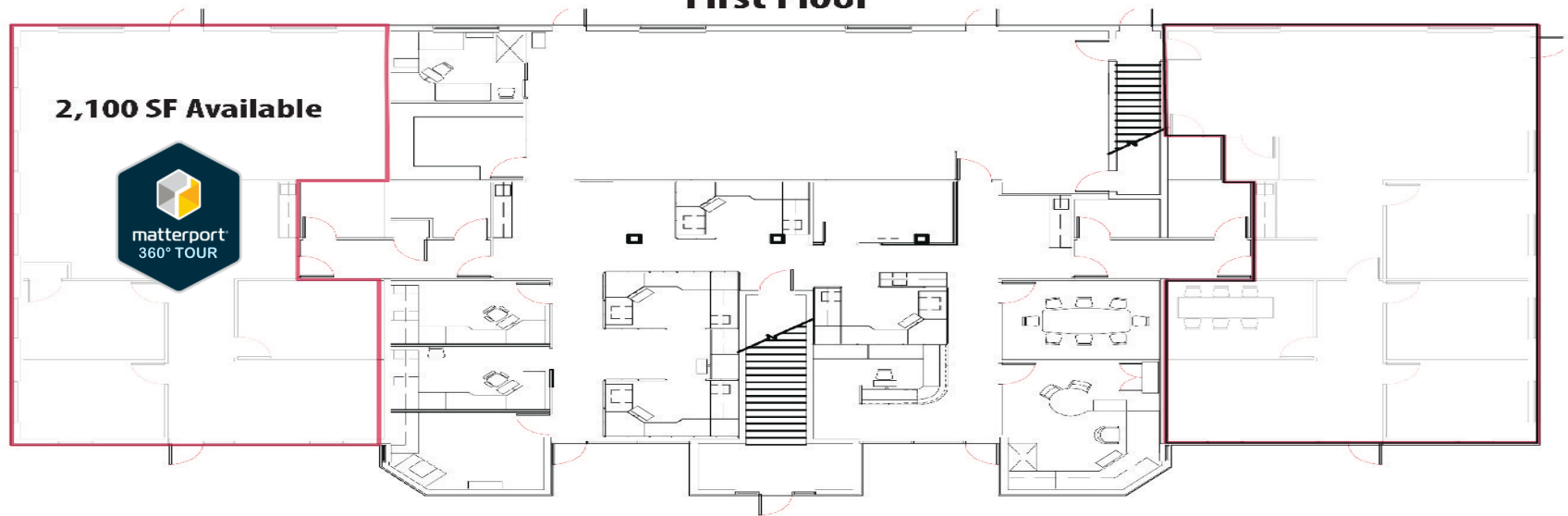
- 3 Suites, 2,100 SF each
- Built in 1997, this 12,360 SF office building is located on the north end of Blue Ash, near the corner of Cornell and Kenwood roads.
- New fiber optics throughout
- Building signage opportunity and monument signage available
- Within close proximity to retail, banking, and restaurants and within 2 miles of I-275, I-75, and I-71

