OnSite
Retail Group

FOR SALE/LEASE
10,904 SF Building on 0.129 AC

10,904 SF Building on 0.129 AC Corner

2,687 SF

1,106 SF

2,687 SF

THE OVERLOOK LODGE

FLYING TIGER TATTOO

FLAIR HAIR STUDIO

C. Howell SHOE REPAIR

a salon named DESIRE

ng nine giant

GOODFELLAS PIZZERIA

QUEEN CITY COMIC & Card Co.

Ridge Road

PNC BANK

REVOLUTION ROTISSERIE & BAR

Montgomery Road

Woodford Rd

6063 Montgomery Road, Cincinnati, OH 45213

PROPERTY HIGHLIGHTS

- Mixed-Use Property at the Gateway to Pleasant Ridge

- For Lease: 1,106 SF on the 1st Floor & 2 2,687 SF 2nd Floor Suites

- Signalized Intersection at the Hard Corner

- In the Heart of Pleasant Ridge's Resurging Business District

- Momentum Building Rapidly with NEW Residents, Brewpubs, Restaurants, Shops and Café's

- Capture Suburbanites in this Up- and-Coming Urban Setting

- **Traffic Counts:**
  Montgomery Road: 17,000 ADT
  Ridge Road: 11,000 ADT

DEMOGRAPHICS

Year 2019	1 Mile	3 Mile	5 Mile
Estimated Population	13,636	107,597	237,211
Median HH Income	$66,022	$58,987	$64,137
Average HH Income	$77,694	$75,807	$87,912
Daytime Population	5,631	77,628	172,773

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Pleasant Ridge

FLAIR HAIR STUDIO
C. Howell SHOE REPAIR
GOODFELLAS PIZZERIA
The Lonely Pine STEAK HOUSE
FLYING PIGS GOLFERS
nine giant
DESIRE
THE OVERLOOK LODGE

QUEEN CITY COMIC
Loving Hut VEGAN CAFE
bp
SUNOCO
Walgreens

Losantiville Ave — 5k ADT '18
US 22

10,904 SF Building on 0.129 AC Corner

SITE

For Lease: 1,108 SF & 2,687 SF

16k ADT '18

Casa FIGUEROA

17k ADT '18

EVERYBODY'S RECORDS

Woodford Road

New Development Coming Soon

14k ADT '18

PNC

LaRosa's PIZZERIA

United Dairy Farmers

Gas Light CAFE

The Little Gray House

13K ADT '18

Montgomery Road

Ridge Ave

3

ALDI
23k ADT '18

THE HOME DEPOT
FLOOR & DECOR

Ridge Ave

LOWE'S
Buddy's
Office DEPOT
BIG LOTS!
FAMILY DOLLAR
Burlington COAT FACTORY
DOLLAR TREE

Highland Avenue
21k ADT '18
I-71

123k ADT '18

123k ADT '18

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OnSite Retail Group®

6063 Montgomery Road | Cincinnati, OH 45213

Pleasant Ridge

N

LOSANTIVILLE COUNTRY CLUB

Losantiville Ave

FLAIR HAIR STUDIO

a salon named **DESIRE**

ng nine giant

GOODFELLAS PIZZERIA

Loving Hut **VEGAN CAFE**

bp

Walgreens

THE **OVERLOOK LODGE**

C. Howell **SHOE REPAIR**

11k ADT '18

16k ADT '18

Ridge Road

FLYING TIGER TATTOO

QUEEN CITY COMIC & CARD CO.

