



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

Contact:

Brad Wright

513.509.8463

bwright@wrightproperty.net

Wright Property Advisors, LLC

8241 Cornell Road, Suite 210

Cincinnati, OH 45249

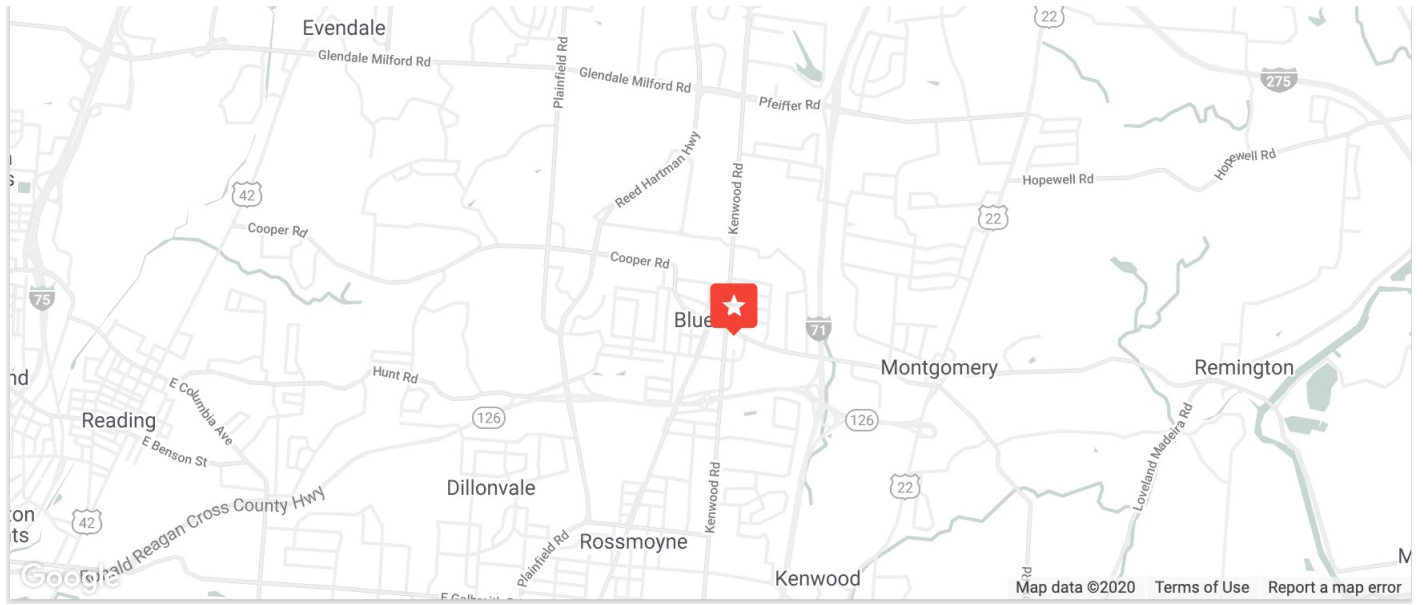
www.wrightproperty.net

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



Location Map



Retail Aerial



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	2,517	71.79%	19,026	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	357	10.18%	3,476	13.33%	10,725	17.26%
Income: \$25,000 - \$50,000	673	19.19%	4,932	18.92%	13,153	21.17%
Income: \$50,000 - \$75,000	798	22.75%	4,603	17.66%	10,583	17.03%
Income: \$75,000 - \$100,000	543	15.48%	3,642	13.97%	7,599	12.23%
Income: \$100,000 - \$125,000	375	10.69%	2,637	10.12%	5,206	8.38%
Income: \$125,000 - \$150,000	212	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%	2,989	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	