FOR SALE/LEASE
Pleasant Ridge Commercial Property

OnSite Retail Group

Youthland ACADEMY

SITE

7,695 SF Building on 0.477 AC

Walgreens

16k ADT '19

MONTGOMERY RD

Loving Hut VEGAN CAFE

6200 Montgomery Road, Cincinnati, OH 45213

PROPERTY HIGHLIGHTS

- Rare 2-Tenant Commercial Building Along Montgomery Rd

- In the Sweet Spot of Pleasant Ridge's Booming Business District

- Easy Access From Signalized Intersection

- 30 Designated Parking Spaces, Adjacent to 50+ more

- Walkable to Several Bars, Restaurants, Schools, Parks, etc.

- **Traffic Counts:**
  Montgomery Road: 16,000 ADT
  Ridge Avenue: 19,000 ADT

DEMOGRAPHICS

Year 2019	1 Mile	3 Mile	5 Mile
Estimated Population	13,385	105,824	233,997
Median HH Income	$64,906	$59,855	$65,104
Average HH Income	$77,022	$76,463	$89,208
Daytime Population	4,552	83,651	165,123

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Pleasant Ridge

FLAIR HAIR STUDIO

C. Howell SHOE REPAIR

GOODFELLAS

The Lonely Pine STEAK HOUSE

FLYING TURTLE GALLERY

nine giant

DESIRE a salon concept

OVERLOOK LODGE

QUEEN CITY COMIC

Loving Hut VEGAN CAFE

bp

SUNOCO

Walgreens

16k ADT '19

SITE

Available:
7,695 SF Building on
0.477 AC

17k ADT '19

Casa FIGUEROA

Woodford Road

11k ADT '19

Gas Light CAFE

Coffee Exchange

10k ADT'19

New Development Coming Soon

PNC

LaRosa's

United Dairy Farmers

The Little Gray House

Montgomery Road

Ridge Ave

22k ADT '19

ALDI

THE HOME DEPOT

FLOOR & DECOR

Ridge Ave

Highland Avenue

128k ADT'19

I-71

LOWE'S

Buddy's

Office DEPOT

BIG LOTS!

FAMILY DOLLAR

Burlington

DOLLAR TREE

123k ADT'19

3

22

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GOODFELLAS PIZZERIA

FLAIR HAIR STUDIO

C. Howell SHOE REPAIR

THE OVERLOOK LODGE

FLYING TIGER TATTOO

Montgomery Rd

Youthland ACADEMY

19k ADT '19

QUEEN CITY COMIC

Casa FIGUEROA

EVERYBODY'S RECORDS
MUSIC TO YOUR EARS

The Lonely Pine STEAK HOUSE

17k ADT '19

Ridge Ave

Gas Light CAFE

Montgomery Rd

PNC

The Little Gray House

Woodford Rd

11k ADT '19

LaRosa's PIZZERIA

United Dairy Farmers

Woodford Rd

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6200 Montgomery Road | Cincinnati, OH 45213

PROPERTY OFFERING

6200 MONTGOMERY ROAD, CINCINNATI, OH 45213

PROPERTY DETAILS

Year Built / Renovated
1939 / 2018

Net Operating Income
$36,000

Gross Leasable Area
7,695 Square Feet

Site Area
0.477 Acres

PROPERTY HIGHLIGHTS

Building Construction	Concrete slab, steel framing, block with brick
Roof	Ballasted EPDM
Capital Improvements	New Roof, jetted sewer line, Façade work, Tuck Pointing and Painting
Frontage	50' of Frontage on Montgomery Road
Ingress / Egress	Two way ingress/egress with stop light off of Montgomery Road
Parking	25 Spaces plus Adjacent Public Parking Lot
Signage	Façade
Utilities	Duke Energy, Cincinnati Water Works
Tenants	The Red Balloon Cafe + Play & Fibergè : knits + bolts
Zoning	Retail

