

# FOR LEASE

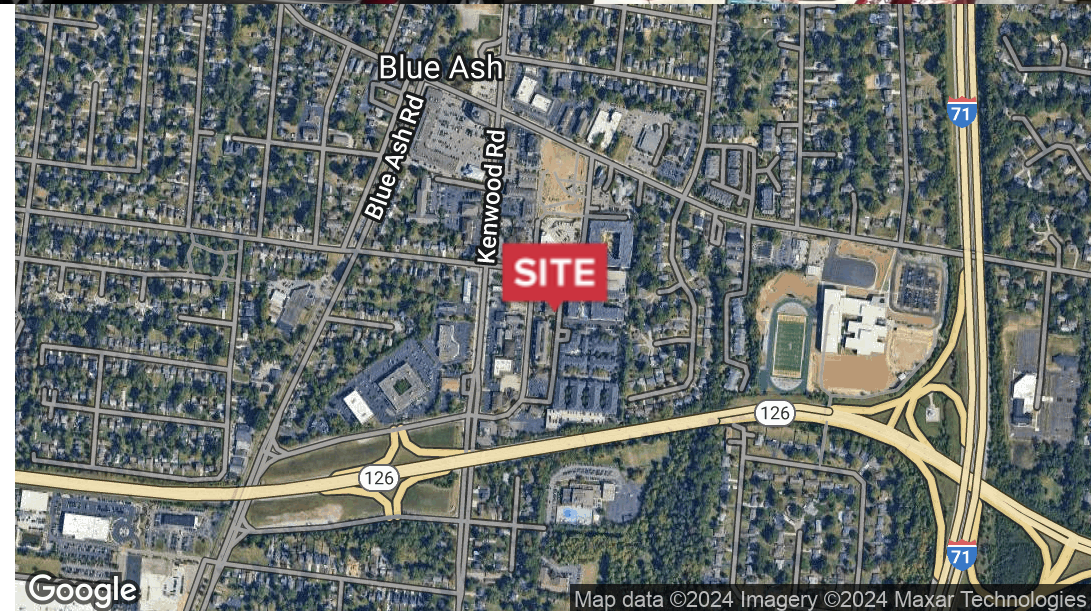
9420 Towne Square Avenue Blue Ash, OH 45242



**NAI**Bergman

Office/Retail | 325 - 1,120 SF

- Office & Retail Units Available Ranging from 325 SF - 1,120 SF
- Ample Free Parking Available
- Walkable to Several Retailers and Restaurants
- Located in Downtown Blue Ash
- Rent starting at \$399 per month for an Office Space



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## OFFERING SUMMARY

Available SF 325 - 1,120 SF

Lease Rate: \$14.99 - 17.99 SF/yr  
(MG)

Building Size: 15,200

Zoning: DT Downtown  
District (Blue Ash)

Market: Blue Ash

Submarket: Kenwood,  
Montgomery

## PROPERTY OVERVIEW

At the Blue Ash Executive Building, you'll find several renovated and freshly painted office suites on the second floor in downtown Blue Ash with ample parking for you and your clients. These office suites, located off of Kenwood/Cooper roads, measure 325 sq ft to 1,120 sq ft with flexible lease terms. These spaces are ideal for businesses of all kinds including health care practitioners, physiotherapists, psychologists, home healthcare businesses, financial services companies, insurance agents, security service providers, trucking/logistics providers, start-up entrepreneurs. The property is located within a short drive of quality restaurants and retailers and is a minute commute from I-71 and Ronald Reagan highways.

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Second Floor Office Units	\$14.99 SF/yr	325 - 1,120 SF
Suite D – Ground Floor Retail/Office	\$17.99 SF/yr	1,120 SF

