



Montgomery Pointe Plaza

8740 Montgomery Road
Cincinnati, Ohio 45236

- Easy access to Madeira, Montgomery and Indian Hill neighborhoods
- Highly visible monument signage opportunity; building signage available
- Local ownership and management
- Office Space Available:
 - Two office spaces (can be divided)
 - 5,296 SF and 6,379 SF with 10' high ceilings
 - Beautiful wooded views and patio
- Minutes from Kenwood Towne Center and area amenities
- Directly across from Mercedes-Benz of Cincinnati
- .5 miles to Ronald Reagan Hwy | 1 mile to I-71



Office Contact:

Elaine Gillespie
513.842.9510 DIRECT
513.253.3004 MOBILE
egillespie@equity.net



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Commercial Real Estate Solutions®

OFFICE SPACE FOR LEASE



Equity Inc. | O: 513.336.8765 | F: 513.336.8775 | www.equity.net
11353 Reed Hartman Highway, Suite 400 | Cincinnati, OH 45241

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.



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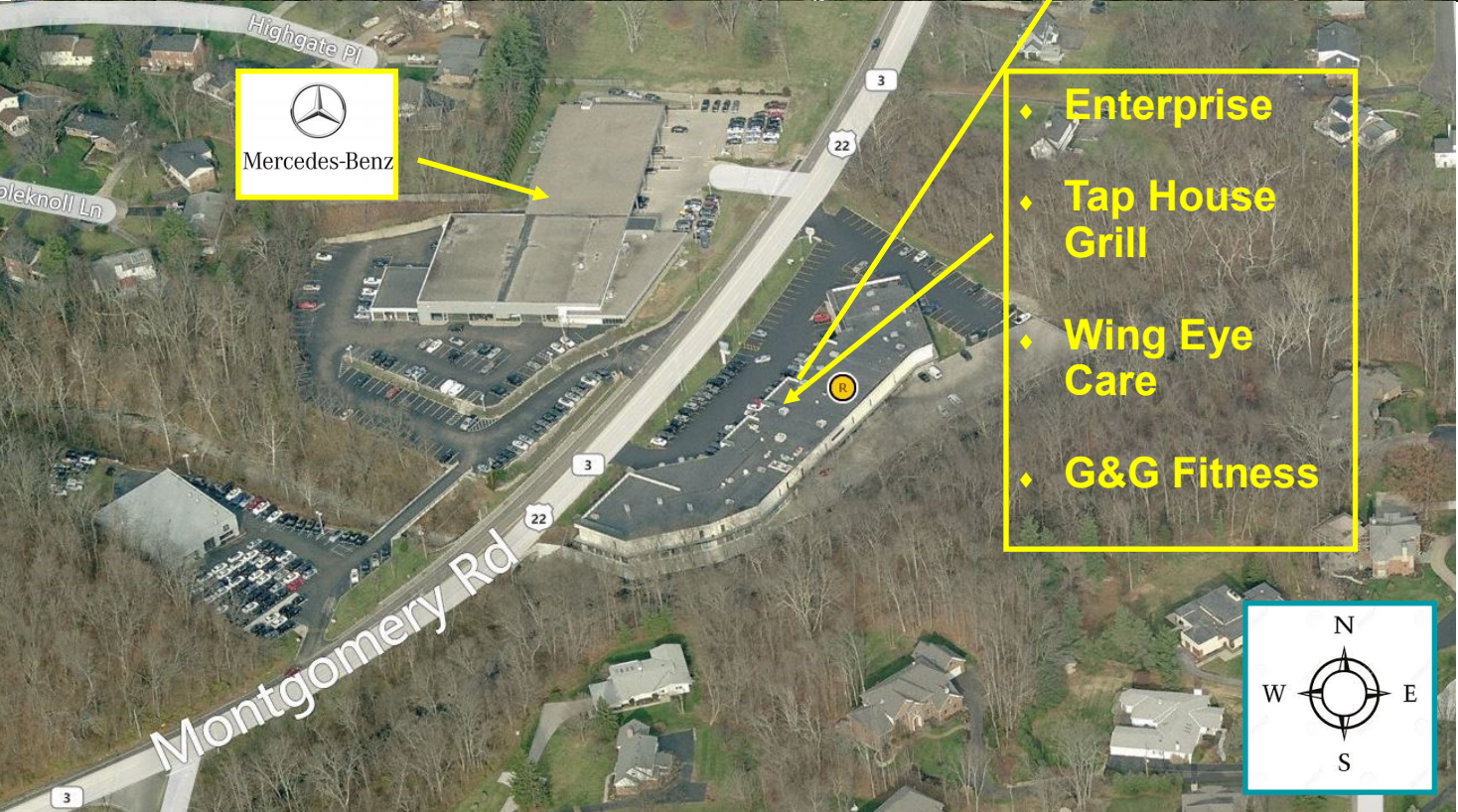
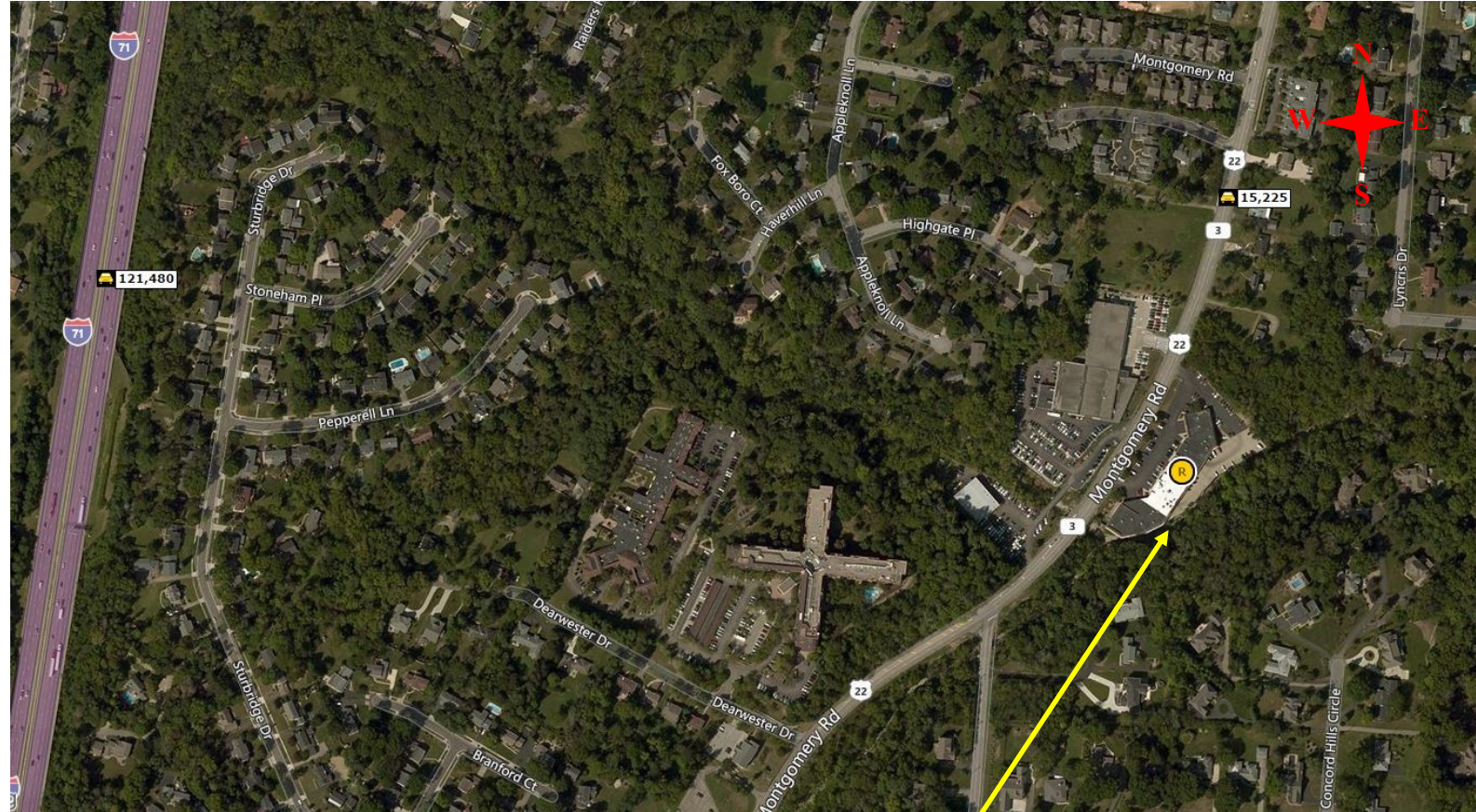
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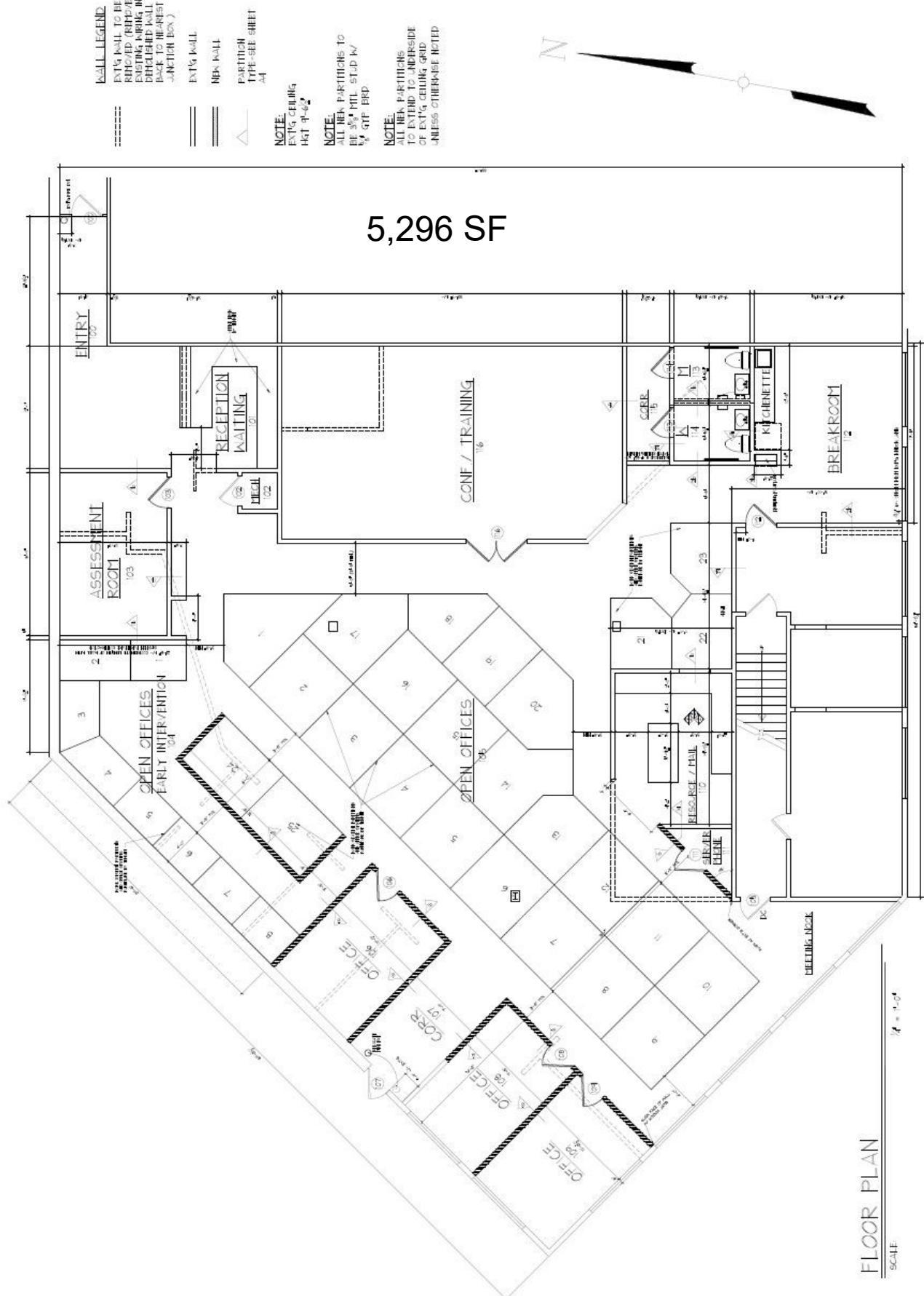
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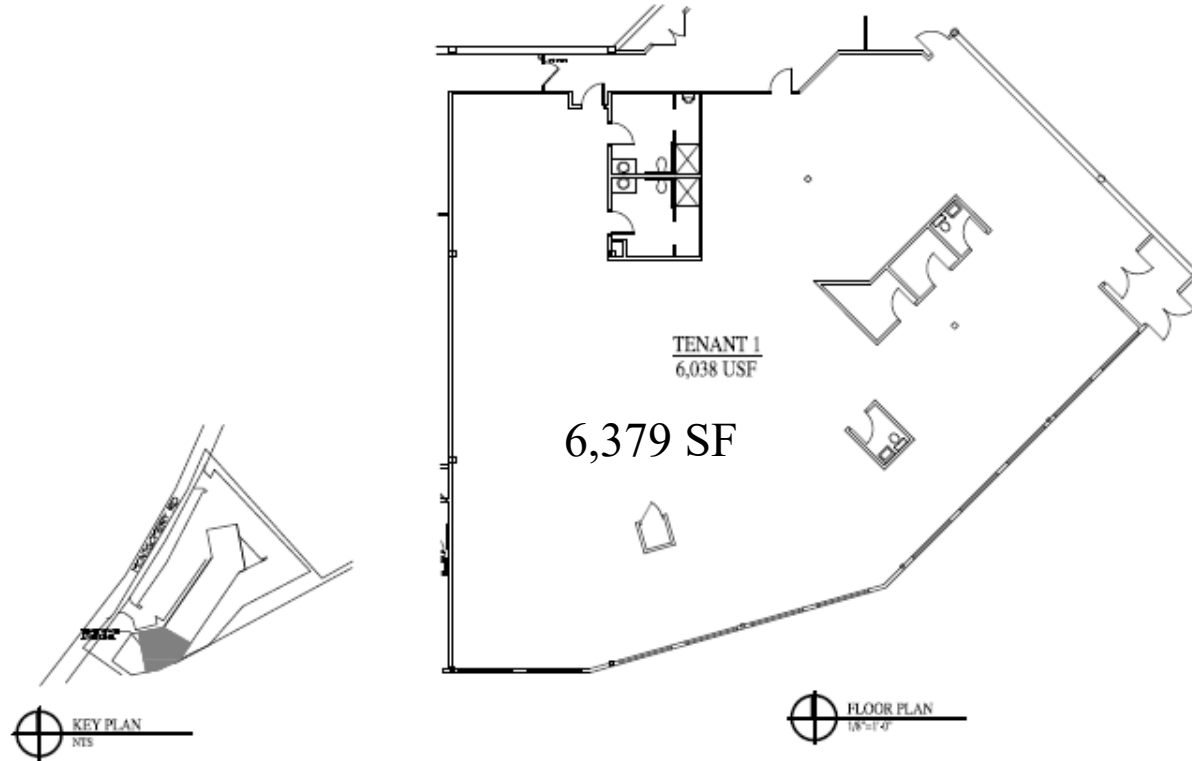




