

Office/Retail For Lease

Towne Square Station Downtown Blue Ash, Ohio



FEATURES

- **1,800 SF space on second floor**
- **2,089 SF on first floor corner end cap**
- Located in the heart of the downtown Blue Ash Business District.
- Close to Cross County Highway and I-71
- Join:
 - United Dairy Farmers
 - Body Waxwing Plus
 - D & P Shoe Repair
 - Life Styles Family Hair Care
 - Four Winds Academy
 - Build Resource Group
 - Healing Inspirations
- Located at the corner traffic light intersection of Kenwood Rd. and Hunt Rd.
- Lease rate: \$14.00 PSF Gross

Demographics:	1-mile	3-mile	5-mile
Total Population:	8,838	63,438	143,038
Total Households:	3,530	26,652	60,488
Avg. HH Income:	\$83,804	\$83,017	\$78,552

Traffic Counts:

Kenwood Road S of Cooper Road = 18,502 AADT 2006
 Ronald Regan Cross County Hwy. @ Kenwood Rd. = 32,120 AADT 2002

LOCATION

Towne Square Station
9464 Towne Square Avenue
(Downtown) Blue Ash, Ohio 45242

CONTACT

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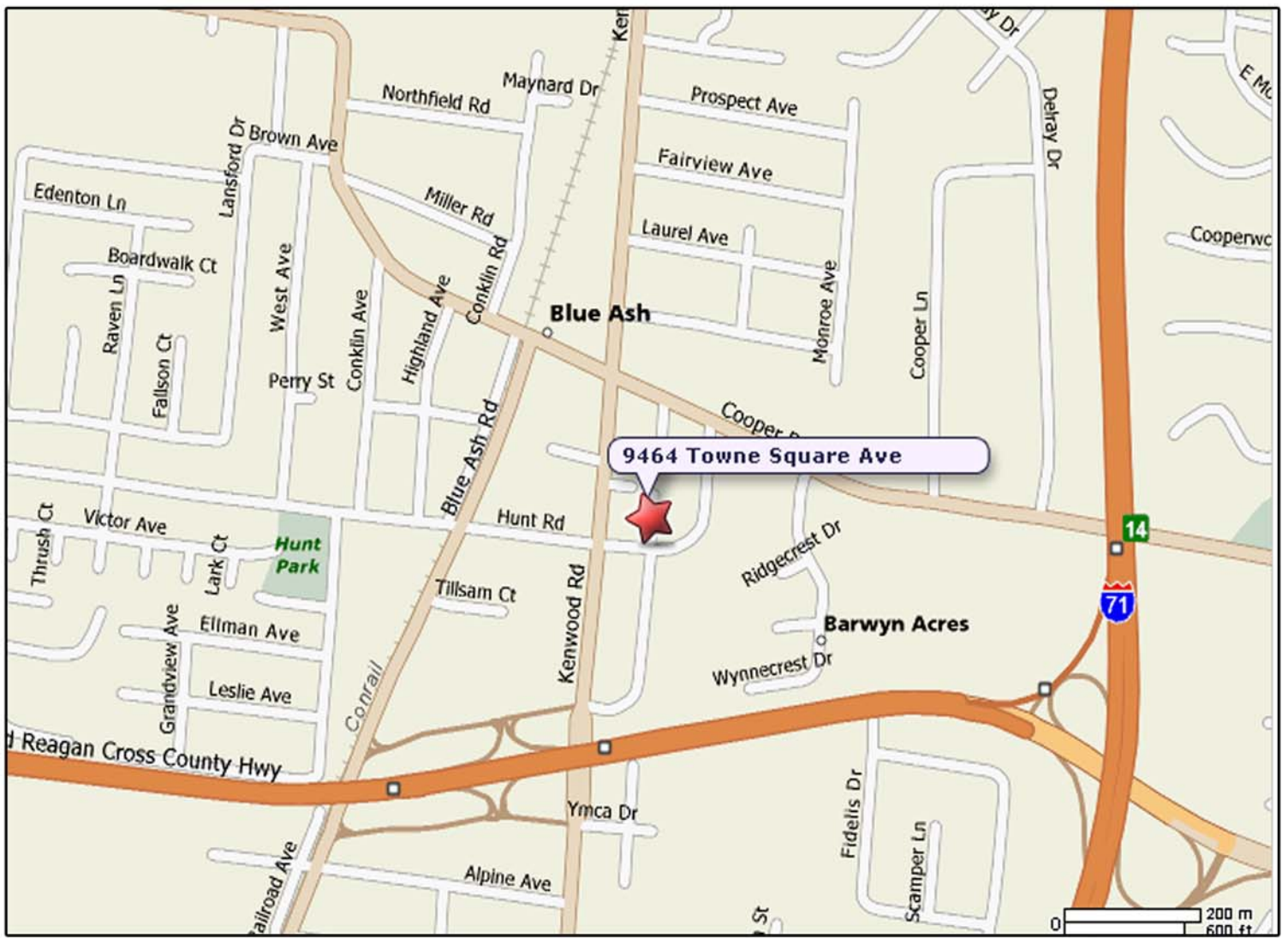
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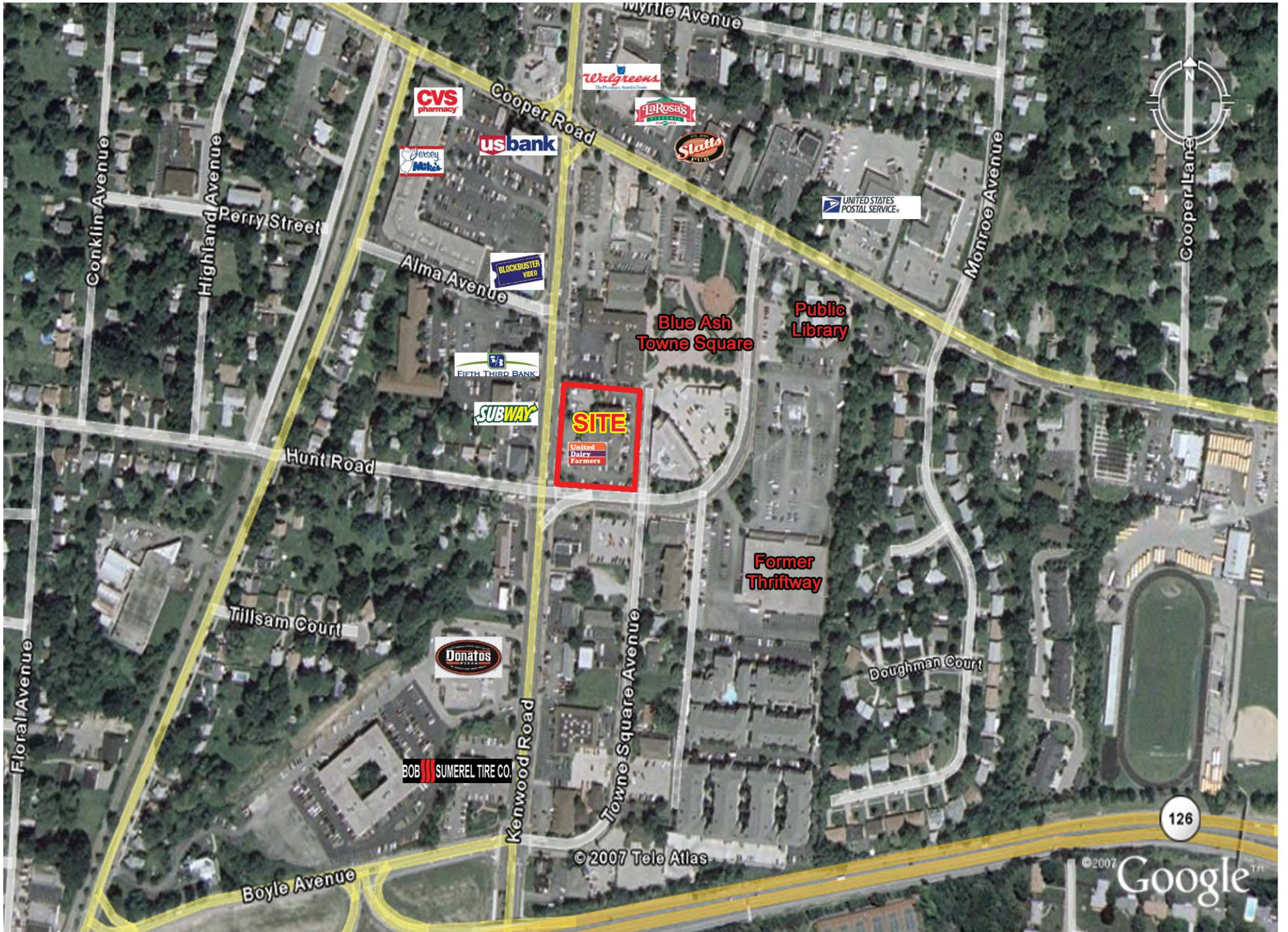


COMMERCIAL REAL ESTATE SERVICES

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CVS pharmacy

Walgreens

LaRosa's

Slatts

Jersey Mike's

us bank

UNITED STATES POSTAL SERVICE

BLOCKBUSTER VIDEO

FIFTH THIRD BANK

SUBWAY

SITE

United Dairy Farmers

Blue Ash Towne Square

Public Library

Former Thriftway

Donatos

BOB SUMNER TIRE CO.

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126



Executive Summary

9464 Towne Square Ave, Cincinnati, OH, 45242
 Ring: 1 mile radius

Prepared by Jeff WolfEverest Retail Dept.

