








FOR SALE

Freestanding Commercial Building



6071 Montgomery Road, Cincinnati, OH 45213

PROPERTY HIGHLIGHTS

-  Rare Acquisition in the Heart of Pleasant Ridge's Business District
-  Convenient On-site Parking Lot Included
-  Prominent Pylon Signage Available
-  Prime Outdoor Patio Space along Montgomery Rd.
-  Momentum Building Rapidly with NEW Residents, Brewpubs, Restaurants, Shops and Cafés
-  Capture Suburbanites in this Up-and-Coming Urban Setting
-  **Traffic Counts:**
Montgomery Road: 20,000 ADT
Ridge Road: 17,000 ADT

DEMOGRAPHICS

<u>Year 2020</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Estimated Population	13,502	106,885	235,879
Median HH Income	\$61,966	\$57,412	\$62,505
Average HH Income	\$85,357	\$79,858	\$91,954
Daytime Population	5,077	76,060	169,967



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Pleasant Ridge

ng
nine giant

Loving Hut
VEGAN CAFE

LOSANTVILLE
COUNTRY CLUB

FLAIR
HAIR STUDIO

a salon named
DESIRE

C. Howell
SHOE REPAIR

GODFELLAS
PIZZERIA

bp

Walgreens

THE
OVERLOOK
LODGE

18k ADT '19
Ridge Road

16k ADT '19

QUEEN CITY
COMIC

THE
PAYING PIGS

3,512 SF
First/Second Floor
(Divisible)

OPKICOT
COFFEE HOUSE

Casa
FIGUEROA

EVERYBODY'S RECORDS
MUSIC TO YOUR EARS

THE
Coffee X
Exchange

REVOLUTION
BOTISSERIE & BAR

SITE

17k ADT '19

Lonely Pine
STEAK / HOUSE

Gas Light
CAFE

20k ADT '19
Ridge Road

The Little
Gray House

PLEASANT RIDGE
MONTESSORI SCHOOL

14k ADT '19

3

New Development
Coming Soon

LaRosas
PIZZERIA

United
Dairy
Farmers

Woodford Road

NATIVITY
SCHOOL

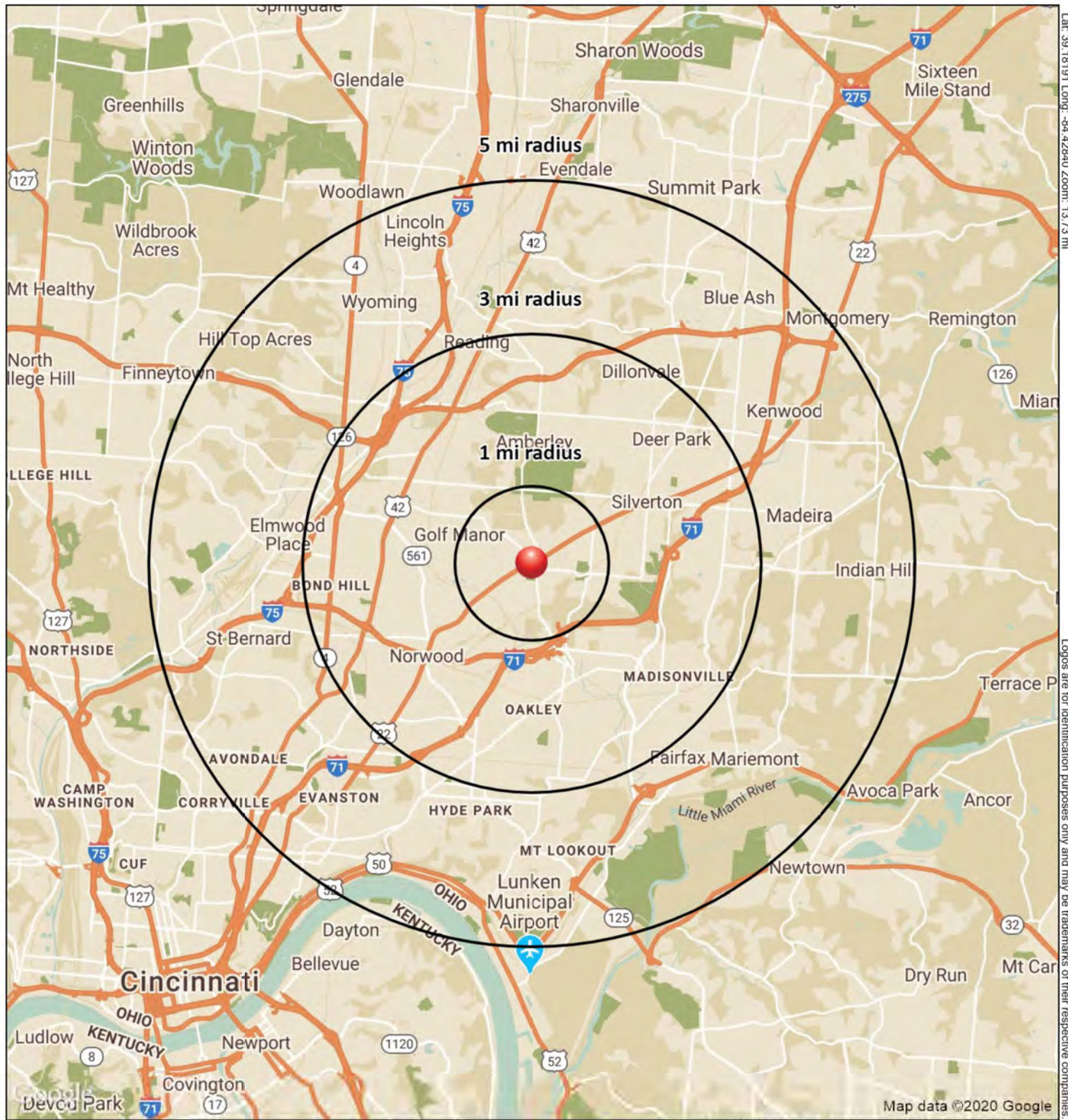
OnSite
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6071 Montgomery Rd

