

Office/Warehouse/Showroom
For Sale or Lease

4761 Creek Road
Blue Ash, OH



FEATURES

- **15,034 Total SF**
- Located in the heart of Blue Ash business district
- Interior finish to suit
- Excellent redevelopment opportunity
- Easy access to I-71 & I-275
- Lease rate: \$6.50 PSF
- Sale price: \$650,000

LOCATION

**4761 Creek Road
Blue Ash, OH 45242**

| Demographics: | 1-mile | 3-mile | 5-mile |
|----------------------|---------------|---------------|---------------|
| Total Population: | 3,022 | 47,177 | 138,904 |
| Households: | 1,139 | 19,020 | 55,629 |
| Avg. HH Income: | \$117,459 | \$111,173 | \$99,131 |

Traffic Counts:

Kenwood Road N of Creek Road = 13,992 AADT 2006

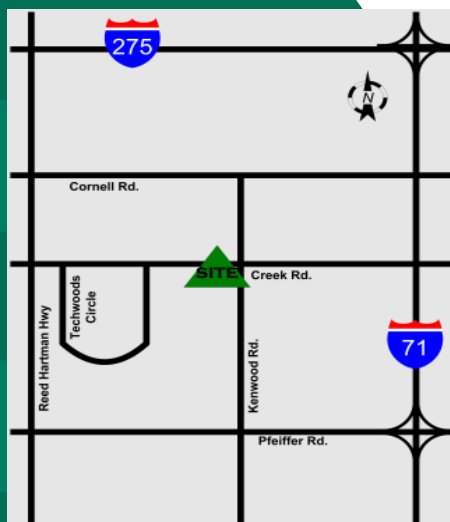
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