

9600 MONTGOMERY ROAD **RETAIL/OFFICE SPACE FOR LEASE**



ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202
513.241.2300





ADDRESS: 9600 Montgomery Road
Cincinnati, OH 45242

FOR LEASE: 1,838 SF to 5,242 SF

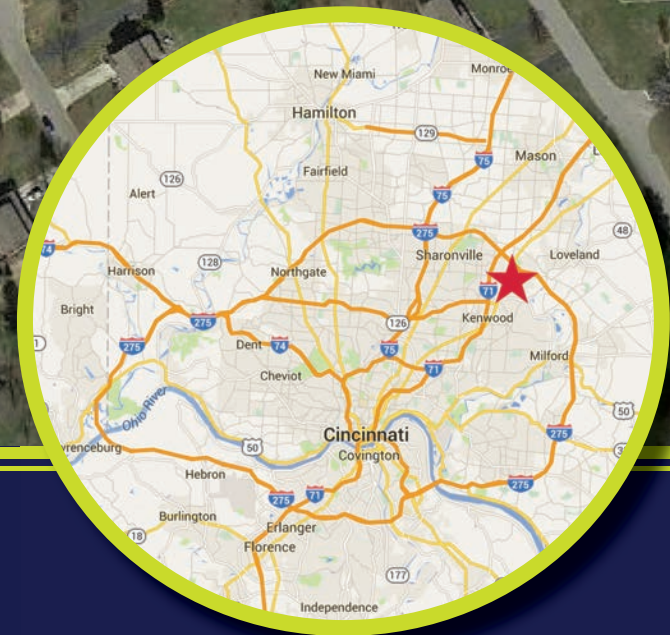
PRICING: \$17.00 PSF NNN

- ▶ Montgomery Road signage
- ▶ Class "A" medical office
- ▶ Directly across from Montgomery Elementary
- ▶ Prestigious Montgomery market
- ▶ Plenty of parking, great access and visibility

TRAFFIC COUNTS:

- ▶ Montgomery Rd (US-22) N of Regan Hwy (SR 126) = 24,296 AADT in 2013

FEATURES



LOCATION



135,427 AADT



FIRST



FIFTH THIRD BANK

PetPeople



Goodwill



United Dairy Farmers



Montgomery Elementary School



LINCOLN

SITE

MED+ URGENT CARE
Occupational Health Services

CVS



NAPA
kitchen + bar

THE WOODHOUSE
DAY SPA

AWAKENINGS
COFFEE HOUSE

W Health

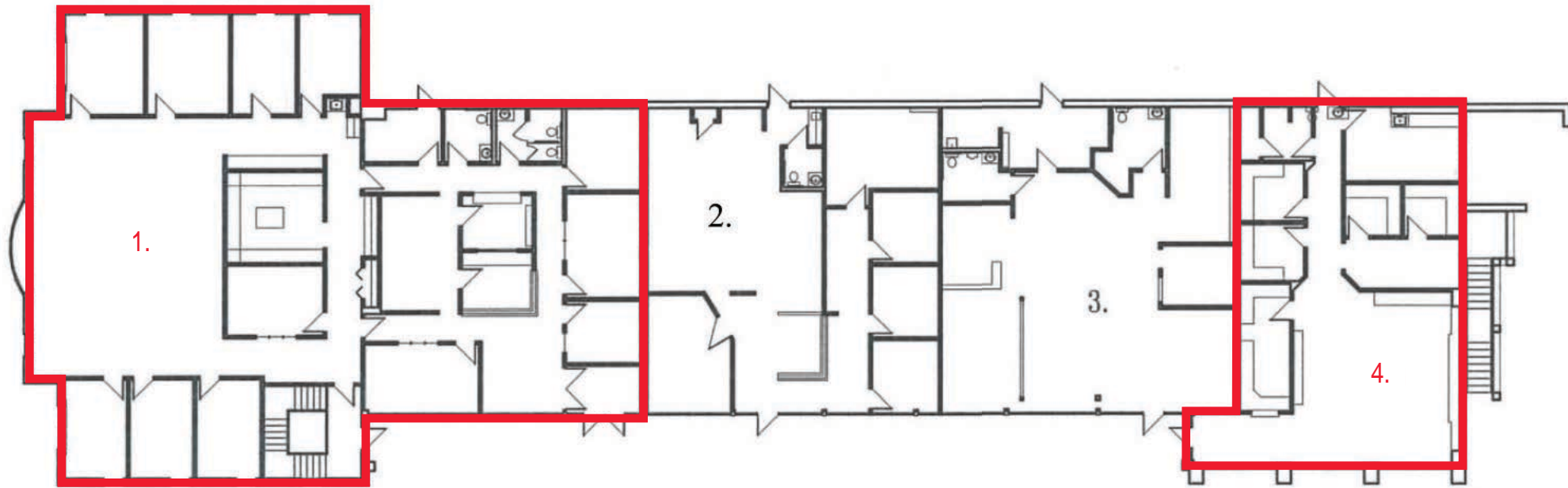
Sycamore Junior High School

19,003 AADT

AERIAL

TENANT LIST

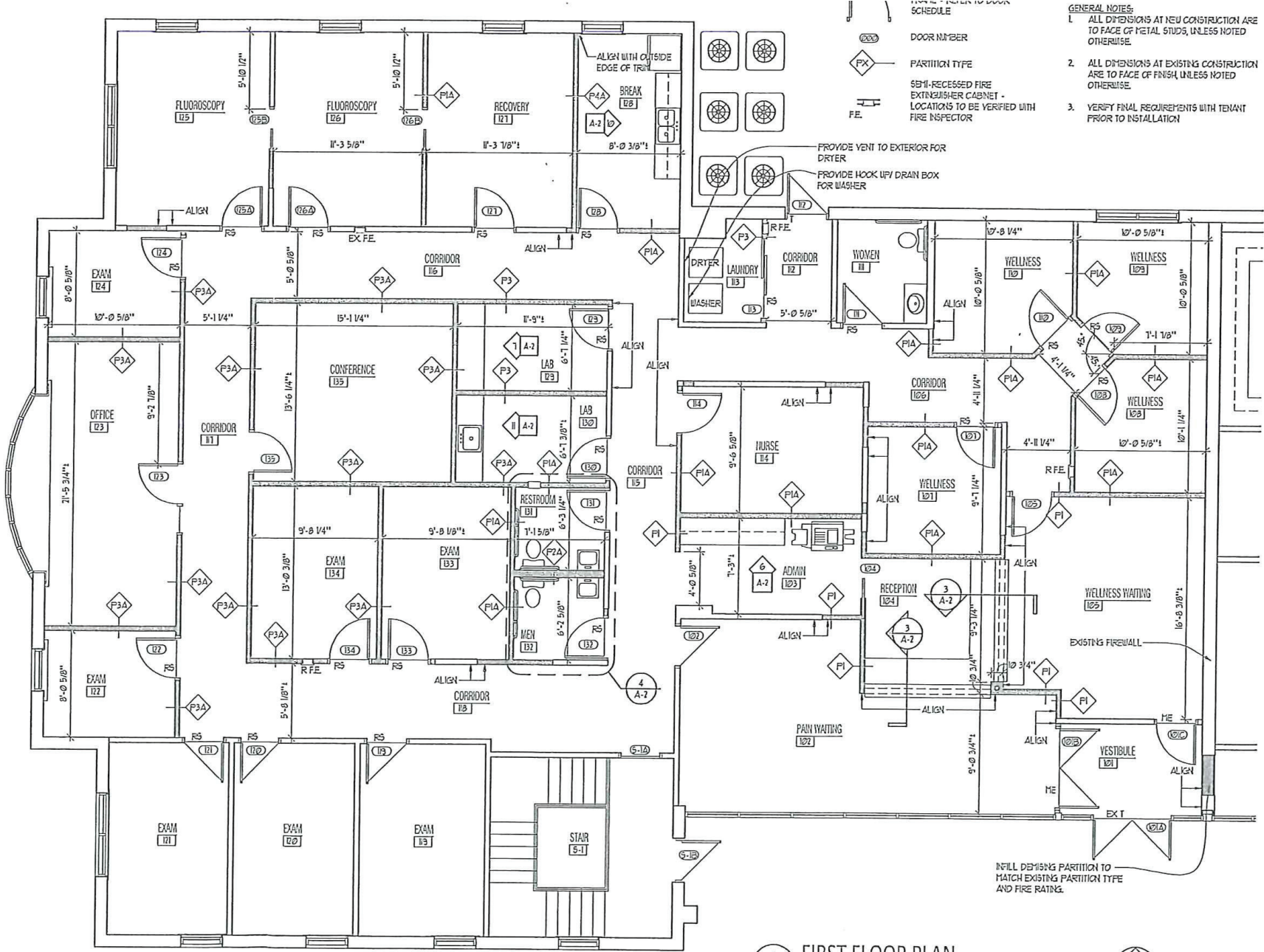
- 1. AVAILABLE 5,242 S.F.
- 2. Barre 3 1,985 S.F.
- 3. Harrigan & Crew 2,000 S.F.
- 4. AVAILABLE 1,838 S.F.