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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION
SPACE HAS NOT BEEN FIELD VERIFIED BY CASLER DESIGN GROUP



DESIGN GROUP, INC.
Architecture • Planning • Interior Design
10800 Indeco Drive • Cincinnati, Ohio 45241
(Phone) 513.791.0456 • (Fax) 513.793.7488

MONTGOMERY POINTE

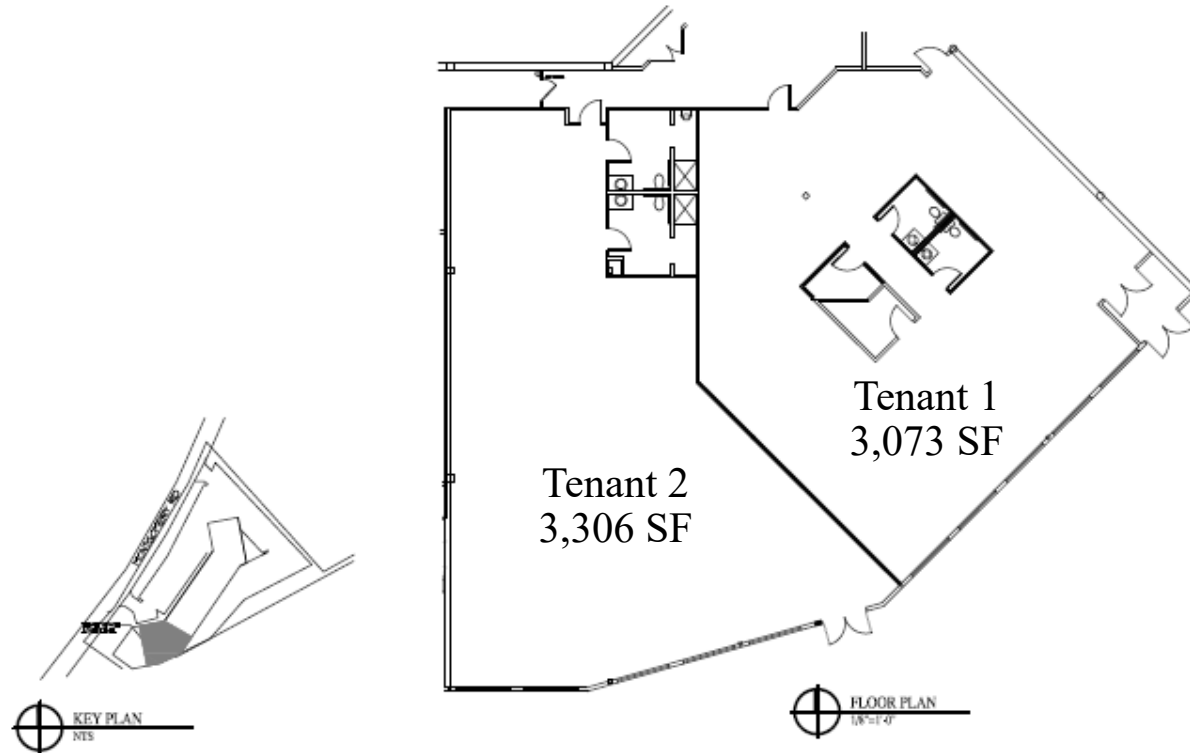
8740 MONTGOMERY ROAD



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MONTGOMERY POINTE
8740 MONTGOMERY ROAD



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		radius quick stats		
Population		3 Mile	5 Mile	10 Mile
2016 Total Population:		52,779	137,689	605,325
2021 Population:		52,942	138,074	610,625
Pop Growth 2016-2021:		0.31%	0.28%	0.88%
Average Age:		41.80	40.90	38.90
Households				
2016 Total Households:		22,157	58,819	251,072
HH Growth 2016-2021:		0.32%	0.30%	0.85%
Median Household Inc:		\$69,001	\$62,415	\$57,774
Avg Household Size:		2.30	2.30	2.40
2016 Avg HH Vehicles:		2.00	2.00	2.00
Housing				
Median Home Value:		\$196,826	\$191,165	\$173,558
Median Year Built:		1958	1959	1964

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Demographic and Income Profile

