

4815 Cooper Road, Suite 201

Blue Ash, OH 45242



Lease Rate: \$2,500/mo (\$20/sf) + Utilities

Contact:

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Wright Property Advisors, LLC

8241 Cornell Road, Suite 210 Cincinnati, OH 45249

www.wrightproperty.net

1,500 SF (+/-)

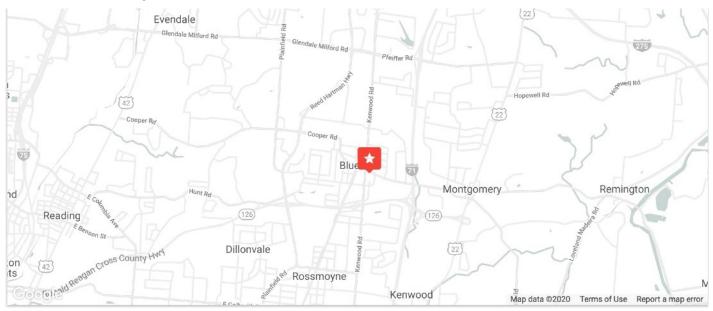
- · Great Location in the Heart of Blue Ash
- Walk to Restaurants, Shops and Park
- Versatile Space:
 - -Professional Office
 - -Medical
 - -Boutique
- Second Floor Space (Elevator Served)
- Large Windows Provide Ample Natural Light
- Strong Demographics and Traffic Counts

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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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	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	

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