

# REGENCY COMMONS

11221-11257 Reed Hartman Hwy  
Blue Ash, OH 45241

**FOR LEASE**  
1,700 SF - 5,500 SF Available

## HIGHLIGHTS

- 34,315 SF retail center
- 5,500 SF (former restaurant space) available
- Excellent visibility to Reed Hartman Hwy
- Located in Cincinnati's highest-rated suburban office market
- Population of 48,601 within a three mile radius with an average household income of \$162,165
- Impressive mix of retailers and restaurants which include Chipotle, Starbucks, FedEx, Tropical Smoothie Cafe, The Joint Chiropractic and Key Bank
- Other area restaurants include Chick-fil-A, Panera and McAlister's Deli

## TRAFFIC COUNTS

- 20,446 VPD on Reed Hartman Hwy
- 9,556 VPD on Cornell Rd

## DEMOGRAPHICS

2024 Estimates	1 mile	3 miles	5 miles
Population	2,804	48,601	138,660
Households	1,170	19,822	56,465
Average HH Income	\$154,607	\$162,165	\$147,549
Daytime Employees	13,703	69,616	160,676

CONTACT: 513-784-1106

Ryan Ertel  
John McNally

rertel@anchor-associates.com  
jmcnally@anchor-associates.com



**Anchor**  
ASSOCIATES



**ANCHOR**  
ASSOCIATES

4901 Hunt Road  
Suite 102  
Blue Ash, OH 45242

513-784-1106

[www.anchor-associates.com](http://www.anchor-associates.com)

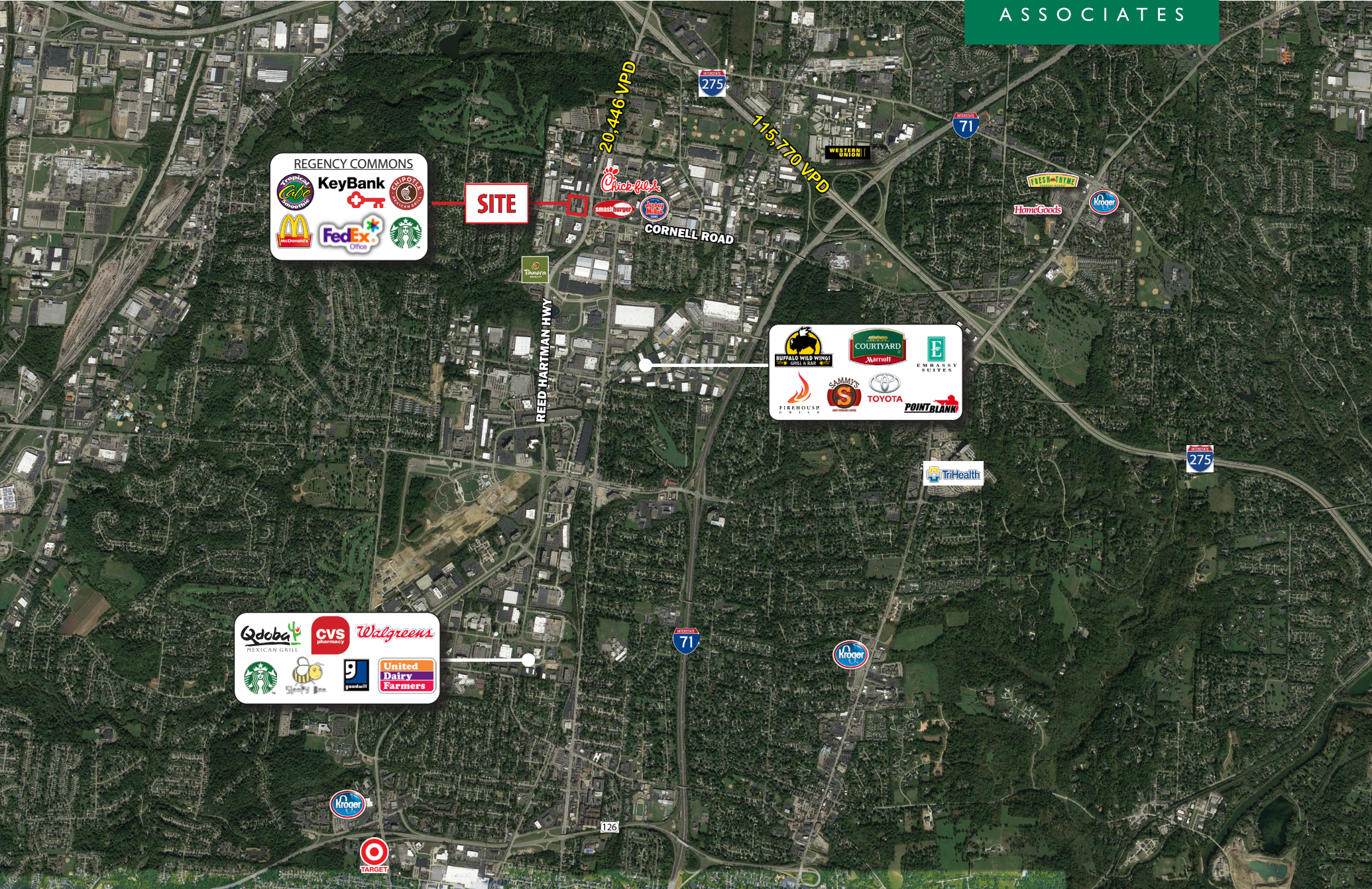
A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



# REGENCY COMMONS

11221-11257 Reed Hartman Hwy  
Blue Ash, OH 45241

Anchor  
ASSOCIATES



The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.



