

TRIANGLE GATEWAY CENTER

9366-9386 MONTGOMERY ROAD



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





ADDRESS: Triangle Gateway Center
9366-9386 Montgomery Road
Montgomery, OH 45242

FIRST FLOOR RETAIL:

- ▶ 4,281 SF Former Green Diamond space
- ▶ 2,476 SF Available November 2019
- ▶ \$30.00 PSF NNN

SECOND FLOOR OFFICE:

- ▶ 1,304 SF to 3,151 SF
- ▶ \$16.50 PSF NNN
- ▶ Beautiful mixed use building in the heart of historic Montgomery
- ▶ Prestigious high income market on Cincinnati's east side
- ▶ Abundant parking, easy access to both Montgomery and Cooper Roads
- ▶ Napa Kitchen & Bar on 1st floor
- ▶ High-end finishes throughout the building
- ▶ Parking garage with 90 spaces

TRAFFIC COUNTS:

- ▶ Montgomery Road at Hartfield Place = 24,297 AADT in 2017
- ▶ Montgomery Road at Sycamore Street = 16,554 AADT in 2017

FEATURES

GREEN DIAMOND SPACE FEATURES

- ▶ 4,281 SF + outdoor patio
- ▶ Open floor plan
- ▶ 17.6' ceilings
- ▶ Open floor plan
- ▶ 2 restrooms

