

FOR LEASE

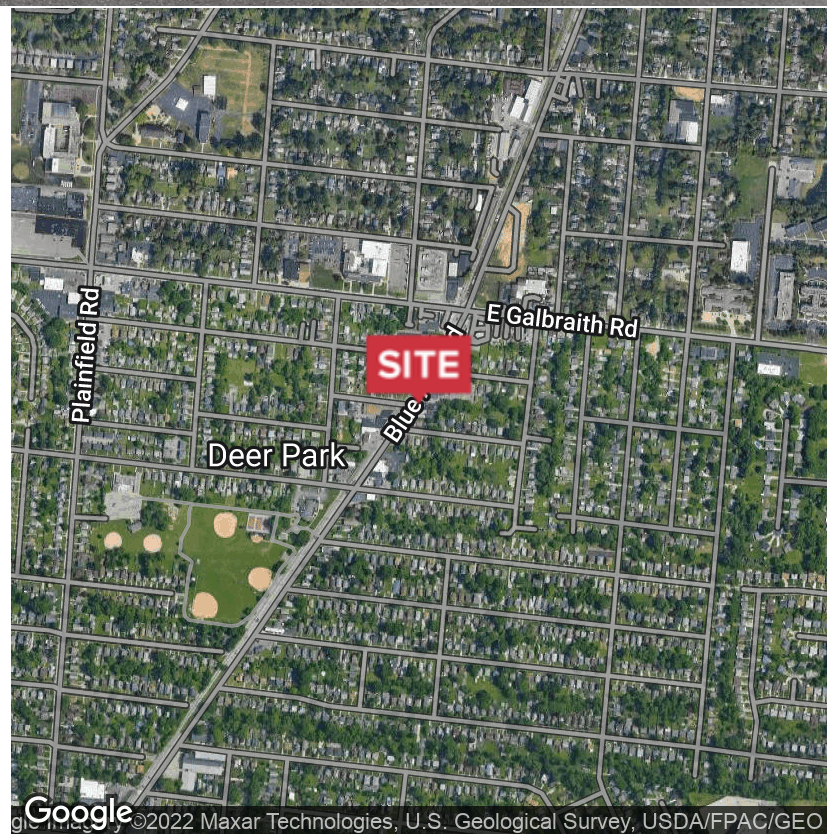
8006 Blue Ash Road Deer Park, OH 45236

NAIBergman



Retail | 825 SF

- Flexible Lease Terms
- Visibility and Signage on Blue Ash Road
- Centrally Located
- Close Proximity to Kenwood and Blue Ash
- Ideal for Small Retail or Office User