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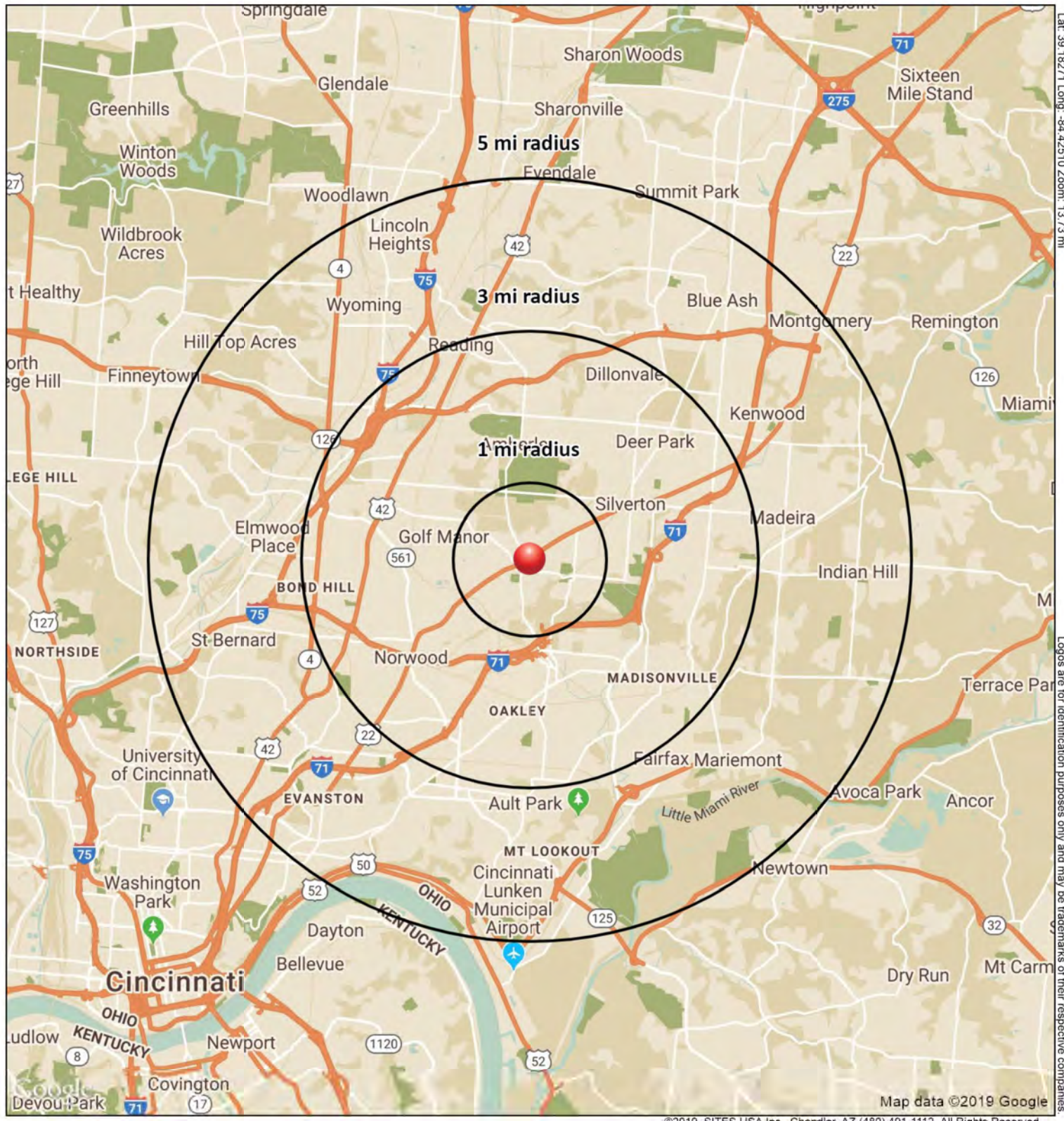
OnSite
Retail Group

6200 Montgomery Rd

Cincinnati, OH 45213

December 2019

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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

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Lat/Lon: -84.4251/39.1828

RS1

6200 Montgomery Rd
Cincinnati, OH 45213

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	13,385	105,824	233,997
	2024 Projected Population	13,208	105,942	237,335
	2010 Census Population	14,032	105,425	231,771
	2000 Census Population	15,214	116,326	253,604
	Projected Annual Growth 2019 to 2024	-0.3%	-	0.3%
	Historical Annual Growth 2000 to 2019	-0.6%	-0.5%	-0.4%
	2019 Median Age	37.5	38.0	37.7
HOUSEHOLDS	2019 Estimated Households	6,553	51,640	108,589
	2024 Projected Households	6,410	51,226	109,171
	2010 Census Households	6,575	49,115	103,098
	2000 Census Households	6,932	52,970	110,649
	Projected Annual Growth 2019 to 2024	-0.4%	-0.2%	0.1%
	Historical Annual Growth 2000 to 2019	-0.3%	-0.1%	-
RACE AND ETHNICITY	2019 Estimated White	44.7%	61.3%	61.9%
	2019 Estimated Black or African American	48.5%	32.0%	31.3%
	2019 Estimated Asian or Pacific Islander	1.7%	2.7%	3.1%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2019 Estimated Other Races	4.8%	3.8%	3.5%
	2019 Estimated Hispanic	3.4%	3.5%	3.3%
INCOME	2019 Estimated Average Household Income	$77,022	$76,463	$89,280
	2019 Estimated Median Household Income	$64,906	$59,855	$65,104
	2019 Estimated Per Capita Income	$37,794	$37,419	$41,581
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.8%	2.7%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.6%	6.8%	6.4%
	2019 Estimated High School Graduate	19.4%	23.8%	23.2%
	2019 Estimated Some College	19.4%	19.4%	18.0%
	2019 Estimated Associates Degree Only	8.6%	7.9%	7.0%
	2019 Estimated Bachelors Degree Only	26.4%	23.5%	24.3%
	2019 Estimated Graduate Degree	17.1%	15.8%	18.4%
BUSINESS	2019 Estimated Total Businesses	379	5,417	11,450
	2019 Estimated Total Employees	4,552	83,651	165,123
	2019 Estimated Employee Population per Business	12.0	15.4	14.4
	2019 Estimated Residential Population per Business	35.3	19.5	20.4