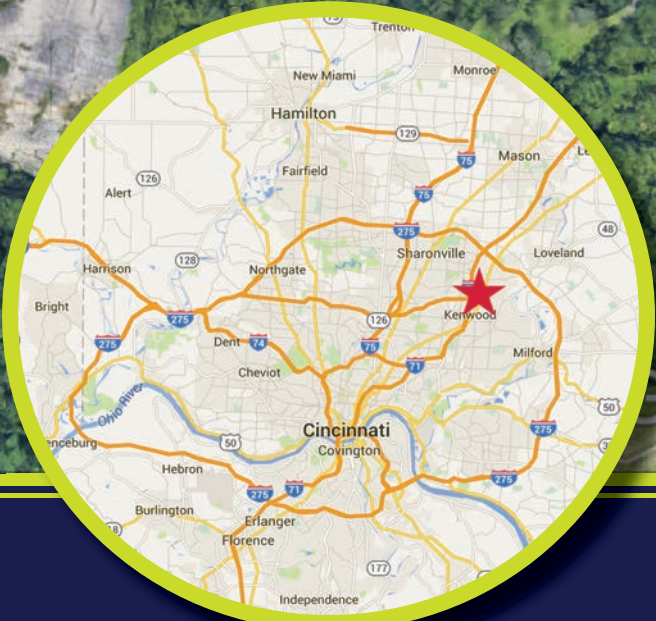


GREEN DIAMOND SPACE

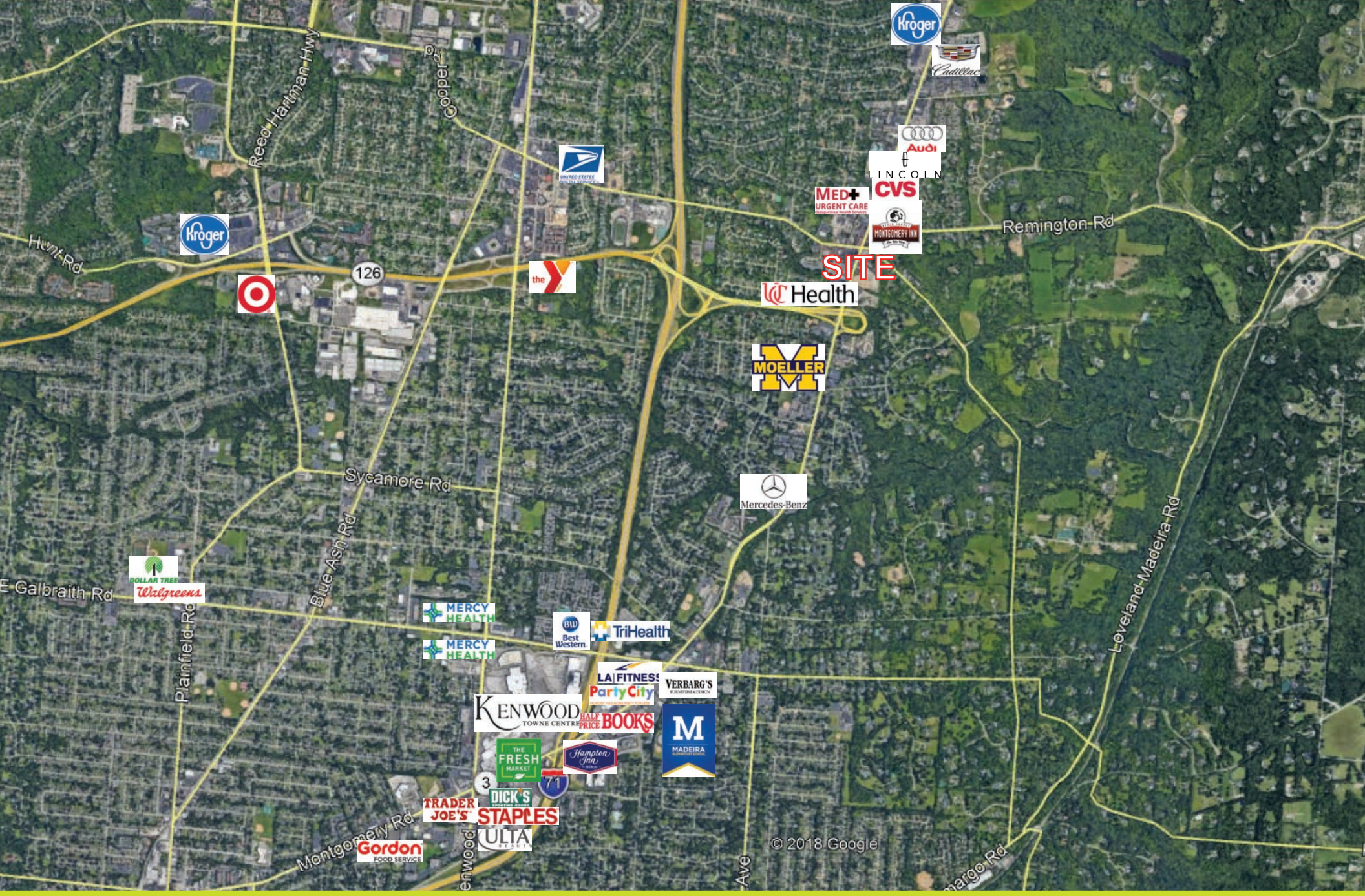


