

SPACE FOR LEASE

TECHNOLOGY WOODS

4701 Creek Road | Cincinnati, OH 45242



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SPACE FOR LEASE

TECHNOLOGY WOODS

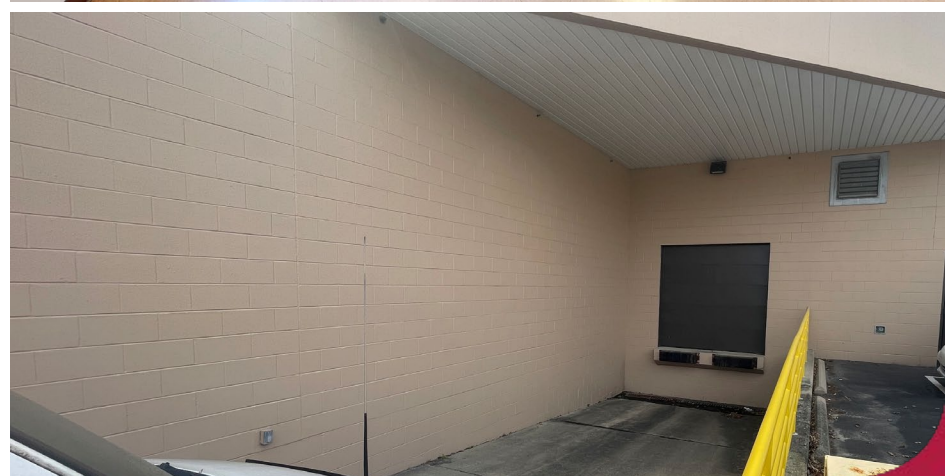
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FOR LEASE: 5,843 SF - 16,972 SF

PRICING: \$12.50 PSF NNN
\$5.07 PSF OPEX
**Tenant pays Duke energy & Suite
Janitorial direct.

PROPERTY INFORMATION:

- 16,972 SF suite divisible to 5,843 SF & 11,756 SF
- Located within the City of Blue Ash, one of Cincinnati's strongest office submarkets
- Proximity to major highways such as I-275 and I-75
- Just minutes away from Kenwood Mall and numerous other retailers
- Favorable, high-quality walk-up office setting for tenants
- Large docking bays within center of two buildings



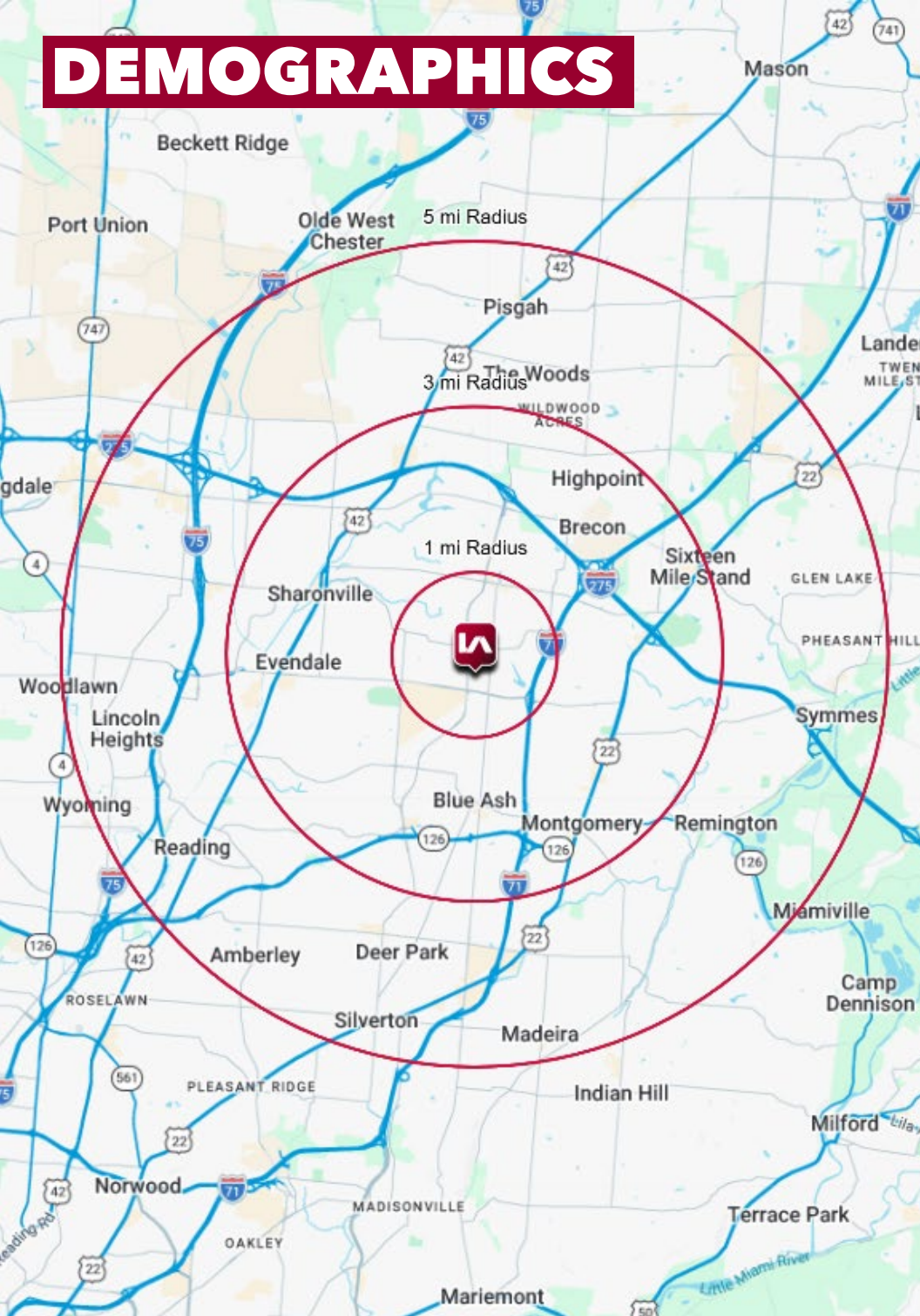
100	APEX	4,453 SF
110	ECM Holdings, LLC	22,053 SF
120	EyeCare Partners	5,193 SF
130	ECM Holdings, LLC	2,518 SF
200	Available	16,972 SF
220	Apple Spice/Tri State Enterprises	4,708 SF
227	Prime AE	3,105 SF
230	HCESC	2,830 SF
250	Hill-Rom	3,522 SF
Total GLA:		65,354 SF







DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2026 Estimated Population	5,251	50,900	145,109
2031 Projected Population	5,908	51,272	144,785
2020 Census Population	4,043	49,652	144,170
2010 Census Population	3,719	47,376	138,558
Projected Annual Growth 2026 to 2031	2.5%	0.1%	-
Historical Annual Growth 2010 to 2026	2.6%	0.5%	0.3%
HOUSEHOLDS			
2026 Estimated Households	2,147	20,958	59,901
2031 Projected Households	2,397	20,988	59,633
2020 Census Households	1,633	20,185	58,531
2010 Census Households	1,527	19,671	56,793
Projected Annual Growth 2026 to 2031	2.3%	-	-
Historical Annual Growth 2010 to 2026	2.5%	0.4%	0.3%
AGE			
2026 Est. Population Under 10 Years	12.8%	12.3%	12.6%
2026 Est. Population 10 to 19 Years	12.9%	12.2%	12.5%
2026 Est. Population 20 to 29 Years	9.5%	10.2%	10.5%
2026 Est. Population 30 to 44 Years	20.1%	19.9%	20.6%
2026 Est. Population 45 to 59 Years	17.4%	16.5%	17.2%
2026 Est. Population 60 to 74 Years	19.7%	19.2%	18.0%
2026 Est. Population 75 Years or Over	7.5%	9.6%	8.6%
2026 Est. Median Age	40.4	41.2	40.0
MARITAL STATUS & GENDER			
2026 Est. Male Population	49.0%	49.8%	49.6%
2026 Est. Female Population	51.0%	50.2%	50.4%
2026 Est. Never Married	20.5%	24.6%	28.1%
2026 Est. Now Married	65.9%	57.6%	54.3%
2026 Est. Separated or Divorced	10.4%	12.2%	12.2%
2026 Est. Widowed	3.2%	5.6%	5.4%
INCOME			
2026 Est. HH Income \$200,000 or More	28.2%	20.4%	20.1%
2026 Est. HH Income \$150,000 to \$199,999	9.4%	11.2%	10.9%
2026 Est. HH Income \$100,000 to \$149,999	24.2%	22.0%	20.2%
2026 Est. HH Income \$75,000 to \$99,999	9.5%	9.9%	11.0%
2026 Est. HH Income \$50,000 to \$74,999	15.4%	14.6%	14.3%
2026 Est. HH Income \$35,000 to \$49,999	7.6%	7.8%	7.6%
2026 Est. HH Income \$25,000 to \$34,999	2.9%	5.8%	5.5%
2026 Est. HH Income \$15,000 to \$24,999	1.7%	2.8%	3.8%
2026 Est. HH Income Under \$15,000	1.0%	5.5%	6.6%
2026 Est. Average Household Income	\$187,607	\$162,902	\$157,814
2026 Est. Median Household Income	\$125,988	\$109,359	\$110,290
2026 Est. Per Capita Income	\$76,732	\$67,235	\$65,272
2026 Est. Total Businesses	1,024	4,517	10,060
2026 Est. Total Employees	17,854	97,537	199,985