

**CONFIDENTIAL**  
 Please use Discretion  
 -Existing Tenant still in Operation



f t in  
 513.489.3343  
 edgegp.com

## BLUE ASH COMMONS

4100 - 4138 Hunt Road, Blue Ash, OH 45236

2,339 SF Available for LEASE



**CONFIDENTIAL**  
 Do Not Enter Premises or Interact with Existing Tenant's Employees

**Property Details:**

- Great visibility and access from Ronald Reagan Cross County Highway (State Route 126)
- Kroger anchored center with freestanding Target across Ronald Reagan Cross County Highway (State Route 126)



- Less than 5 minutes from Interstate 71, and less than 10 minutes from Interstate 75
- GNC space available 1/31/2023
- Near several new residential developments, including \$100 million Summit Park Development 2 miles north

**Demographics:**

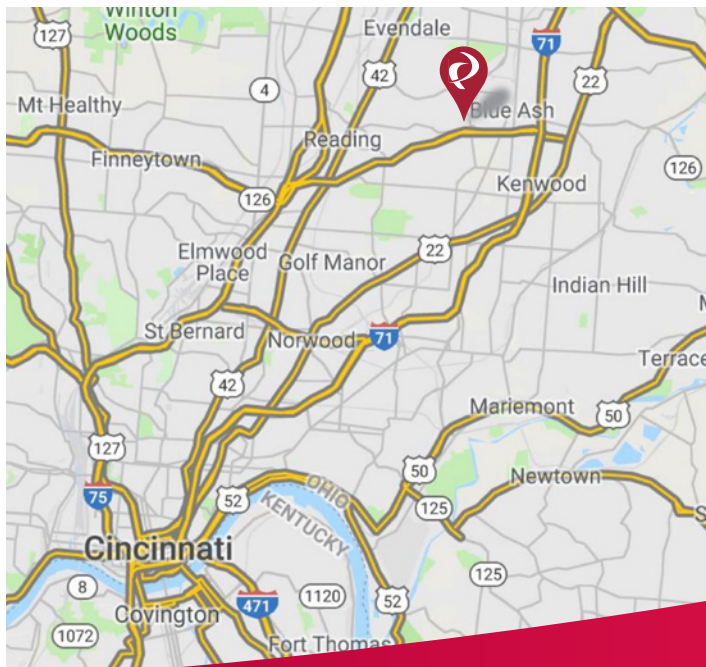
2021 Estimates	1 Mile	3 Mile	5 Mile
Population	10,247	70,386	166,500
Households	4,362	30,463	72,128
Average Household Income	\$108,392	\$108,115	\$105,848
Total Number of Employees	3,567	79,540	162,248

**Traffic Counts:**

	ADT
R. Reagan Cross County Hwy. & Plainfield Road	55,514 (INRIX 2022)
Plainfield Road	20,781 (INRIX 2022)

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LET US GIVE YOU AN EDGE



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