SITE

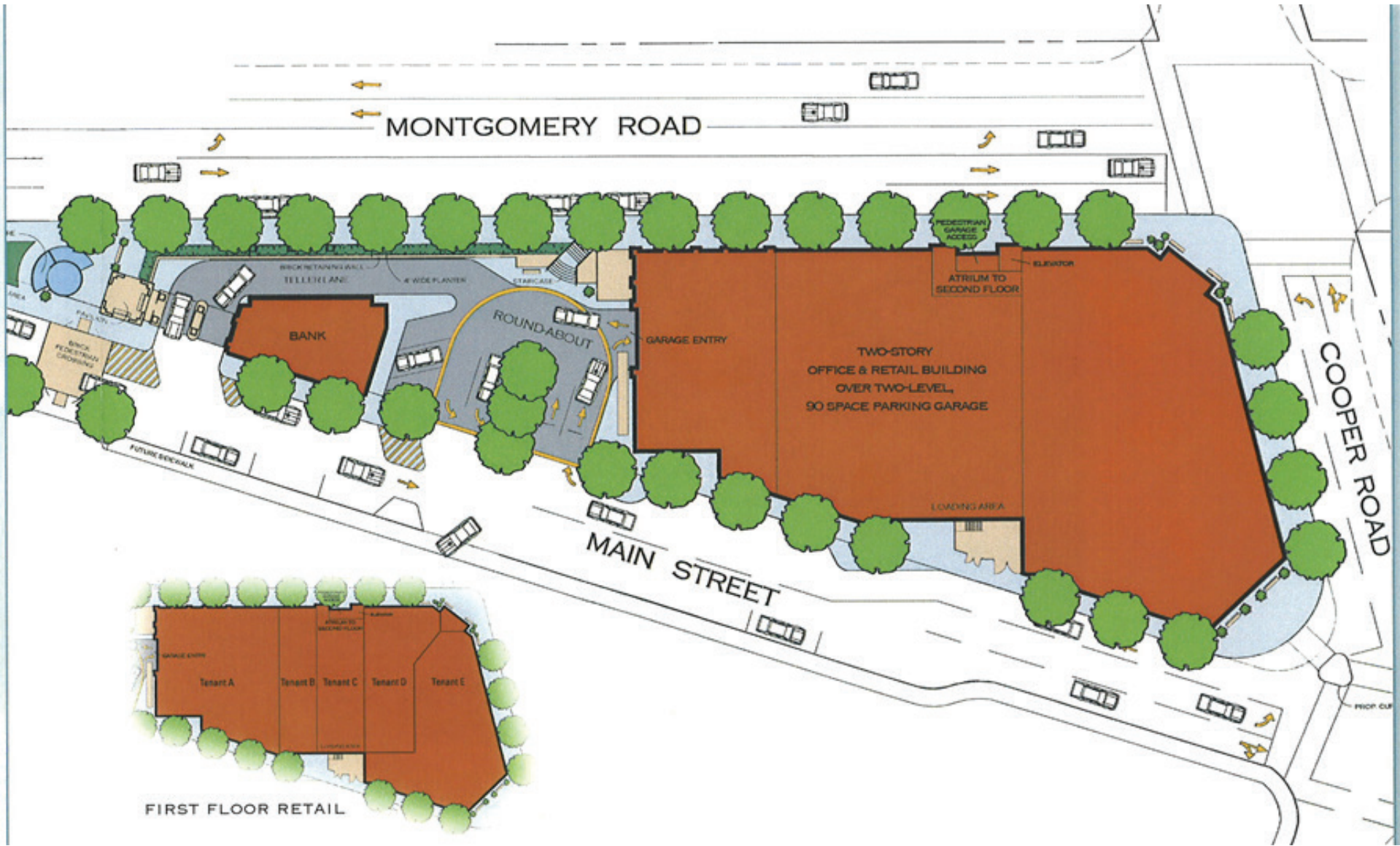
New Montgomery Gateway Development Mixed Use