#### **TRAFFIC COUNTS:**

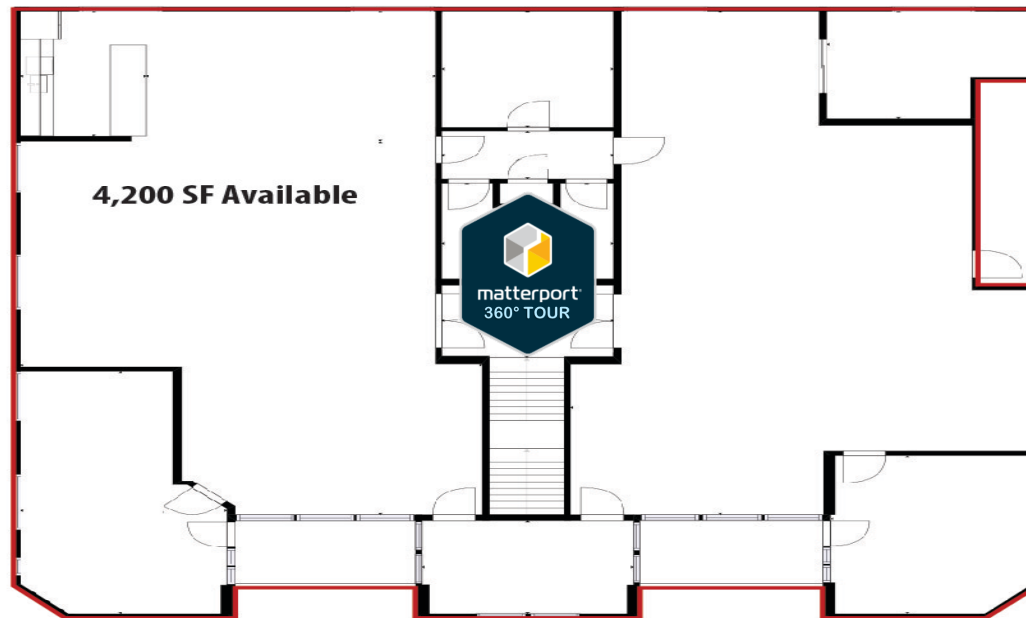
- Cornell Road – 14,798 AADT
- Kenwood Road – 14,742 AADT