FLOOR PLAN - FIRST FLOOR

NOT TO SCALE

FIRST FLOOR PLAN



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



SPACE PLAN

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,749	48,422	134,553
2010 Population	4,941	47,047	129,898
2019 Population	4,952	47,276	131,316
2024 Population	4,952	47,355	132,416
2000-2010 Annual Rate	0.40%	-0.29%	-0.35%
2010-2019 Annual Rate	0.02%	0.05%	0.12%
2019-2024 Annual Rate	0.00%	0.03%	0.17%
2019 Male Population	47.3%	48.3%	48.3%
2019 Female Population	52.7%	51.7%	51.7%
2019 Median Age	50.3	44.9	44.2

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2019 White Alone	88.8%	83.0%	79.0%
2019 Black Alone	2.4%	4.6%	10.4%
2019 American Indian/Native Alaskan Alone	0.0%	0.1%	0.1%
2019 Asian Alone	6.2%	9.4%	6.7%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	0.5%	0.6%	1.2%
2019 Two or More Races	2.0%	2.2%	2.5%
2019 Hispanic Origin (Any Race)	2.5%	3.1%	3.6%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	1,760	19,221	53,980
2010 Households	1,942	19,249	53,780
2019 Households	1,963	19,511	54,734
2024 Households	1,969	19,592	55,310
2000-2010 Annual Rate	0.99%	0.01%	-0.04%
2010-2019 Annual Rate	0.12%	0.15%	0.20%
2019-2024 Annual Rate	0.06%	0.08%	0.21%
2019 Average Household Size	2.44	2.39	2.37

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Median Household Income	\$122,818	\$85,598	\$79,692
2024 Median Household Income	\$129,754	\$96,188	\$88,816
2019-2024 Annual Rate	1.10%	2.36%	2.19%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$176,355	\$124,088	\$113,872
2024 Average Household Income	\$186,687	\$136,797	\$125,977
2019-2024 Annual Rate	1.15%	1.97%	2.04%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2019 Per Capita Income	\$69,078	\$51,258	\$47,393
2024 Per Capita Income	\$73,388	\$56,651	\$52,537
2019-2024 Annual Rate	1.22%	2.02%	2.08%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	1,811	20,065	56,297
2000 Owner Occupied Housing Units	87.1%	73.4%	72.1%
2000 Renter Occupied Housing Units	10.1%	22.4%	23.8%
2000 Vacant Housing Units	2.8%	4.2%	4.1%
2010 Total Housing Units	2,055	20,671	57,752
2010 Owner Occupied Housing Units	77.5%	68.7%	67.7%
2010 Renter Occupied Housing Units	17.0%	24.4%	25.4%
2010 Vacant Housing Units	5.5%	6.9%	6.9%
2019 Total Housing Units	2,075	20,959	58,465
2019 Owner Occupied Housing Units	75.6%	65.9%	65.6%
2019 Renter Occupied Housing Units	19.0%	27.2%	28.0%
2019 Vacant Housing Units	5.4%	6.9%	6.4%
2024 Total Housing Units	2,079	21,100	59,066
2024 Owner Occupied Housing Units	76.7%	66.9%	66.7%
2024 Renter Occupied Housing Units	18.0%	25.9%	27.0%
2024 Vacant Housing Units	5.3%	7.1%	6.4%

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

August 22, 2019

DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

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