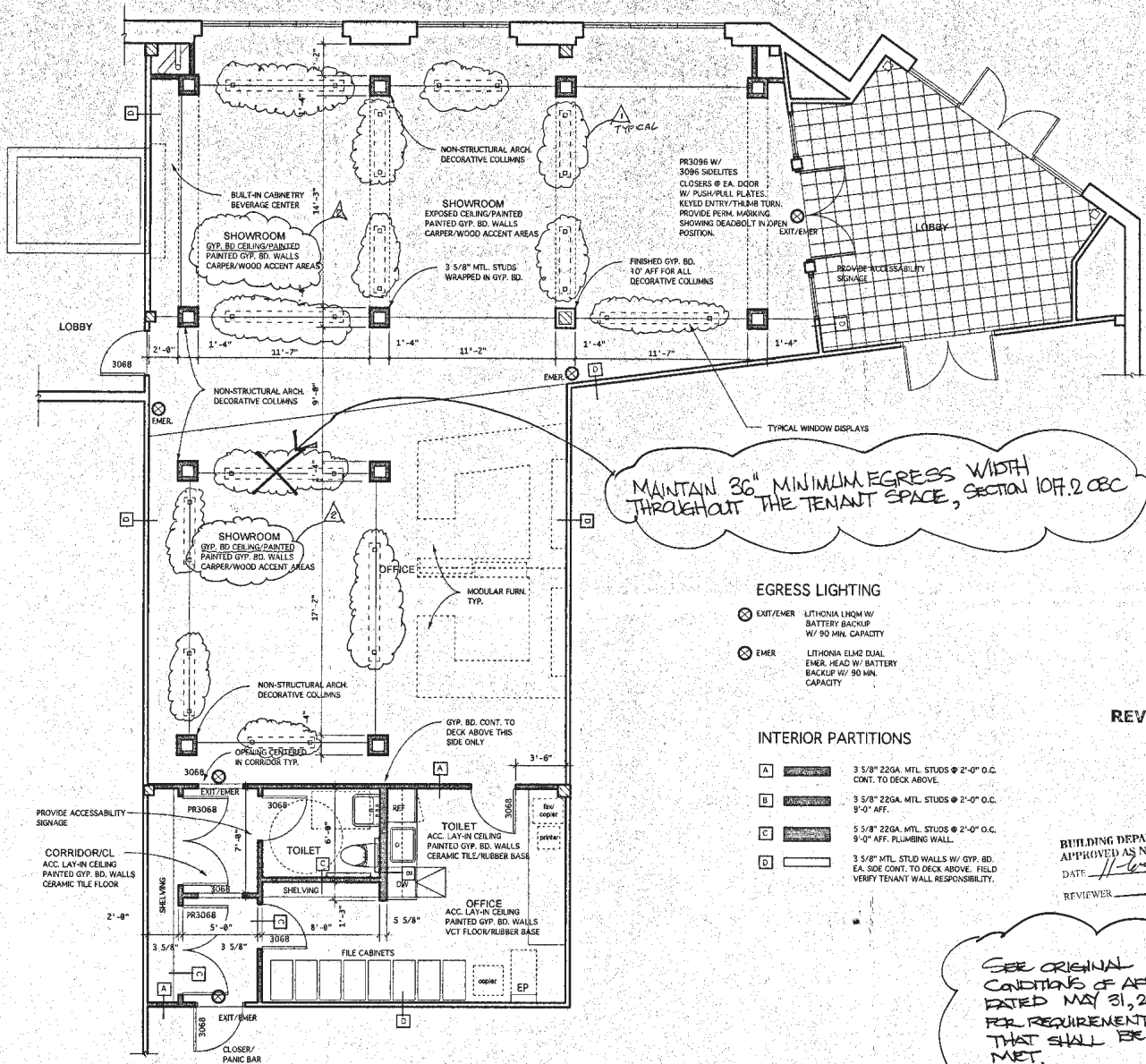
LOCATION



AERIAL



LAYOUT



EGRESS LIGHTING

- ⊗ EXIT/EMER LITHONIA LHM W/ BATTERY BACKUP W/ 90 MIN. CAPACITY
- ⊗ EMER LITHONIA ELM2 DUAL EMER. HEAD W/ BATTERY BACKUP W/ 90 MIN. CAPACITY

