

FOR SALE/LEASE

Downtown Montgomery Retail/Office Property



9549 Montgomery Road, Cincinnati Ohio 45242

PROPERTY HIGHLIGHTS

- In the Heart of Historic Downtown Montgomery
- Prime Frontage Along Montgomery Rd.'s Business District
- 75 Parking Spaces
- 5,248 SF Fully Built-Out Office
- Suites Available on Floors 2 & 3
- Within 1 Mile of I-71 & SR-126
- Walkable to Several Restaurants, Bars, Boutiques and Amenities

Traffic Counts:

19,000 ADT '18 (Montgomery Rd)

Joshua M. Rothstein

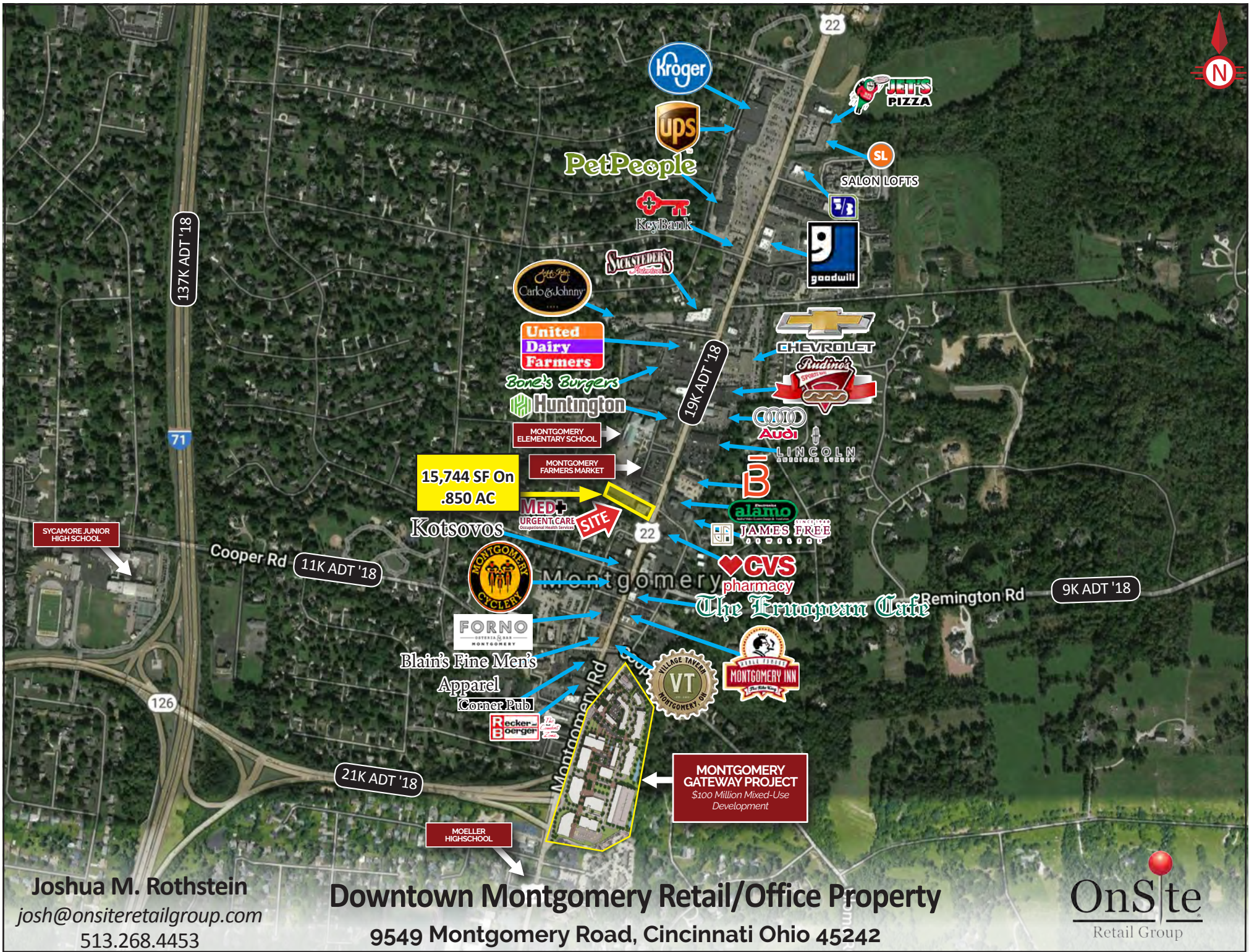
josh@onsiteretailgroup.com

513.268.4453

DEMOGRAPHICS

<u>Year 2019</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	5,709	49,522	134,705
Median Income	\$128,659	\$94,901	\$90,263
Average HH Income	\$169,359	\$125,241	\$116,622
Daytime Population	5,021	63,565	119,974