8740 Montgomery Rd, Cincinnati, Ohio, 45236
Ring: 5 mile radius

Prepared by Esri
Latitude: 39.21380
Longitude: -84.35946

Summary	Census 2010		2016		2021	
Population	137,928		139,038		140,733	
Households	59,021		59,980		60,972	
Families	36,724		36,760		37,084	
Average Household Size	2.31		2.29		2.28	
Owner Occupied Housing Units	40,039		38,729		39,261	
Renter Occupied Housing Units	18,982		21,250		21,711	
Median Age	41.8		42.9		43.5	
Trends: 2016 - 2021 Annual Rate	Area		State		National	
Population	0.24%		0.24%		0.84%	
Households	0.33%		0.30%		0.79%	
Families	0.18%		0.15%		0.72%	
Owner HHs	0.27%		0.24%		0.73%	
Median Household Income	2.69%		2.30%		1.86%	
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	6,185	10.3%	6,019	9.9%		
\$15,000 - \$24,999	5,325	8.9%	5,076	8.3%		
\$25,000 - \$34,999	5,465	9.1%	5,605	9.2%		
\$35,000 - \$49,999	7,359	12.3%	4,295	7.0%		
\$50,000 - \$74,999	10,229	17.1%	11,047	18.1%		
\$75,000 - \$99,999	6,930	11.6%	7,745	12.7%		
\$100,000 - \$149,999	8,523	14.2%	9,952	16.3%		
\$150,000 - \$199,999	3,956	6.6%	4,695	7.7%		
\$200,000+	6,009	10.0%	6,537	10.7%		
Median Household Income	\$61,508		\$70,231			
Average Household Income	\$95,617		\$104,380			
Per Capita Income	\$41,413		\$45,374			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,936	5.8%	7,402	5.3%	7,397	5.3%
5 - 9	8,358	6.1%	8,176	5.9%	7,832	5.6%
10 - 14	9,123	6.6%	8,831	6.4%	8,681	6.2%
15 - 19	8,759	6.4%	8,236	5.9%	8,003	5.7%
20 - 24	6,749	4.9%	7,416	5.3%	7,008	5.0%
25 - 34	16,778	12.2%	16,347	11.8%	16,386	11.6%
35 - 44	17,021	12.3%	16,652	12.0%	17,598	12.5%
45 - 54	22,526	16.3%	19,907	14.3%	17,961	12.8%
55 - 64	19,008	13.8%	21,403	15.4%	21,230	15.1%
65 - 74	10,301	7.5%	13,138	9.4%	16,410	11.7%
75 - 84	7,704	5.6%	7,500	5.4%	8,175	5.8%
85+	3,665	2.7%	4,029	2.9%	4,052	2.9%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	107,126	77.7%	105,670	76.0%	104,627	74.3%
Black Alone	21,583	15.6%	22,301	16.0%	23,136	16.4%
American Indian Alone	210	0.2%	193	0.1%	199	0.1%
Asian Alone	5,346	3.9%	6,502	4.7%	7,570	5.4%
Pacific Islander Alone	59	0.0%	62	0.0%	70	0.0%
Some Other Race Alone	866	0.6%	1,004	0.7%	1,211	0.9%
Two or More Races	2,737	2.0%	3,305	2.4%	3,919	2.8%
Hispanic Origin (Any Race)	2,864	2.1%	3,534	2.5%	4,412	3.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