INTERIOR PARTITIONS

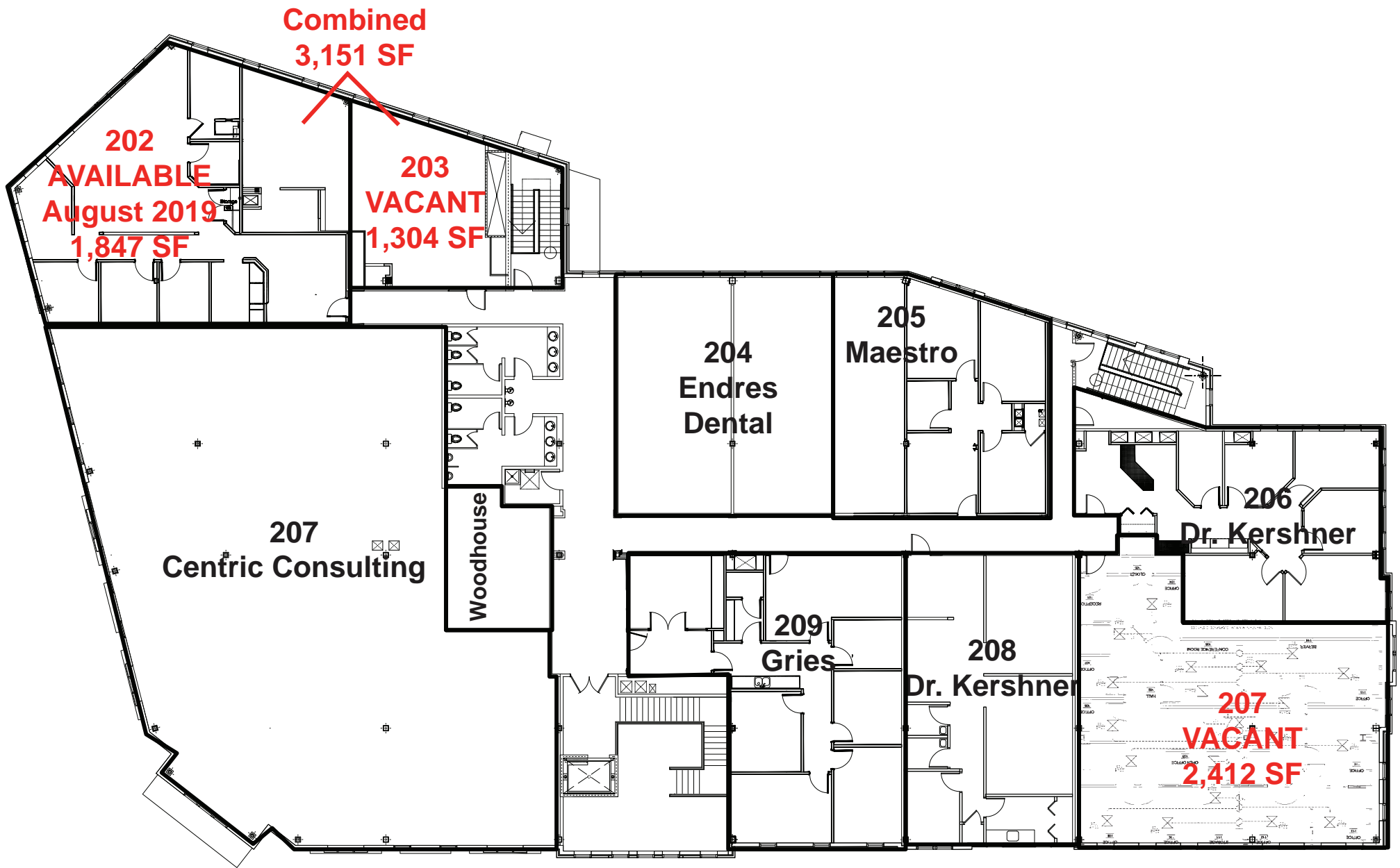
- A 3 5/8" 22GA. MTL. STUDS @ 2'-0" O.C. CONT. TO DECK ABOVE.
- B 3 5/8" 22GA. MTL. STUDS @ 2'-0" O.C. 9'-0" AFF.
- C 5 5/8" 22GA. MTL. STUDS @ 2'-0" O.C. 9'-0" AFF. PLUMBING WALL.
- D 3 5/8" MTL. STD. WALLS W/ GYP. BD. EA. SIDE CONT. TO DECK ABOVE. FIELD VERIFY TENANT WALL RESPONSIBILITY.