Cincinnati, OH 45213

May 2020



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections



Lat/Lon: -84.4284/39.182

RS1

6071 Montgomery Rd

Cincinnati, OH 45213

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	13,502	106,885	235,879
	2025 Projected Population	13,200	106,546	239,127
	2010 Census Population	14,146	106,885	234,310
	2000 Census Population	15,295	118,000	256,992
	Projected Annual Growth 2020 to 2025	-0.4%	-	0.3%
	Historical Annual Growth 2000 to 2020	-0.6%	-0.5%	-0.4%
	2020 Median Age	37.0	38.2	37.9
HOUSEHOLDS	2020 Estimated Households	6,585	52,186	109,550
	2025 Projected Households	6,268	50,637	108,142
	2010 Census Households	6,613	49,863	104,382
	2000 Census Households	6,977	53,936	112,235
	Projected Annual Growth 2020 to 2025	-1.0%	-0.6%	-0.3%
	Historical Annual Growth 2000 to 2020	-0.3%	-0.2%	-0.1%
RACE AND ETHNICITY	2020 Estimated White	47.0%	59.7%	60.0%
	2020 Estimated Black or African American	46.3%	33.4%	32.8%
	2020 Estimated Asian or Pacific Islander	1.7%	2.6%	3.1%
	2020 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.2%
	2020 Estimated Other Races	4.8%	4.0%	3.9%
	2020 Estimated Hispanic	3.3%	4.0%	3.7%
INCOME	2020 Estimated Average Household Income	\$85,359	\$79,858	\$91,954
	2020 Estimated Median Household Income	\$61,966	\$57,412	\$62,505
	2020 Estimated Per Capita Income	\$41,710	\$39,102	\$42,859
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.8%	2.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	6.4%	6.8%	6.4%
	2020 Estimated High School Graduate	18.8%	24.2%	23.3%
	2020 Estimated Some College	17.9%	19.0%	17.8%
	2020 Estimated Associates Degree Only	10.2%	8.2%	7.3%
	2020 Estimated Bachelors Degree Only	25.8%	23.4%	24.3%
	2020 Estimated Graduate Degree	18.8%	15.6%	18.3%
BUSINESS	2020 Estimated Total Businesses	412	5,094	12,306
	2020 Estimated Total Employees	5,077	76,060	169,967
	2020 Estimated Employee Population per Business	12.3	14.9	13.8
	2020 Estimated Residential Population per Business	32.7	21.0	19.2

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