

BLUE ASH COMMONS

4150 Hunt Road
Blue Ash, OH 45236



FOR LEASE TWO OUTPARCELS AVAILABLE

HIGHLIGHTS

- Two fast food restaurant outparcels available for ground lease
- Great visibility with access to signalized entrance on Plainfield Rd.
- Strategically located in the heart of Blue Ash on Hunt Rd and Plainfield Rd (21,657 VPD) in a desirable retail market
- High barriers to entry
- Join anchor tenants Kroger, Kohl's, Big Lots, and across the street from Target
- Other tenants in the area include Pet Supplies Plus, GNC, Great Clips, McDonalds and Dunkin' Donuts
- Located within 5 minutes of University of Cincinnati Blue Ash Campus: 4,780 students
- Several access points off Hunt Rd and Plainfield Rd

TRAFFIC COUNTS

- 53,501 VPD on Ronald Reagan Cross County Highway
- 21,657 VPD north on Plainfield Road

DEMOGRAPHICS

2021 Estimates	1 miles	3 miles	5 miles
Population	9,610	68,028	162,128
Households	4,132	29,677	70,802
Average HH Income	\$109,443	\$109,088	\$105,040
Daytime Employees	3,664	79,760	162,211

CONTACT: 513-784-1106
Jason Gibson jgibson@anchor-associates.com
Ryan Ertel rtel@anchor-associates.com



ANCHOR ASSOCIATES

4901 Hunt Road
Suite 102
Blue Ash, OH 45242

513-784-1106

www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

BLUE ASH COMMONS

4150 Hunt Road
Blue Ash, OH 45236



The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

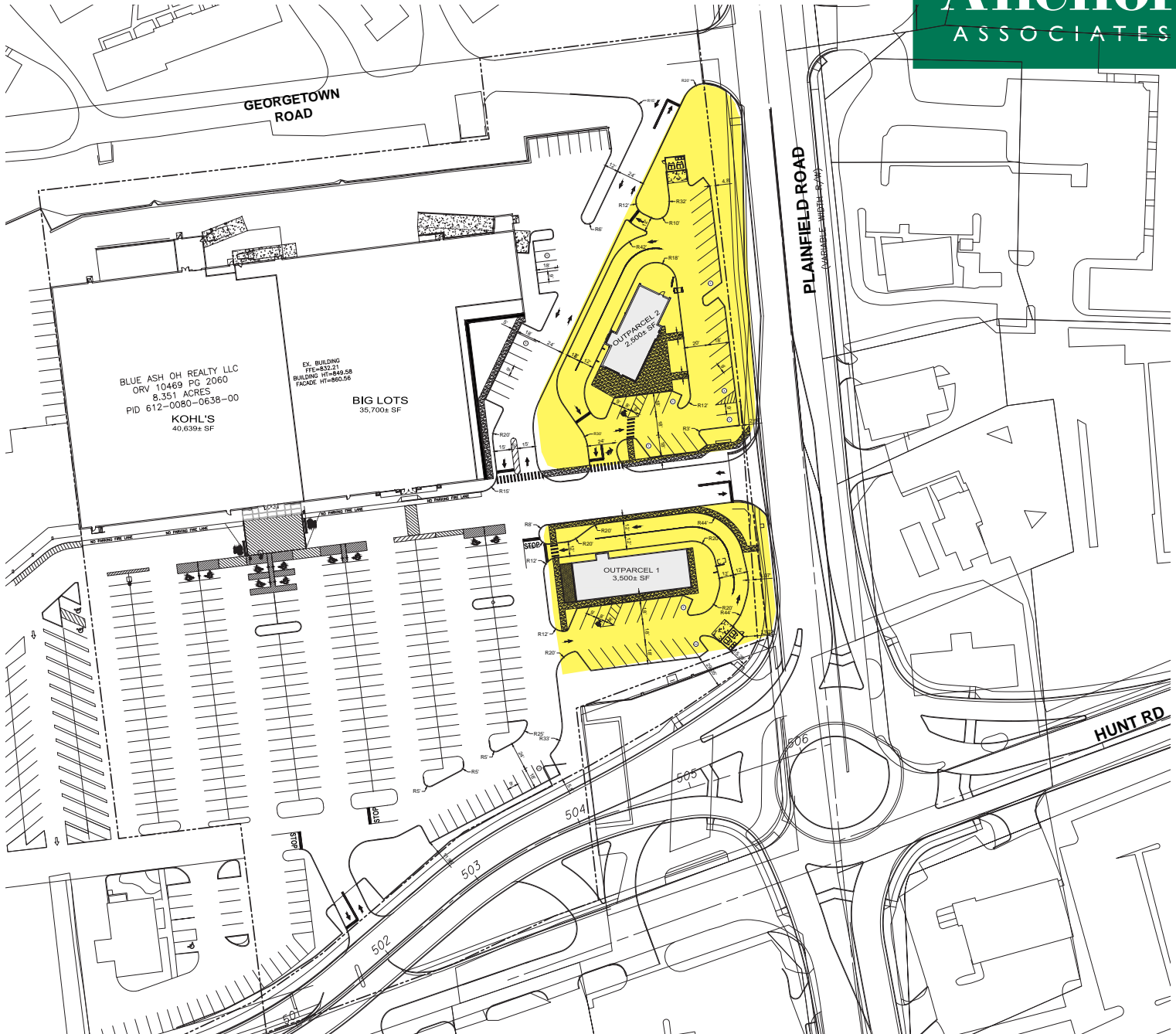
BLUE ASH COMMONS

4150 Hunt Road
Blue Ash, OH 45236



BLUE ASH COMMONS

4150 Hunt Road
Blue Ash, OH 45236



The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.