REVISED

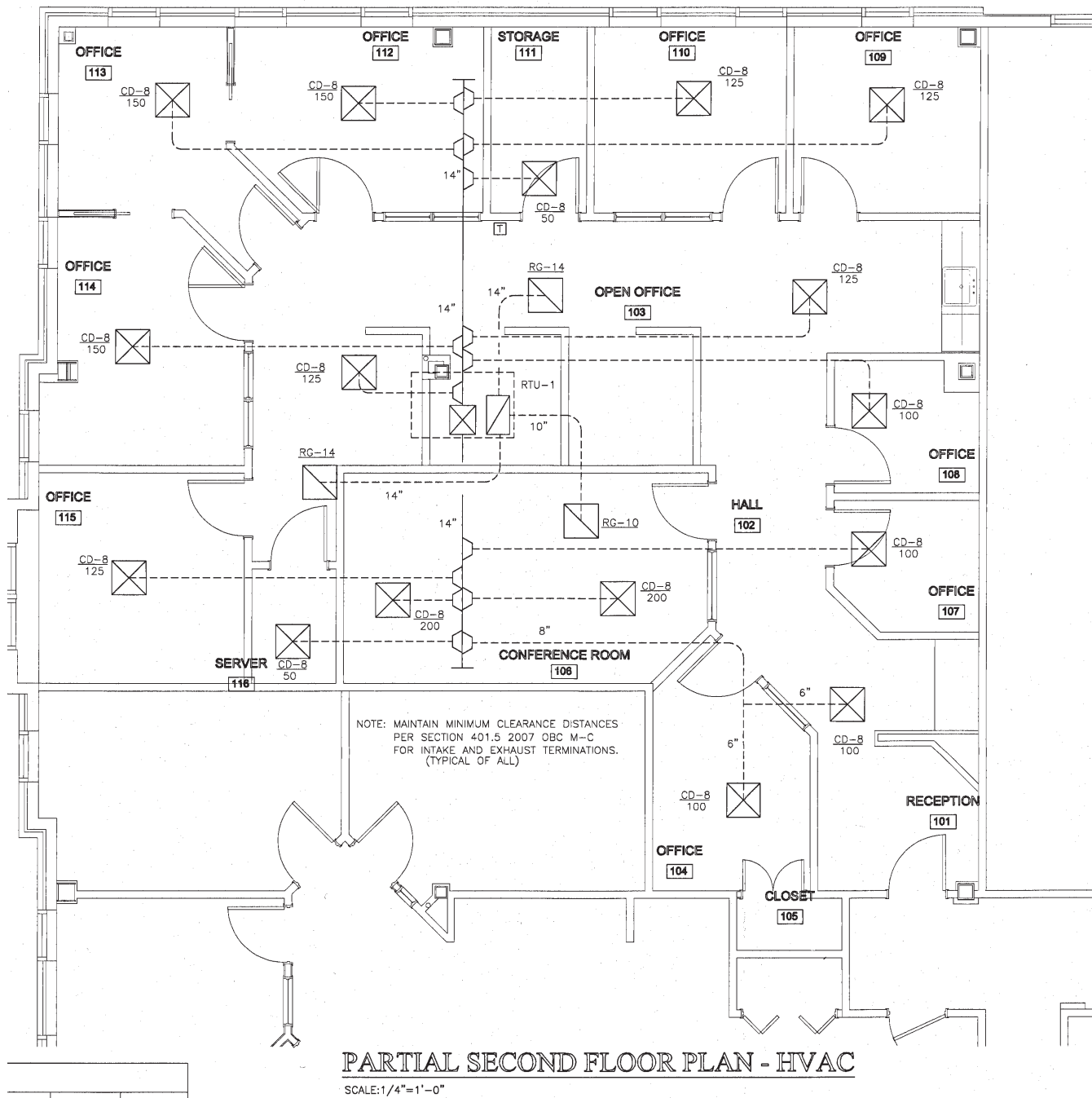
BUILDING DEPARTMENT APPROVED AS NOTED
 DATE: 11-6-07
 REVIEWER: [Signature]

SEE ORIGINAL CONDITIONS OF APPROVAL DATED MAY 31, 2007 FOR REQUIREMENTS THAT SHALL BE MET.