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15,744 SF On
.850 AC

SITE

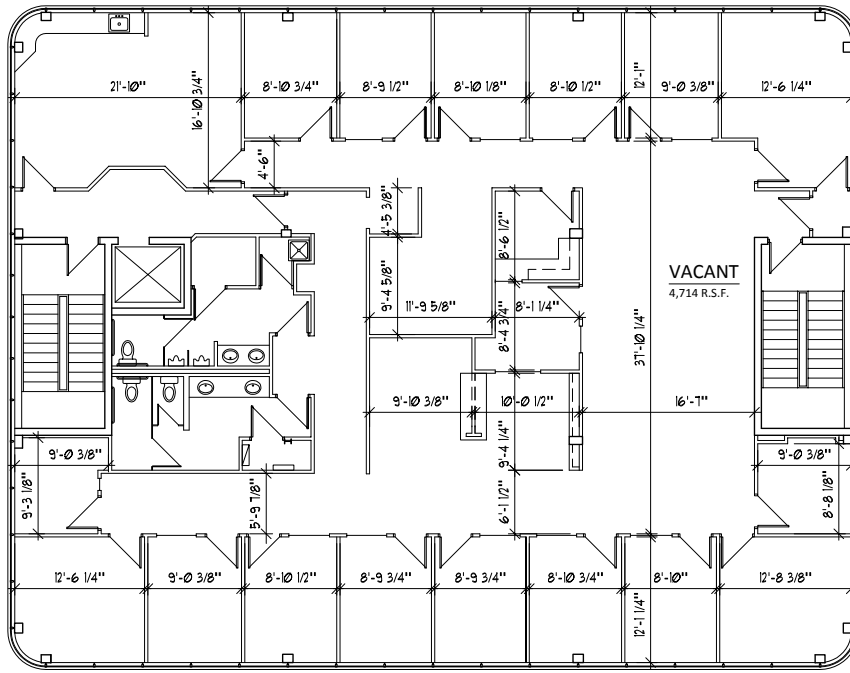
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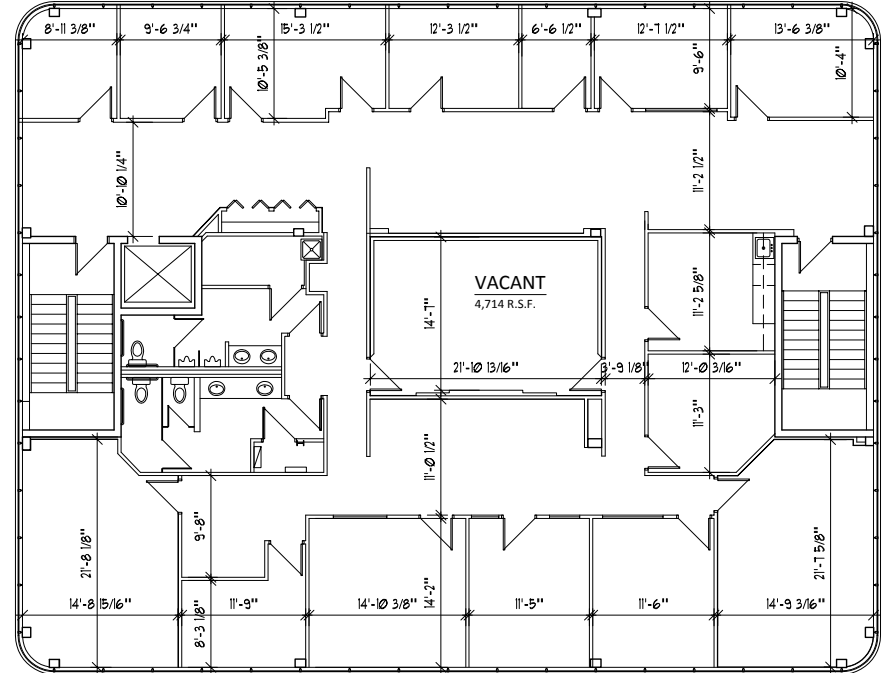
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FOR SALE/LEASE