August 10, 2016

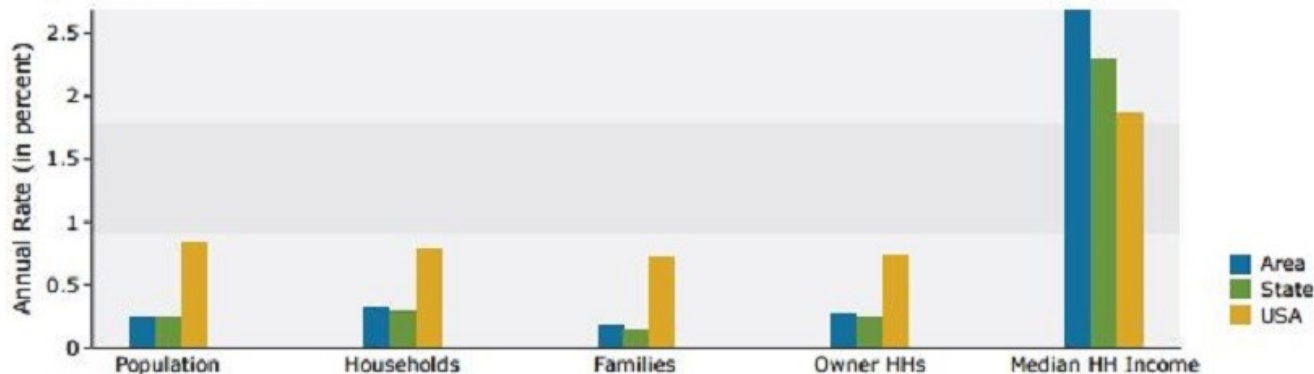


Demographic and Income Profile

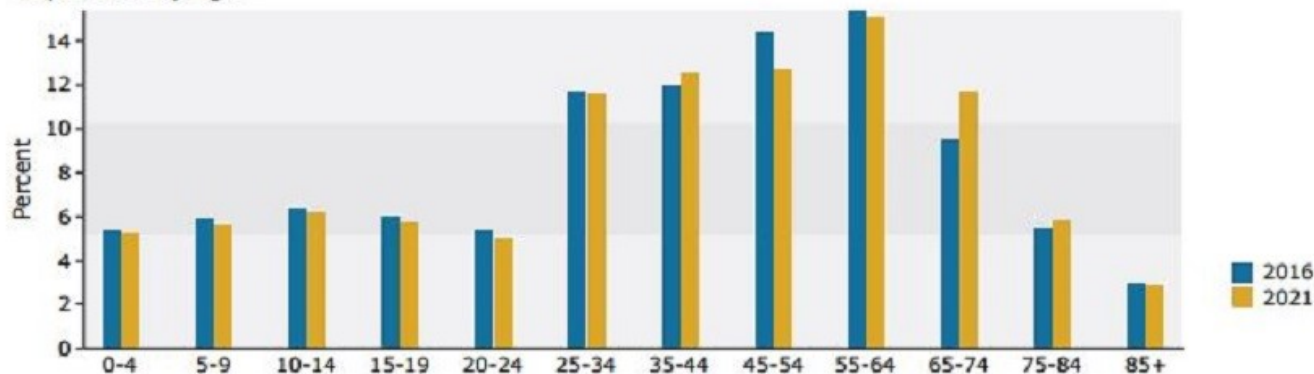
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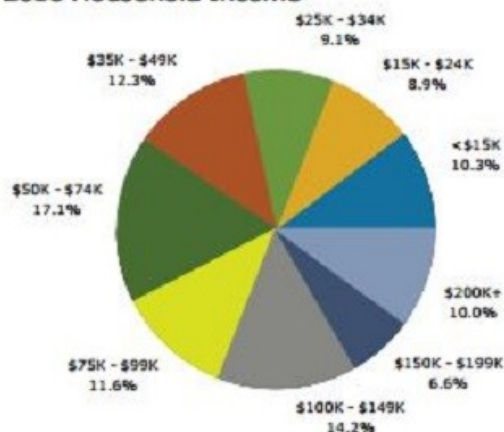
Trends 2016-2021



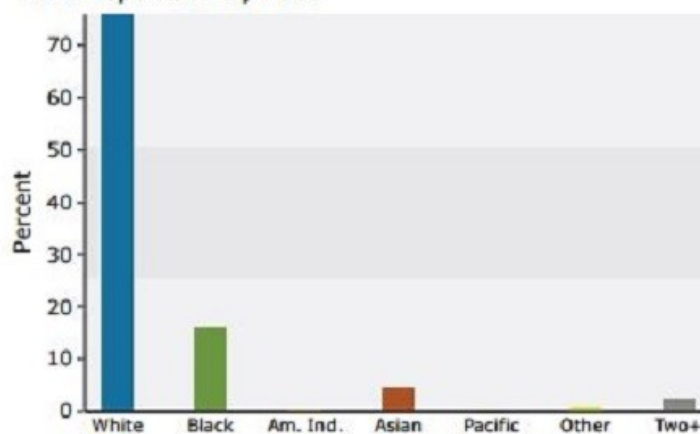
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 2.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