FIRST FLOOR PLAN



SECOND FLOOR TENANT LAYOUT



SUITE 207 SPACE PLAN

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,898	51,943	137,935
2010 Population	4,116	50,491	132,400
2019 Population	4,246	50,786	133,659
2024 Population	4,279	50,857	134,632
2000-2010 Annual Rate	0.55%	-0.28%	-0.41%
2010-2019 Annual Rate	0.08%	0.06%	0.11%
2019-2024 Annual Rate	0.15%	0.03%	0.15%
2019 Male Population	46.7%	48.3%	48.2%
2019 Female Population	53.2%	51.7%	51.8%
2019 Median Age	50.2	45.0	44.2

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2019 White Alone	87.1%	83.5%	78.0%
2019 Black Alone	2.6%	4.6%	11.8%
2019 American Indian/Native Alaskan Alone	0.0%	0.1%	0.1%
2019 Asian Alone	7.4%	8.9%	6.3%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	0.5%	0.6%	1.1%
2019 Two or More Races	2.3%	2.2%	2.5%
2019 Hispanic Origin (Any Race)	2.6%	3.1%	3.5%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	1,493	20,594	55,365
2010 Households	1,671	20,541	54,810
2019 Households	1,739	20,806	55,733
2024 Households	1,757	20,882	56,271
2000-2010 Annual Rate	1.13%	-0.03%	-0.10%
2010-2019 Annual Rate	0.44%	0.14%	0.19%
2019-2024 Annual Rate	0.21%	0.07%	0.19%
2019 Average Household Size	2.34	2.40	2.37

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Median Household Income	\$118,580	\$85,036	\$78,591
2024 Median Household Income	\$125,522	\$95,527	\$87,200
2019-2024 Annual Rate	1.14%	2.35%	2.10%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$176,605	\$123,048	\$113,048
2024 Average Household Income	\$186,407	\$135,792	\$125,091
2019-2024 Annual Rate	1.09%	1.99%	2.05%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2019 Per Capita Income	\$70,431	\$50,718	\$47,217
2024 Per Capita Income	\$74,539	\$56,107	\$52,363
2019-2024 Annual Rate	1.14%	2.04%	2.09%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	1,534	21,419	57,827
2000 Owner Occupied Housing Units	83.5%	75.1%	71.7%
2000 Renter Occupied Housing Units	13.8%	21.1%	24.1%
2000 Vacant Housing Units	2.7%	3.9%	4.3%
2010 Total Housing Units	1,782	21,991	59,001
2010 Owner Occupied Housing Units	73.5%	70.1%	67.3%
2010 Renter Occupied Housing Units	20.3%	23.3%	25.6%
2010 Vacant Housing Units	6.2%	6.6%	7.1%
2019 Total Housing Units	1,829	22,288	59,718
2019 Owner Occupied Housing Units	71.3%	67.3%	65.2%
2019 Renter Occupied Housing Units	23.8%	26.0%	28.1%
2019 Vacant Housing Units	4.9%	6.6%	6.7%
2024 Total Housing Units	1,841	22,430	60,291
2024 Owner Occupied Housing Units	72.7%	68.3%	66.2%
2024 Renter Occupied Housing Units	22.8%	24.8%	27.1%
2024 Vacant Housing Units	4.6%	6.9%	6.7%

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 20, 2019

DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

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