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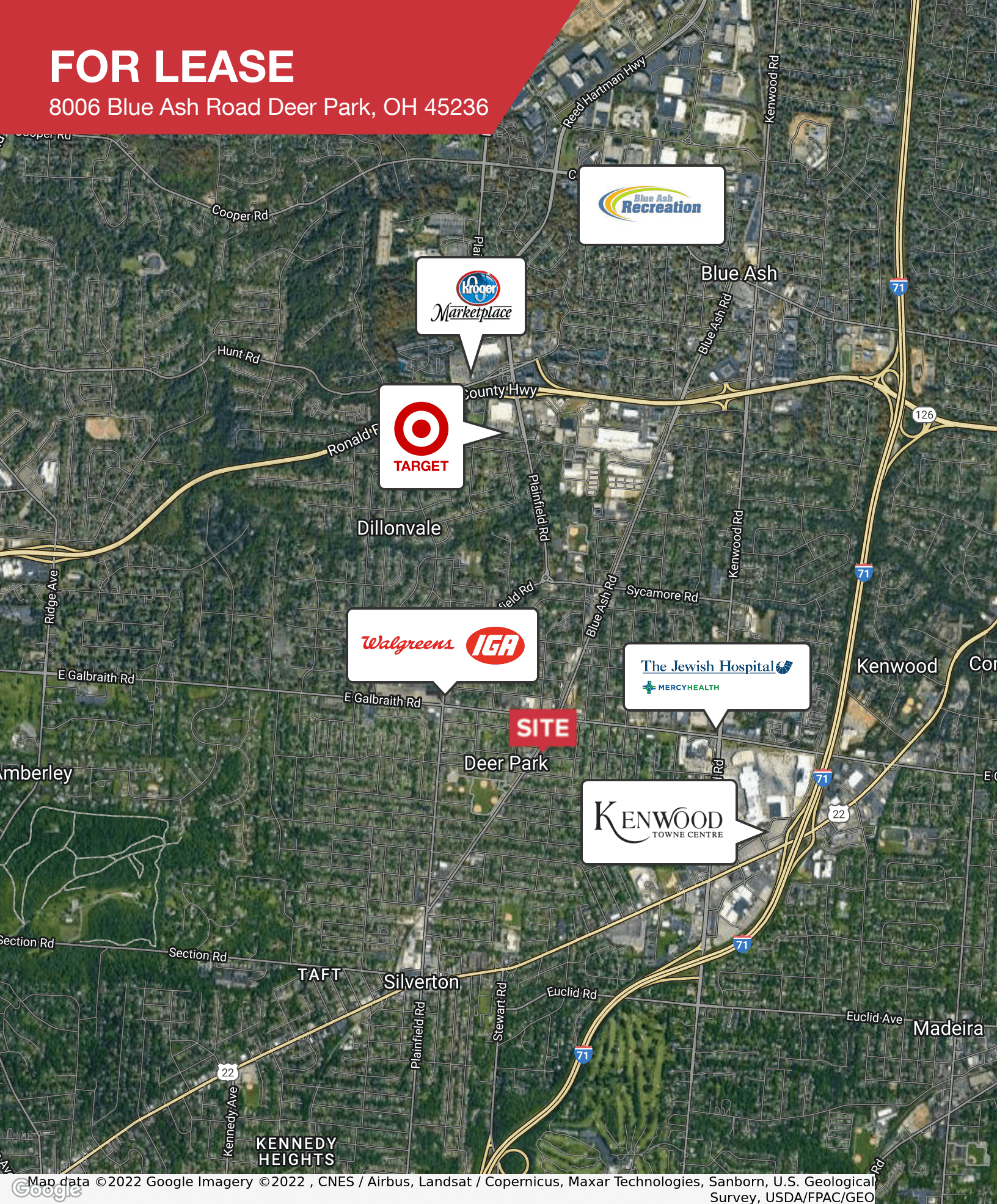
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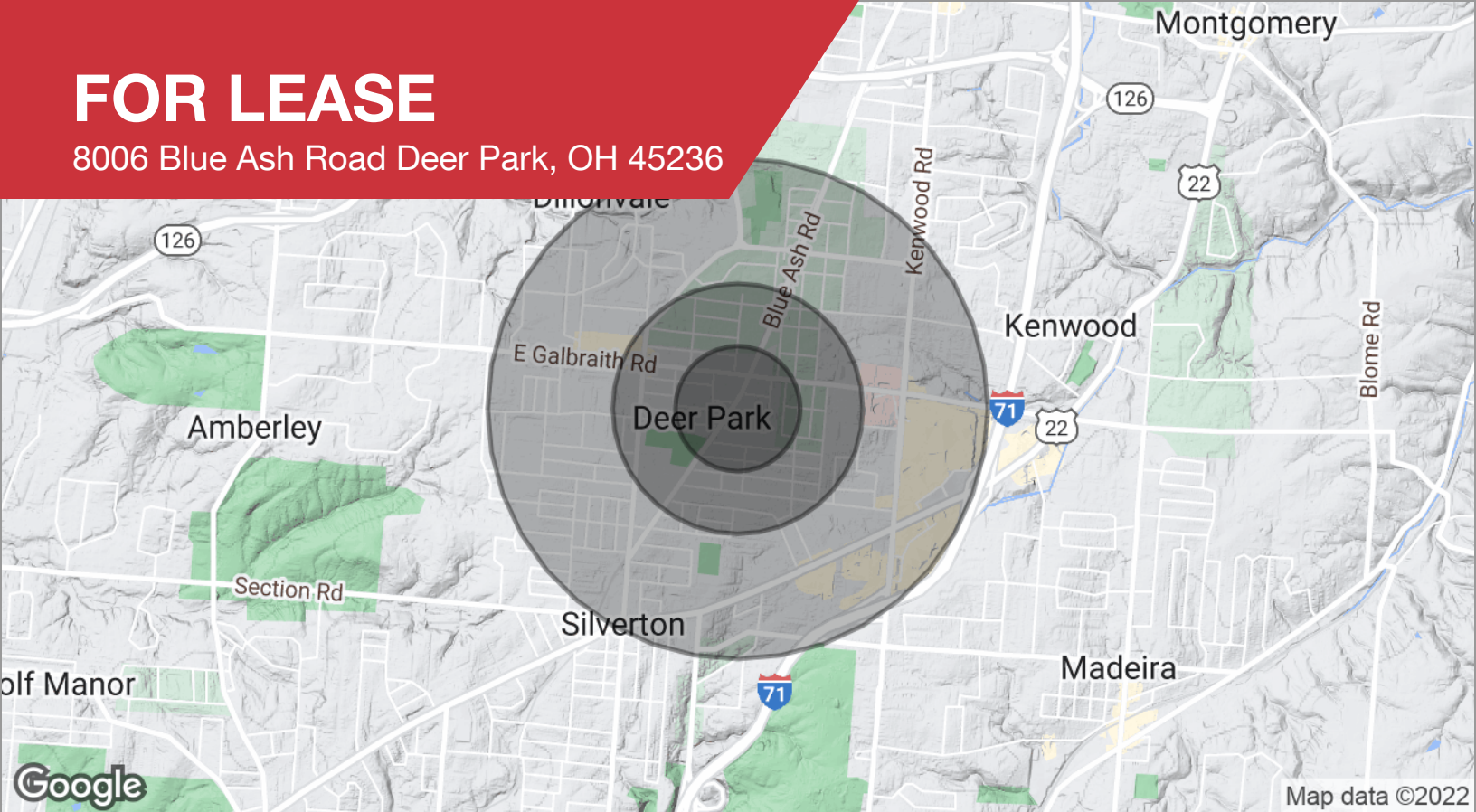
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	1,147	4,011	14,470
Median age	37.1	39.9	43.2
Median age (male)	45.1	45.0	44.1
Median age (Female)	33.7	37.5	44.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	648	2,165	7,524
# of persons per HH	1.8	1.9	1.9
Average HH income	\$58,513	\$65,329	\$69,186
Average house value	\$487,065	\$316,182	\$248,130

* Demographic data derived from 2020 ACS - US Census