



RATH EQUITY, LTD.

TOWNE SQUARE: RETAIL/OFFICE SPACE FOR LEASE

9542 KENWOOD RD
#9468
BLUE ASH, OH 45242

3,375 SF AVAILABLE
\$16 PSF MG



PROPERTY OVERVIEW

Welcome to Suite #9468 at 9452 Kenwood Road, a 3,750 SF flexible retail/office opportunity in one of Blue Ash's most sought-after commercial locations. Situated in the heart of the city's business district, this first-floor suite offers a practical and efficient layout complete with private offices, a conference room, and in-suite restrooms. Prominent signage potential and strong area demographics help maximize visibility, while ample parking and immediate access to major highways provide convenience for employees and visitors alike. Surrounded by a robust mix of businesses, dining, and shopping options, this location offers the ideal environment for companies seeking a professional and accessible presence in Blue Ash.

PRICE
\$16 PSF MG

SQ FT
3,375

USE
Retail/Office

CLASS
B+

PROPERTY HIGHLIGHTS

- Prime Blue Ash location in the center of a dynamic business and commercial corridor
- First-floor suite with convenient access for clients, customers, and employees
- Functional layout featuring multiple private offices, a conference room, and in-suite restrooms
- Retail signage opportunities for increased visibility and brand recognition
- Ample on-site parking
- Excellent access to I-71, I-275, and other major transportation routes
- Surrounded by popular restaurants, retail destinations, and professional services
- Professional setting ideal for a wide range of business uses

PROPERTY AERIAL



TRUIST

FIFTH THIRD BANK

State Farm

WesBanco

COOPER RD | 9,908 VPD

KENWOOD RD | 19,497 VPD

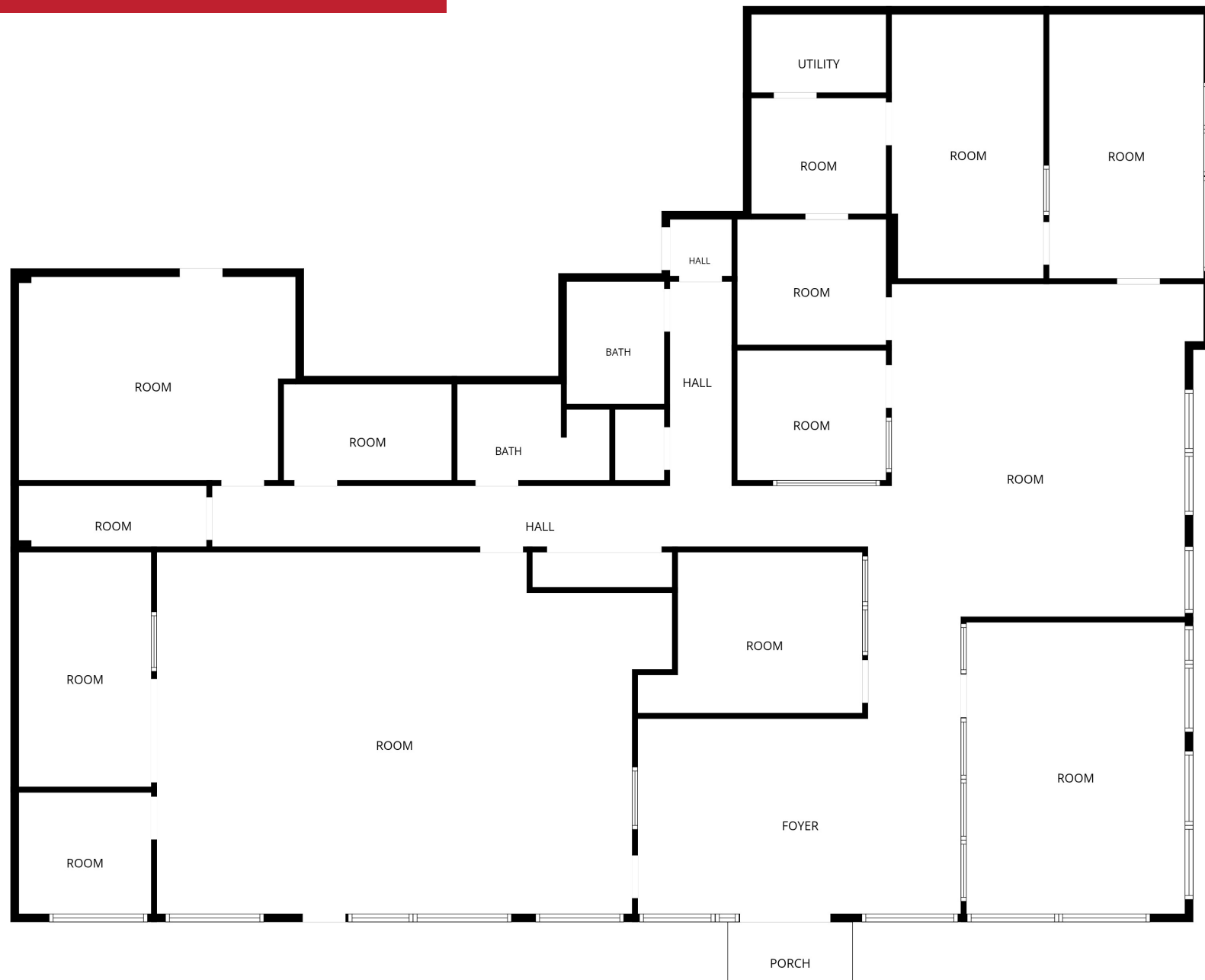
HUNT RD

KABLE
STAFFING

PROPERTY PHOTOS



PROPERTY FLOORPLAN



DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,510	67,390	151,207
Households	3,801	27,394	62,996
Families	2,439	17,294	37,758
Average Household Size	2.44	2.42	2.36
Owner Occupied Housing Units	2,693	19,931	41,384
Renter Occupied Housing Units	1,108	7,463	21,612
Median Age	41.9	42.4	42.6
Median Household Income	\$112,063	\$107,476	\$90,025
Average Household Income	\$154,263	\$156,712	\$142,675

