



**LEGACY POINTE -
PROPOSED PHASE TWO RETAIL**

4655 Osborne Blvd
Blue Ash, Ohio 45242

AVAILABLE

Proposed Phase 2 Retail

LEGACY POINTE

Reed Hartman Hwy & Osborne Blvd | Blue Ash, Ohio 45242



HIGHLIGHTS

- ▶ Up to 10,000 SF (+/- 0.23 acres of buildable land) available for ground lease or build-to-suit adjacent to DiBella's Subs and the new [Flipside Products HQ](#)
- ▶ Located in Cincinnati's strongest suburban office market with over 72,000 employees within a three (3) mile radius
- ▶ Minutes from I-275 and I-71
- ▶ Positioned at prime signalized corner of Reed Hartman Highway and Osborne Blvd
- ▶ Major Blue Ash employers include Kroger Distribution Center, Wornick Foods, Ensemble Health Partners, Charter Communications, Allegion Steelcraft, Sogeti, Ethicon (a Johnson & Johnson Company), and more!

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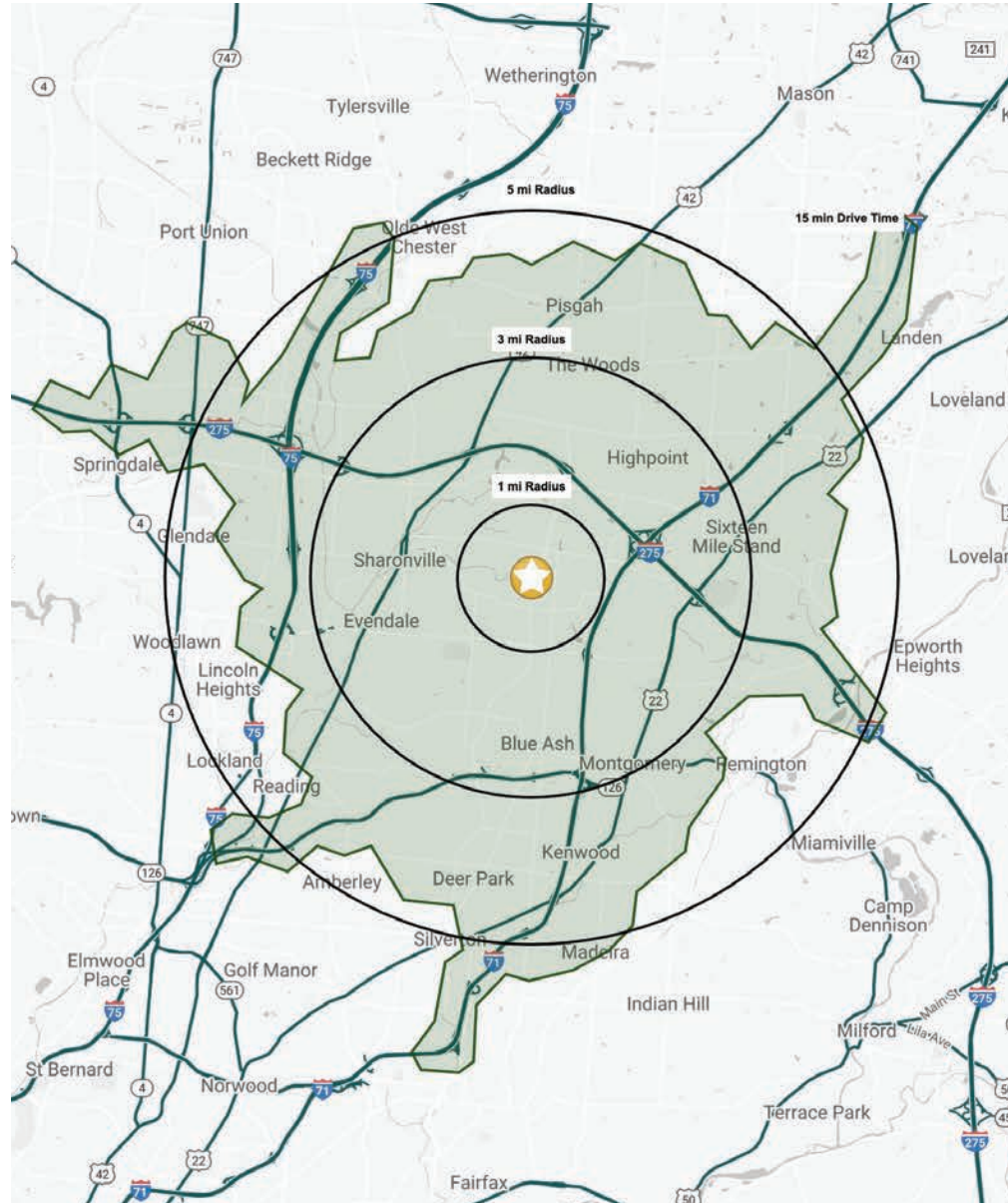


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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	4,347	48,406	144,007	126,648
HOUSEHOLDS	1,772	19,845	58,608	51,652
MEDIAN AGE	40.4	42.6	40.6	41.0
AVERAGE HH INCOME	\$156,706	\$163,685	\$148,592	\$152,143
MEDIAN HH INCOME	\$121,638	\$109,275	\$105,448	\$107,892
BUSINESSES	975	4,519	9,933	9,342
EMPLOYEES	17,058	72,805	160,262	159,134
EDUCATION: BACHELORS +	51.3%	89.7%	52.5%	54.1%



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