

9468 KENWOOD ROAD

TOWNE SQUARE STATION | BLUE ASH, OHIO 45242

3,375 SF AVAILABLE NOW

First-floor retail / office suite with flexible existing buildout

ASKING RENT

\$16.00 / SF

MODIFIED GROSS

THE OPPORTUNITY

3,375 SF of first-floor retail / office space in Towne Square Station. The existing layout combines open work areas, private rooms, meeting space and in-suite restrooms, with direct customer access and strong signage potential. The Blue Ash location puts users on Kenwood Road with quick access to the surrounding business district.

PROPERTY SNAPSHOT

3,375 SF AVAILABLE | FIRST FLOOR
RETAIL / OFFICE | MODIFIED GROSS
SIGNAGE | DIRECT CUSTOMER ACCESS



3,375 SF

AVAILABLE NOW



FIRST FLOOR

DIRECT ACCESS



SIGNAGE

MONUMENT + FACADE



BLUE ASH

KENWOOD ROAD

ADAM RATH

BROKER

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RathEquity.com

THE SPACE

3,375 SF RETAIL / OFFICE AVAILABILITY

CURRENT FLOOR PLAN

3,375 SF | EXISTING CONDITIONS



OPEN WORK AREA



GLASS-WALLED ROOM



LARGE PRIVATE / MEETING



CLIENT-FACING SPACE

RETAIL FRONT DOOR. OFFICE FUNCTION.

A practical existing layout with open work areas, private rooms, client-facing space and in-suite support areas - ready for office, service, showroom or retail-oriented users.



OPEN WORK AREA

Flexible front + central work zones



PRIVATE ROOMS

Multiple offices / meeting rooms



INTERIOR RESTROOMS

Existing in-suite amenities



DIRECT ACCESS

First-floor customer entrance

THE TAKEAWAY

A functional existing footprint with the rooms, plumbing and direct access many users would otherwise have to create from scratch.

LOCATION + ACCESS

BLUE ASH / KENWOOD ROAD



KENWOOD ROAD

19,497 VPD



BLUE ASH

BUSINESS DISTRICT



SIGNAGE

MONUMENT + FACADE



FIRST FLOOR

DIRECT ACCESS

WHY IT WORKS

A visible Kenwood Road address with first-floor access, existing office functionality and signage potential - all inside the established Blue Ash business district.

Traffic and property information carried forward from the existing marketing package; prospective tenants should independently verify all material facts.