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,591	68,137	152,011
Households	3,817	27,556	63,064
Families	2,424	17,258	37,437
Average Household Size	2.45	2.43	2.37
Owner Occupied Housing Units	2,745	20,339	42,114
Renter Occupied Housing Units	1,072	7,217	20,950
Median Age	43.1	43.6	42.8
Median Household Income	\$129,818	\$123,438	\$105,221
Average Household Income	\$177,625	\$179,540	\$161,871



151,207

5-Mile
Population



\$90,025

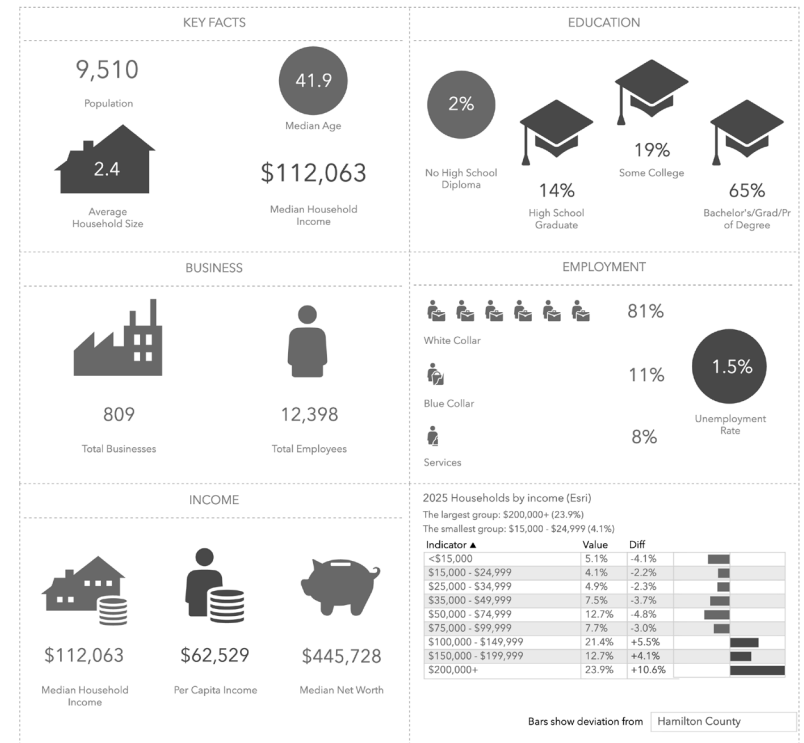
5-Mile Median
Household Income



62,996

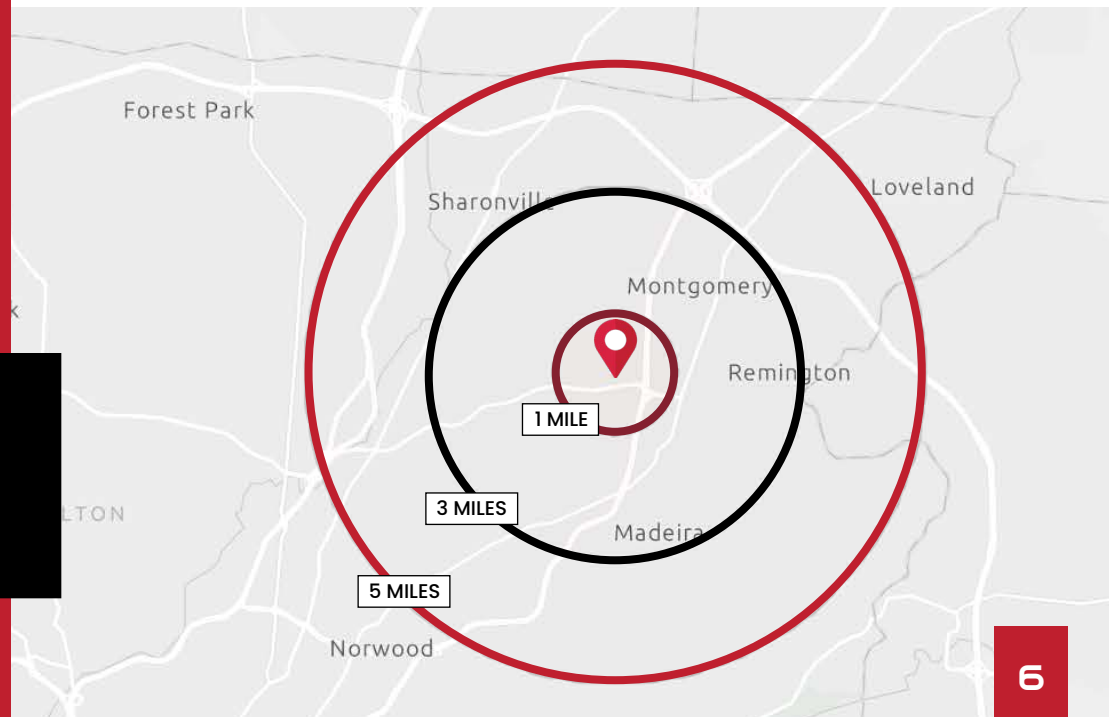
5-Mile
Households

1 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Asle. The vintage of the data is 2021, 2026.

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