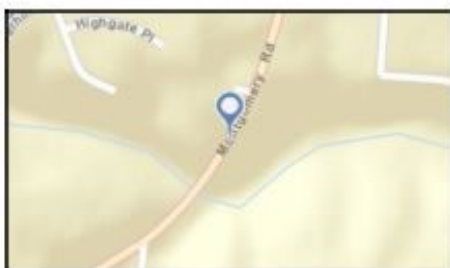
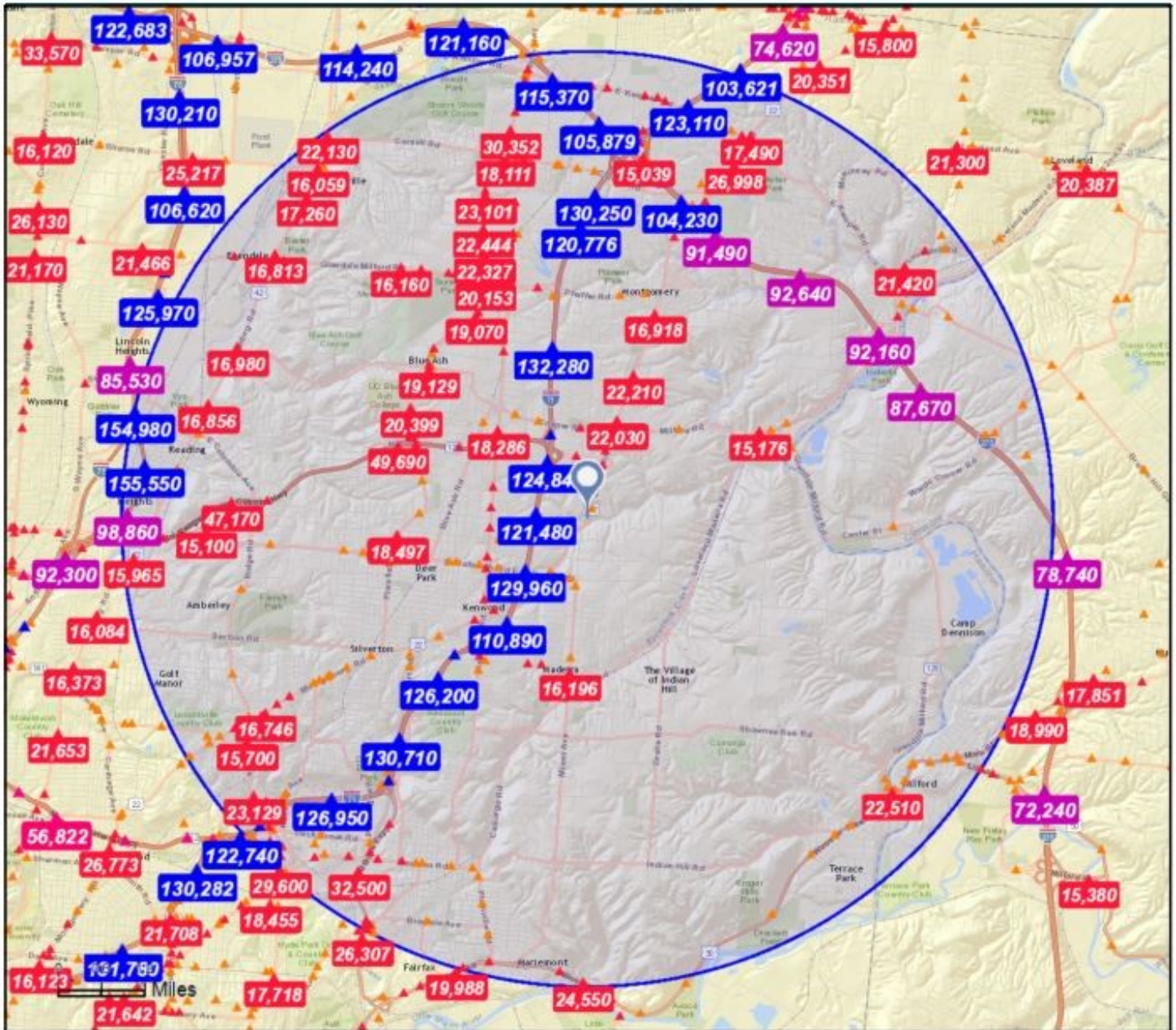
August 10, 2016



Traffic Count Map

8740 Montgomery Rd, Cincinnati, Ohio, 45236
Rings: 5 mile radii

Prepared by Esri
Latitude: 39.21380
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Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

August 10, 2016