

LEASE SPACE / GROUND LEASE

10738 Kenwood Rd Blue Ash, OH 45242



LEASE SPACE / GROUND LEASE

- Ground Lease / Redevelopment - 1.08 Acres
- Former Restaurant / Retail - 2,848 SF
- Prominent Corner of Kenwood & Creek Roads
- Corner Site at Traffic Signal
- Strong Incomes and Traffic
- Daytime Population (estimate) 40,000

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	3,882	\$116,405
3 MILES	46,360	\$119,846
5 MILES	144,624	\$108,137



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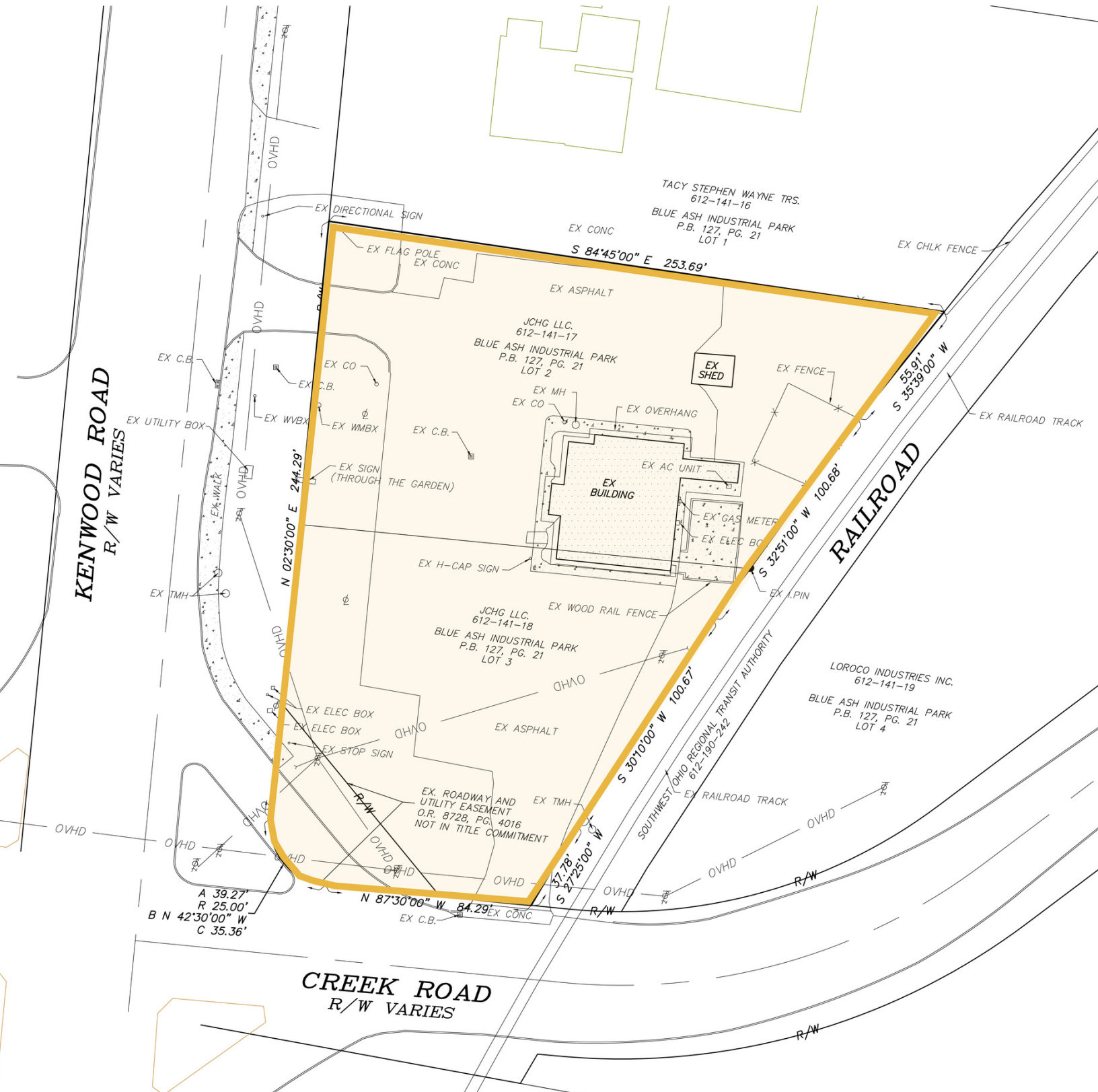