Casa **FIGUEROA**

10,904 SF Building on 0.129 AC Corner

SITE

REVOLUTION ROTISSERIE & BAR

EVERYBODY'S RECORDS MUSIC TO YOUR EARS

5/3

The **Coffee X Exchange**

the **Lonely Pine** STEAK HOUSE

Gas Light CAFE

17k ADT '18

10k ADT '18

The Little Gray House

For Lease: 1,108 SF & 2,687 SF

PNC

PLEASANT RIDGE MONTESSORI SCHOOL

3

14k ADT '18

Ridge Road

Montgomery Road

New Development Coming Soon

LaRosa's PIZZERIA

United Dairy Farmers

Woodford Road

NATIVITY SCHOOL

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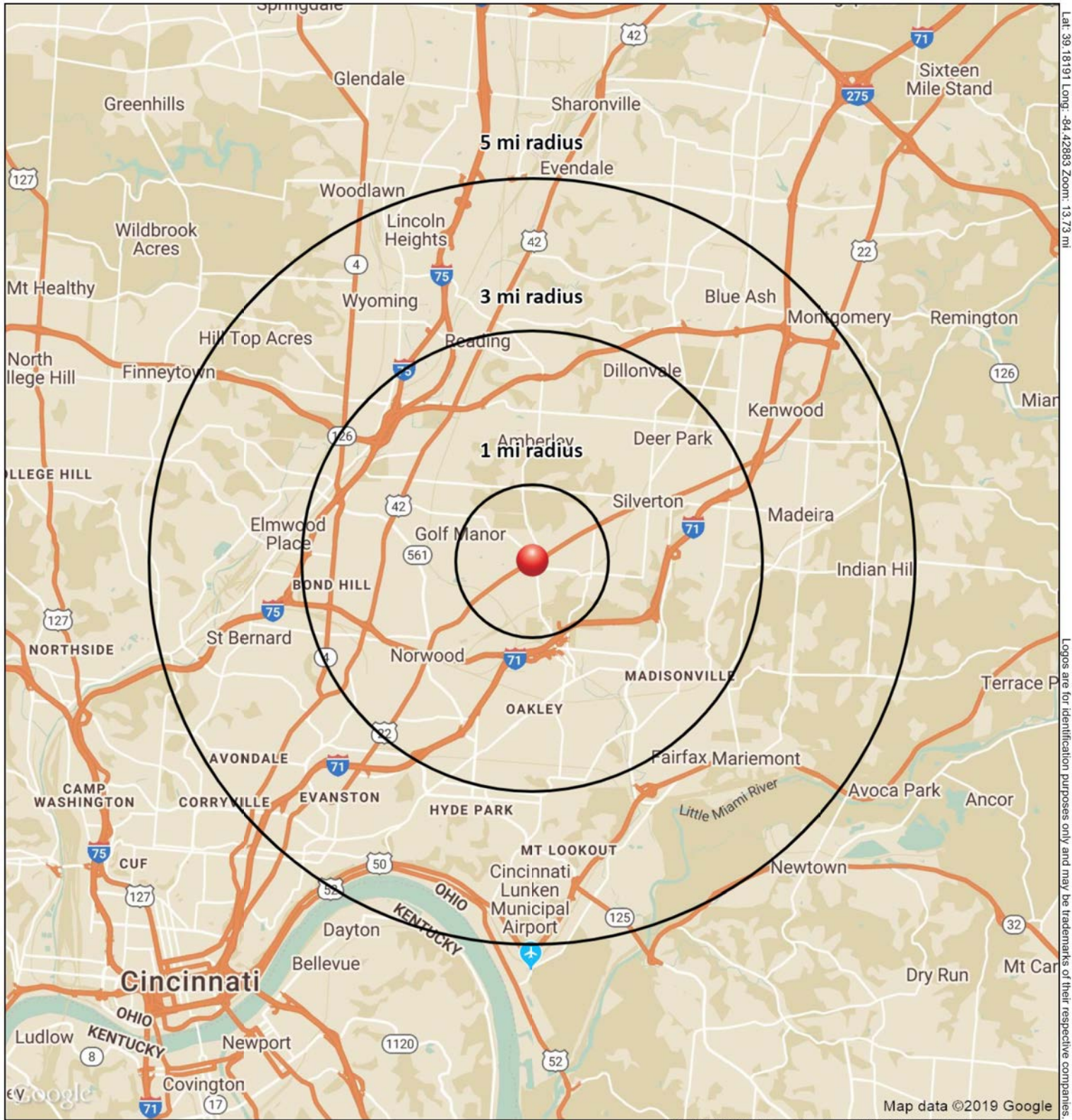
6063 Montgomery Road | Cincinnati, OH 45213

6063 Montgomery Road

Cincinnati, OH 45213

December 2019

Lat/Lon: -84.4288/39.182

RS1

6063 Montgomery Road
Cincinnati, OH 45213

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	13,636	107,597	237,211
	2024 Projected Population	13,444	107,810	240,943
	2010 Census Population	14,261	107,365	235,031
	2000 Census Population	15,407	118,544	257,785
	Projected Annual Growth 2019 to 2024	-0.3%	-	0.3%
	Historical Annual Growth 2000 to 2019	-0.6%	-0.5%	-0.4%
	2019 Median Age	36.7	37.9	37.7
HOUSEHOLDS	2019 Estimated Households	6,656	52,526	110,191
	2024 Projected Households	6,503	52,139	110,934
	2010 Census Households	6,663	50,048	104,660
	2000 Census Households	7,026	54,141	112,536
	Projected Annual Growth 2019 to 2024	-0.5%	-0.1%	0.1%
	Historical Annual Growth 2000 to 2019	-0.3%	-0.2%	-0.1%
RACE AND ETHNICITY	2019 Estimated White	47.1%	60.7%	61.2%
	2019 Estimated Black or African American	46.1%	32.6%	32.0%
	2019 Estimated Asian or Pacific Islander	1.7%	2.6%	3.1%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2019 Estimated Other Races	4.8%	3.8%	3.5%
	2019 Estimated Hispanic	3.5%	3.6%	3.2%
INCOME	2019 Estimated Average Household Income	$77,694	$75,807	$87,912
	2019 Estimated Median Household Income	$66,022	$58,987	$64,137
	2019 Estimated Per Capita Income	$37,999	$37,116	$40,987
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.9%	2.7%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.3%	7.0%	6.6%
	2019 Estimated High School Graduate	19.0%	24.1%	23.3%
	2019 Estimated Some College	18.7%	19.3%	18.1%
	2019 Estimated Associates Degree Only	8.7%	7.8%	7.0%
	2019 Estimated Bachelors Degree Only	27.6%	23.2%	24.1%
	2019 Estimated Graduate Degree	17.5%	15.7%	18.2%
BUSINESS	2019 Estimated Total Businesses	448	5,104	12,018
	2019 Estimated Total Employees	5,631	77,628	172,773
	2019 Estimated Employee Population per Business	12.6	15.2	14.4
	2019 Estimated Residential Population per Business	30.5	21.1	19.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.