# REGENCY COMMONS

11221-11257 Reed Hartman Hwy  
Blue Ash, OH 45241

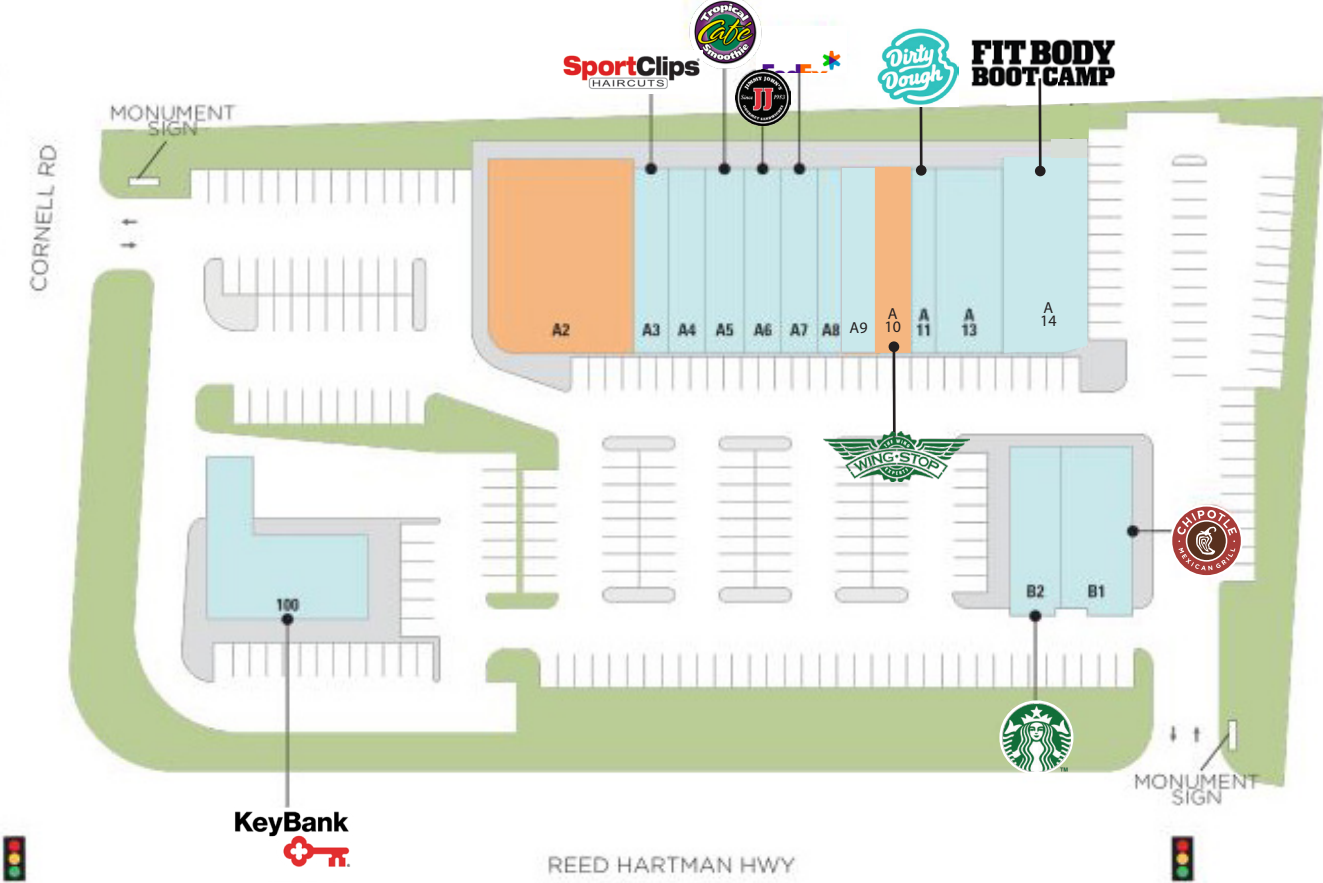
Anchor  
ASSOCIATES



The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.



REGENCY COMMONS  
11221-11257 Reed Hartman Hwy  
Blue Ash, OH 45241



SPACE	TENANT	SF
100	KEY BANK	3,546
A2	AVAILABLE (RESTAURANT)	5,500
A3	SPORTS CLIPS	1,312
A4	90'S NAIL & SPA	1,700
A5	TROPICAL SMOOTHIE CAFÉ	1,700
A6	JIMMY JOHN'S	1,700
A7	FEDEX OFFICE	1,700
A8	THE JOINT CHIROPRACTIC	1,270
A9	GREEN DISTRICT SALADS	1,634
A10	WINGSTOP	1,766
A11	DIRTY DOUGH COOKIES	1,700
A13	KANPAI JAPANESE STEAK HOUSE	2,540
A14	FIT BODY BOOT CAMP	4,047
B1	CHIPOTLE	2,600
B2	STARBUCKS	1,600