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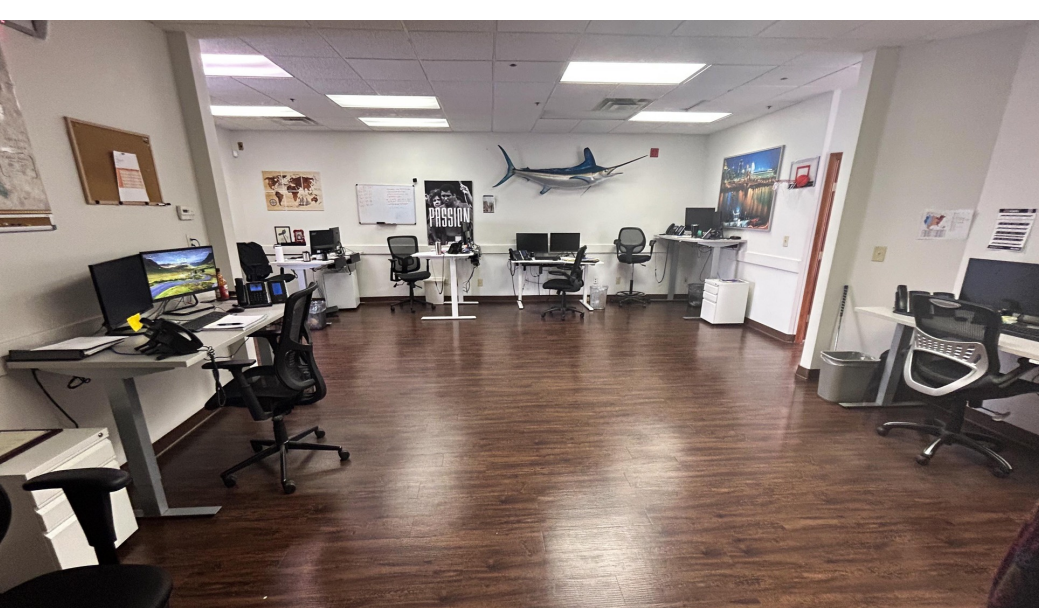
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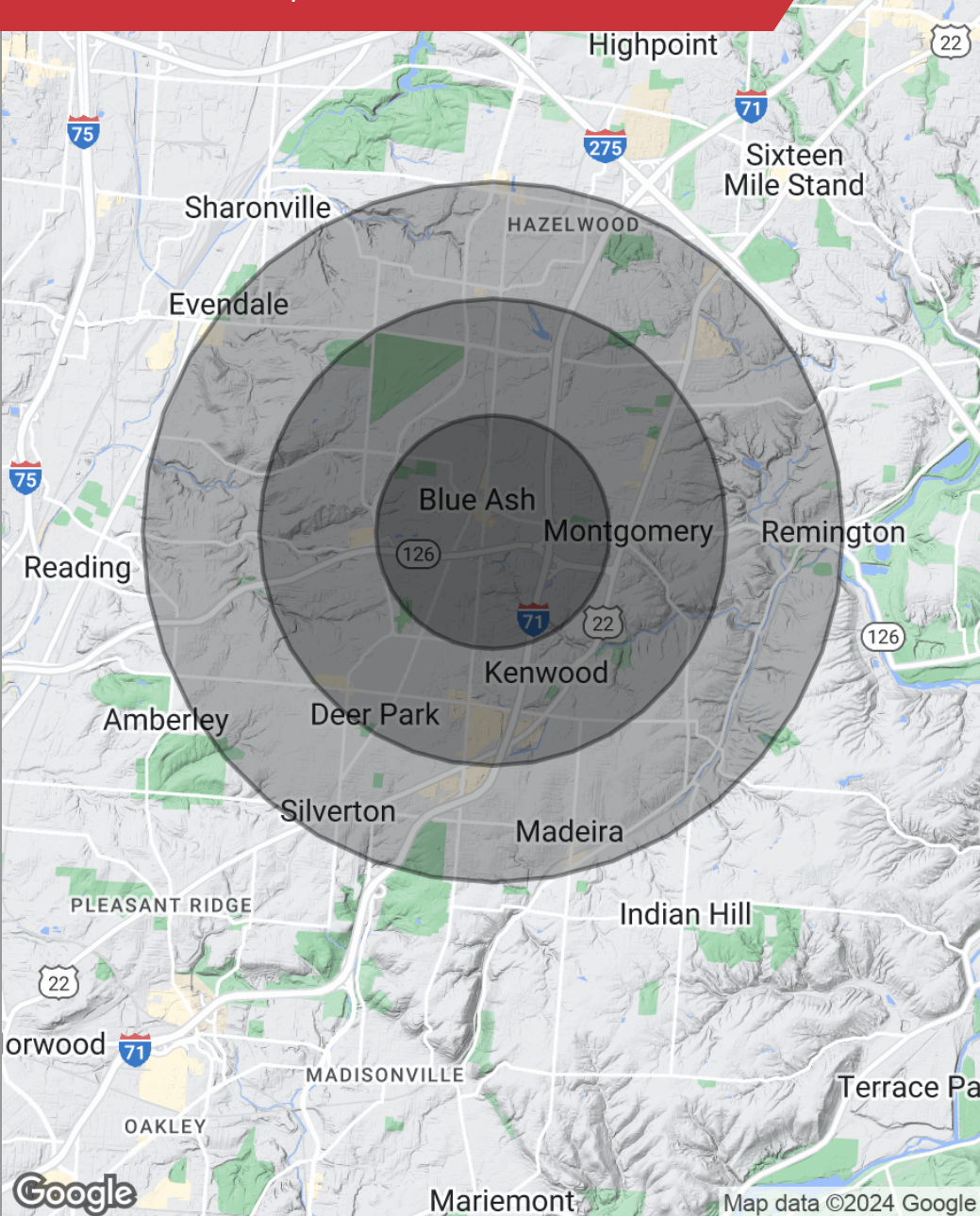
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## POPULATION

	1 MILE	2 MILES	3 MILES
Total population	7,870	28,972	60,070
Median age	44.8	45.5	44.2
Median age (male)	40.1	43.7	42.9
Median age (Female)	47.1	46.2	45.5

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	3,645	13,505	27,367
# of persons per HH	2.2	2.1	2.2
Average HH income	\$101,673	\$105,024	\$107,401
Average house value	\$256,843	\$264,366	\$262,822

\* Demographic data derived from 2020 ACS - US Census

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