Latitude: 39.229053819
 Longitude: -84.37618319

	1 mile	3 miles	5 miles
Population			
2000 Population	9,129	65,742	151,565
2010 Population	8,812	63,250	143,321
2012 Population	8,838	63,438	143,038
2017 Population	8,937	63,740	143,230
2000-2010 Annual Rate	-0.35%	-0.39%	-0.56%
2010-2012 Annual Rate	0.13%	0.13%	-0.09%
2012-2017 Annual Rate	0.22%	0.10%	0.03%
2012 Male Population	48.6%	48.1%	47.8%
2012 Female Population	51.4%	51.9%	52.2%
2012 Median Age	43.6	43.7	42.5

In the identified area, the current year population is 143,038. In 2010, the Census count in the area was 143,321. The rate of change since 2010 was -0.09% annually. The five-year projection for the population in the area is 143,230 representing a change of 0.03% annually from 2012 to 2017. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 42.5, compared to U.S. median age of 37.3.

Race and Ethnicity

2012 White Alone	87.4%	85.7%	73.1%
2012 Black Alone	3.8%	6.2%	19.4%
2012 American Indian/Alaska Native Alone	0.2%	0.1%	0.2%
2012 Asian Alone	6.3%	5.6%	4.1%
2012 Pacific Islander Alone	0.0%	0.0%	0.1%
2012 Other Race	0.4%	0.5%	1.0%
2012 Two or More Races	1.9%	1.8%	2.1%
2012 Hispanic Origin (Any Race)	2.2%	2.3%	2.8%

Persons of Hispanic origin represent 2.8% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 45.7 in the identified area, compared to 61.4 for the U.S. as a whole.

Households

2000 Households	3,539	26,899	62,547
2010 Households	3,526	26,635	60,712
2012 Total Households	3,530	26,652	60,488
2017 Total Households	3,584	26,888	60,833
2000-2010 Annual Rate	-0.04%	-0.10%	-0.30%
2010-2012 Annual Rate	0.05%	0.03%	-0.16%
2012-2017 Annual Rate	0.30%	0.18%	0.11%
2012 Average Household Size	2.45	2.35	2.34

The household count in this area has changed from 60,712 in 2010 to 60,488 in the current year, a change of -0.16% annually. The five-year projection of households is 60,833, a change of 0.11% annually from the current year total. Average household size is currently 2.34, compared to 2.33 in the year 2010. The number of families in the current year is 37,821 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



Executive Summary

9464 Towne Square Ave, Cincinnati, OH, 45242
 Ring: 5 mile radius

Prepared by Jeff WolfEverest Retail Dept.

Latitude: 39.229053819
 Longitude: -84.37618319

	1 mile	3 miles	5 miles
Median Household Income			
2012 Median Household Income	\$62,489	\$59,747	\$54,123
2017 Median Household Income	\$70,689	\$66,936	\$61,258
2012-2017 Annual Rate	2.50%	2.30%	2.51%
Average Household Income			
2012 Average Household Income	\$83,804	\$83,017	\$78,552
2017 Average Household Income	\$94,316	\$93,499	\$88,960
2012-2017 Annual Rate	2.39%	2.41%	2.52%
Per Capita Income			
2012 Per Capita Income	\$34,407	\$35,225	\$33,544
2017 Per Capita Income	\$38,805	\$39,801	\$38,123
2012-2017 Annual Rate	2.43%	2.47%	2.59%

Current median household income is \$54,123 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$61,258 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$78,552 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$88,960 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$33,544 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$38,123 in five years, compared to \$29,882 for all U.S. households

Housing			
2000 Total Housing Units	3,649	27,910	65,776
2000 Owner Occupied Housing Units	2,787	20,594	43,007
2000 Owner Occupied Housing Units	752	6,305	19,540
2000 Vacant Housing Units	110	1,011	3,229
2010 Total Housing Units	3,748	28,405	66,240
2010 Owner Occupied Housing Units	2,649	19,729	40,641
2010 Renter Occupied Housing Units	877	6,906	20,071
2010 Vacant Housing Units	222	1,770	5,528
2012 Total Housing Units	3,783	28,577	66,433
2012 Owner Occupied Housing Units	2,613	19,478	39,892
2012 Renter Occupied Housing Units	917	7,174	20,595
2012 Vacant Housing Units	253	1,925	5,945
2017 Total Housing Units	3,850	28,871	66,935
2017 Owner Occupied Housing Units	2,679	19,836	40,638
2017 Renter Occupied Housing Units	905	7,053	20,194
2017 Vacant Housing Units	266	1,983	6,102

Currently, 60.0% of the 66,433 housing units in the area are owner occupied; 31.0%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 66,240 housing units in the area - 61.4% owner occupied, 30.3% renter occupied, and 8.3% vacant. The annual rate of change in housing units since 2010 is 0.13%. Median home value in the area is \$166,149, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 1.30% annually to \$177,213.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.