







8000-8006 Blue Ash Road, Cincinnati, OH 45236

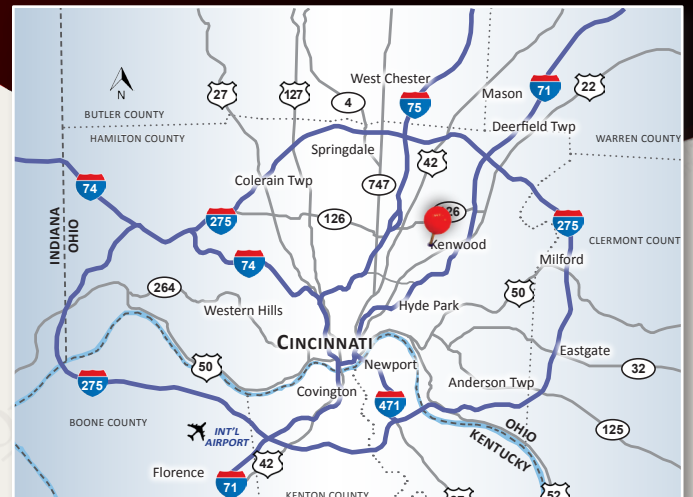
### PROPERTY HIGHLIGHTS

-  In the Heart of Deer Park's Blue Ash Rd. Business District
-  Corner Commercial Building, Fully Leased
-  Nestled Between Kenwood, Silverton, Amberly & Blue Ash
-  Plenty of Upside with Development Potential
-  Great Visibility with Convenient, Off Street Parking

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### DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	14,133	76,765	1184,453
Median Income	\$74,164	\$100,089	\$90,660
Average HH Income	\$98,946	\$138,516	\$128,961
Daytime Population	15,292	57,830	150,671



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