

4815 Cooper Road, Suite 102

Blue Ash, OH 45242



Lease Rate: \$2,250/mo (\$20/sf) + Utilities

Contact:

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Wright Property Advisors, LLC

8241 Cornell Road, Suite 210 Cincinnati, OH 45249

www.wrightproperty.net

1,350 SF (+/-)

- Great Exposure in the Heart of Blue Ash
- Strong Demographics
- High Traffic Counts
- · Versatile Space:
 - -Professional
 - -Medical
 - -Salon
 - -Boutique
- Building Signage
- Convenient Location

The information contained herein was lawfully obtained from sources we consider reliable. Wright Property Advisors, LLC is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend Purchaser's independent investigation.



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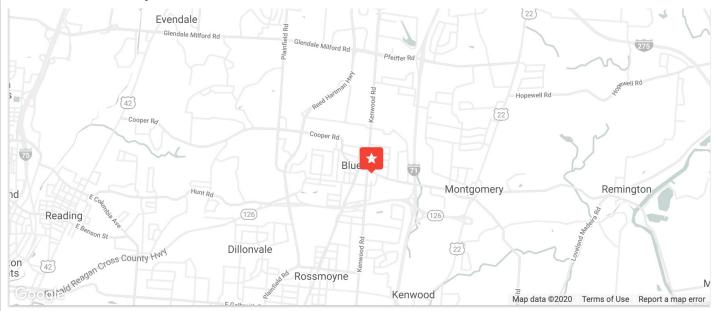
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Location Map



Retail Aerial



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Demographics Report

Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	8,705		62,170		148,401	
2019 Estimate	8,597		61,792		147,075	
2010 Census	8,330		61,947		145,690	
Growth 2019 - 2024	1.26%		0.61%		0.90%	
Growth 2010 - 2019	3.21%		-0.25%		0.95%	
2019 Population by Hispanic Origin	229		1,658		4,902	
2019 Population	8,597		61,792		147,075	
White	7,305	84.97%	51,972	84.11%	105,803	71.94%
Black	340	3.95%	3,988	6.45%	29,420	20.00%
Am. Indian & Alaskan	17	0.20%	101	0.16%	267	0.18%
Asian	737	8.57%	4,503	7.29%	8,039	5.47%
Hawaiian & Pacific Island	3	0.03%	34	0.06%	165	0.11%
Other	194	2.26%	1,194	1.93%	3,381	2.30%
U.S. Armed Forces	0		18		37	
Households						
2024 Projection	3,556		26,232		62,700	
2019 Estimate	3,506		26,066		62,144	
2010 Census	3,378		26,196		61,747	
Growth 2019 - 2024	1.43%		0.64%		0.89%	
Growth 2010 - 2019	3.79%		-0.50%		0.64%	
Owner Occupied		71.79%		72.99%	40,878	65.78%
Renter Occupied	990	28.24%	7,040	27.01%	21,267	34.22%
2019 Households by HH Income	3,507		26,068		62,145	
Income: <\$25,000		10.18%		13.33%		17.26%
Income: \$25,000 - \$50,000		19.19%		18.92%		21.17%
Income: \$50,000 - \$75,000		22.75%		17.66%		17.03%
Income: \$75,000 - \$100,000		15.48%		13.97%		12.23%
Income: \$100,000 - \$125,000		10.69%		10.12%	5,206	8.38%
Income: \$125,000 - \$150,000		6.05%	1,859	7.13%	3,769	6.06%
Income: \$150,000 - \$200,000	203	5.79%	1,930	7.40%	4,133	6.65%
Income: \$200,000+	346	9.87%		11.47%	6,977	11.23%
2019 Avg Household Income	\$97,432		\$102,041		\$95,775	
2019 Med Household Income	\$72,611		\$75,158		\$66,487	

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