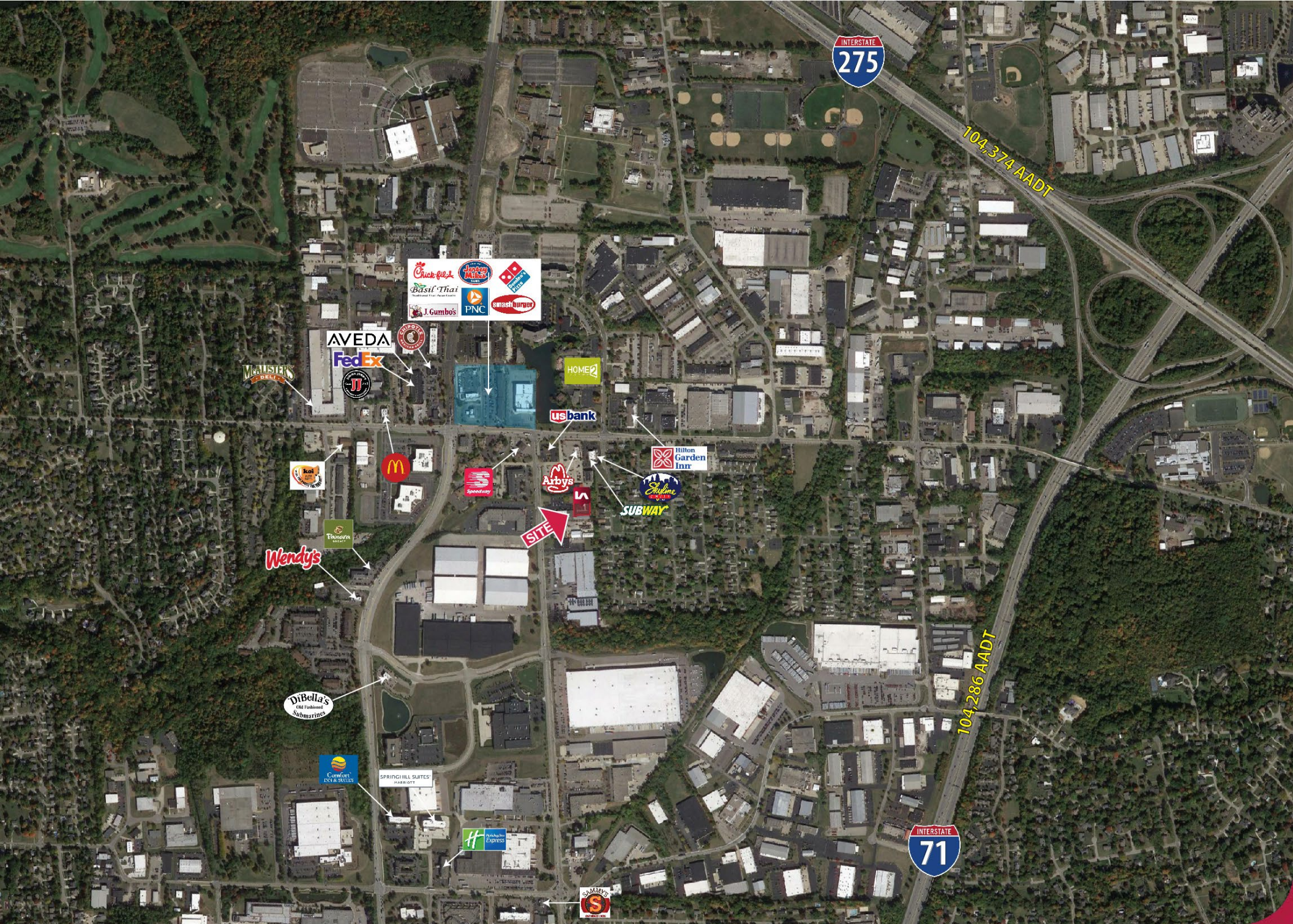


## First Floor



## Second Floor

















































	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2020 Estimated Population	2,606	50,049	142,789
	2025 Projected Population	2,563	49,699	143,341
	2010 Census Population	2,763	49,106	136,419
	2000 Census Population	2,688	50,689	133,524
	Projected Annual Growth 2020 to 2025	-0.3%	-0.1%	-
	Historical Annual Growth 2000 to 2020	-0.2%	-	0.3%
<b>HOUSEHOLDS</b>	2020 Estimated Households	1,094	20,822	58,489
	2025 Projected Households	1,071	20,588	58,549
	2010 Census Households	1,146	20,053	55,016
	2000 Census Households	1,111	19,670	52,110
	Projected Annual Growth 2020 to 2025	-0.4%	-0.2%	-
	Historical Annual Growth 2000 to 2020	-	0.3%	0.6%
<b>AGE</b>	2020 Est. Population Under 10 Years	12.2%	11.2%	12.0%
	2020 Est. Population 10 to 19 Years	13.2%	12.1%	12.7%
	2020 Est. Population 20 to 29 Years	12.6%	10.0%	10.9%
	2020 Est. Population 30 to 44 Years	19.3%	18.0%	19.3%
	2020 Est. Population 45 to 59 Years	20.8%	21.1%	20.2%
	2020 Est. Population 60 to 74 Years	16.5%	19.6%	17.4%
	2020 Est. Population 75 Years or Over	5.4%	7.9%	7.6%
	2020 Est. Median Age	39.5	43.0	40.7
<b>MARITAL STATUS &amp; GENDER</b>	2020 Est. Male Population	48.5%	48.7%	48.9%
	2020 Est. Female Population	51.5%	51.3%	51.1%
	2020 Est. Never Married	31.4%	22.9%	26.5%
	2020 Est. Now Married	55.6%	58.8%	55.2%
	2020 Est. Separated or Divorced	10.8%	11.8%	12.2%
	2020 Est. Widowed	2.2%	6.6%	6.0%
<b>INCOME</b>	2020 Est. HH Income \$200,000 or More	16.7%	17.6%	15.7%
	2020 Est. HH Income \$150,000 to \$199,999	5.3%	9.4%	9.0%
	2020 Est. HH Income \$100,000 to \$149,999	18.6%	19.5%	19.0%
	2020 Est. HH Income \$75,000 to \$99,999	10.0%	13.3%	13.3%
	2020 Est. HH Income \$50,000 to \$74,999	21.9%	15.9%	16.2%
	2020 Est. HH Income \$35,000 to \$49,999	10.7%	8.5%	9.5%
	2020 Est. HH Income \$25,000 to \$34,999	5.2%	6.0%	6.5%
	2020 Est. HH Income \$15,000 to \$24,999	4.9%	4.7%	5.3%
	2020 Est. HH Income Under \$15,000	6.7%	5.1%	5.5%
	2020 Est. Average Household Income	\$120,509	\$133,035	\$125,017
	2020 Est. Median Household Income	\$91,196	\$100,846	\$95,944
	2020 Est. Per Capita Income	\$50,576	\$55,418	\$51,263
<b>Businesses &amp; Employees</b>	2020 Est. Total Businesses	944	4,284	9,396
	2020 Est. Total Employees	19,699	72,853	171,633