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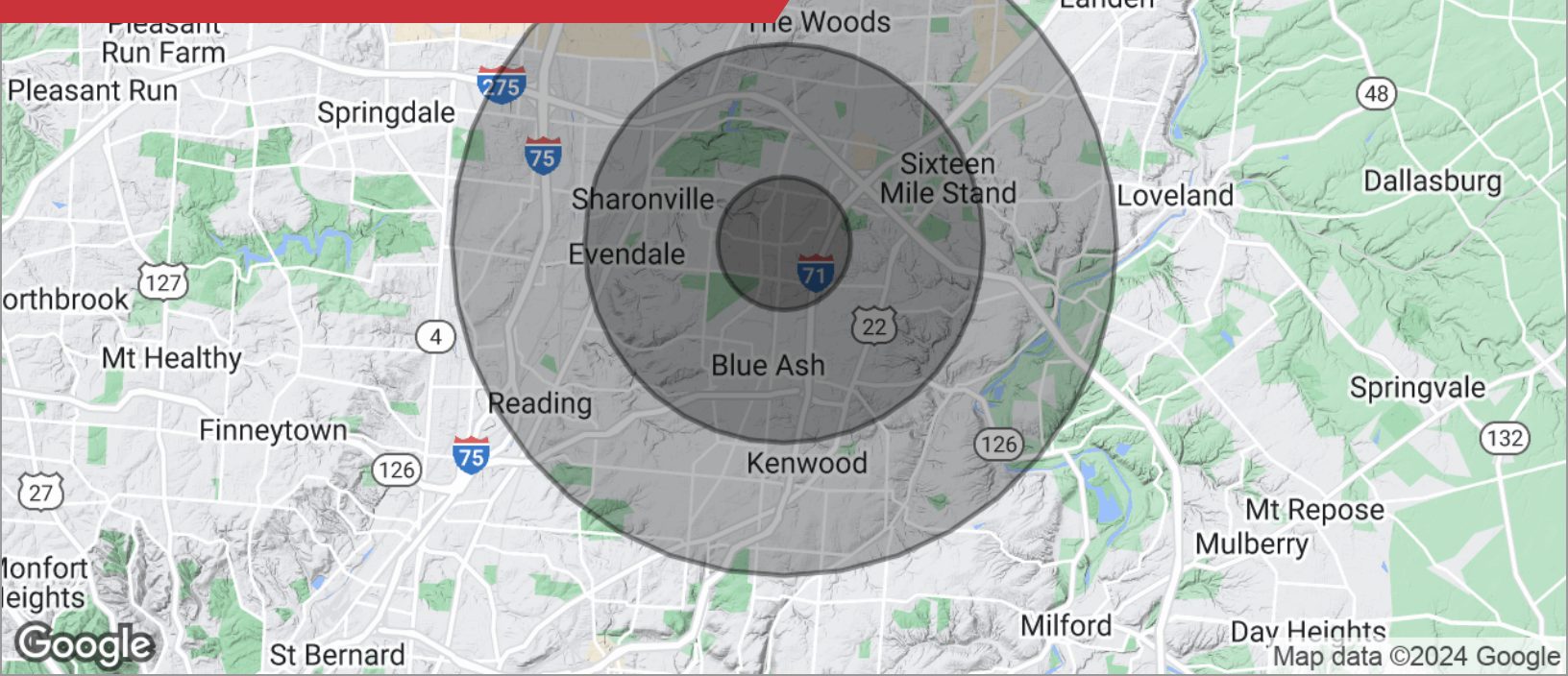
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,882	46,360	144,624
Median age	44.0	45.1	42.3
Median age (male)	44.6	42.5	41.1
Median age (Female)	43.6	47.3	43.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,656	20,360	63,025
# of persons per HH	2.3	2.3	2.3
Average HH income	\$116,405	\$119,846	\$108,137
Average house value	\$286,776	\$289,012	\$250,870

* Demographic data derived from 2020 ACS - US Census