9549 Montgomery Road
2nd Floor Plan
5,248 SF



9549 Montgomery Road
3rd Floor Plan
5,248 SF



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PROPERTY OFFERING

9549 MONTGOMERY ROAD, CINCINNATI, OH 45242

PROPERTY DETAILS

Year Built	Site Area	Net Area Leased	Gross Leasable Area
1986	0.850 Acres	5,248 Square Feet	15,744 Square Feet
Gross Annual Income	Taxes	Expenses	
\$107,568	\$39,000/Year(2018)	\$1,500/Year	
Utilities			
\$24,000/Year			
Trash	Landscaping	Water	
\$600/Year	\$2,000/Year	\$4,000/Year	

PROPERTY HIGHLIGHTS

Alarm System	Advanced Fire Security System
Roof	25 Year Rubber Membrane (New,2018)
Parking Lot	75 Spaces
Frontage	90'
Ingress / Egress	Three-Way Intersection at Montgomery Rd. & Main St.
Heat	High-Efficiency Boiler System
Air Conditioning	Rooftop Units
Sprinkler System	Yes
Utilities	Landlord Pays Electric, Water & Trash
Zoning	449 - OFFICE - ELEVATOR - 3+ ST
Tenants	Edward Jones & MED+ Urgent Care & Occupational Health Services
MED+	\$7,978/mo NNN - Lease Expires Winter, 2020
Edward Jones	\$1,061/mo - Lease Expires Summer, 2023

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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.3538/39.2296

RS1

9549 Montgomery Rd

Cincinnati, OH 45242

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	5,709	49,522	134,705
	2024 Projected Population	5,703	49,412	134,838
	2010 Census Population	5,394	48,069	130,798
	2000 Census Population	5,222	49,443	135,613
	Projected Annual Growth 2019 to 2024	-	-	-
	Historical Annual Growth 2000 to 2019	0.5%	-	-
	2019 Median Age	46.9	41.8	41.2
HOUSEHOLDS	2019 Estimated Households	2,346	21,321	58,169
	2024 Projected Households	2,321	21,091	57,735
	2010 Census Households	2,110	19,765	54,053
	2000 Census Households	1,936	19,746	54,224
	Projected Annual Growth 2019 to 2024	-0.2%	-0.2%	-0.1%
	Historical Annual Growth 2000 to 2019	1.1%	0.4%	0.4%
RACE AND ETHNICITY	2019 Estimated White	87.4%	82.4%	78.2%
	2019 Estimated Black or African American	4.1%	5.9%	11.3%
	2019 Estimated Asian or Pacific Islander	6.3%	9.0%	7.0%
	2019 Estimated American Indian or Native Alaskan	-	0.1%	0.2%
	2019 Estimated Other Races	2.2%	2.5%	3.3%
	2019 Estimated Hispanic	2.5%	3.0%	3.5%
INCOME	2019 Estimated Average Household Income	\$169,359	\$125,241	\$116,622
	2019 Estimated Median Household Income	\$128,659	\$94,901	\$90,263
	2019 Estimated Per Capita Income	\$69,799	\$53,995	\$50,429
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.4%	1.8%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.5%	3.6%
	2019 Estimated High School Graduate	11.8%	17.1%	20.0%
	2019 Estimated Some College	9.1%	15.1%	16.8%
	2019 Estimated Associates Degree Only	7.3%	7.1%	6.8%
	2019 Estimated Bachelors Degree Only	38.3%	31.2%	28.6%
	2019 Estimated Graduate Degree	30.5%	25.5%	22.4%
BUSINESS	2019 Estimated Total Businesses	562	4,828	8,980
	2019 Estimated Total Employees	5,021	63,565	119,974
	2019 Estimated Employee Population per Business	8.9	13.2	13.4
	2019 Estimated Residential Population per Business	10.2	10.3	15.0

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