

KENWOOD PAVILION

8115-8133 MONTGOMERY ROAD



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





ADDRESS: Kenwood Pavilion
8115-8133 Montgomery Road
Cincinnati, OH 45236

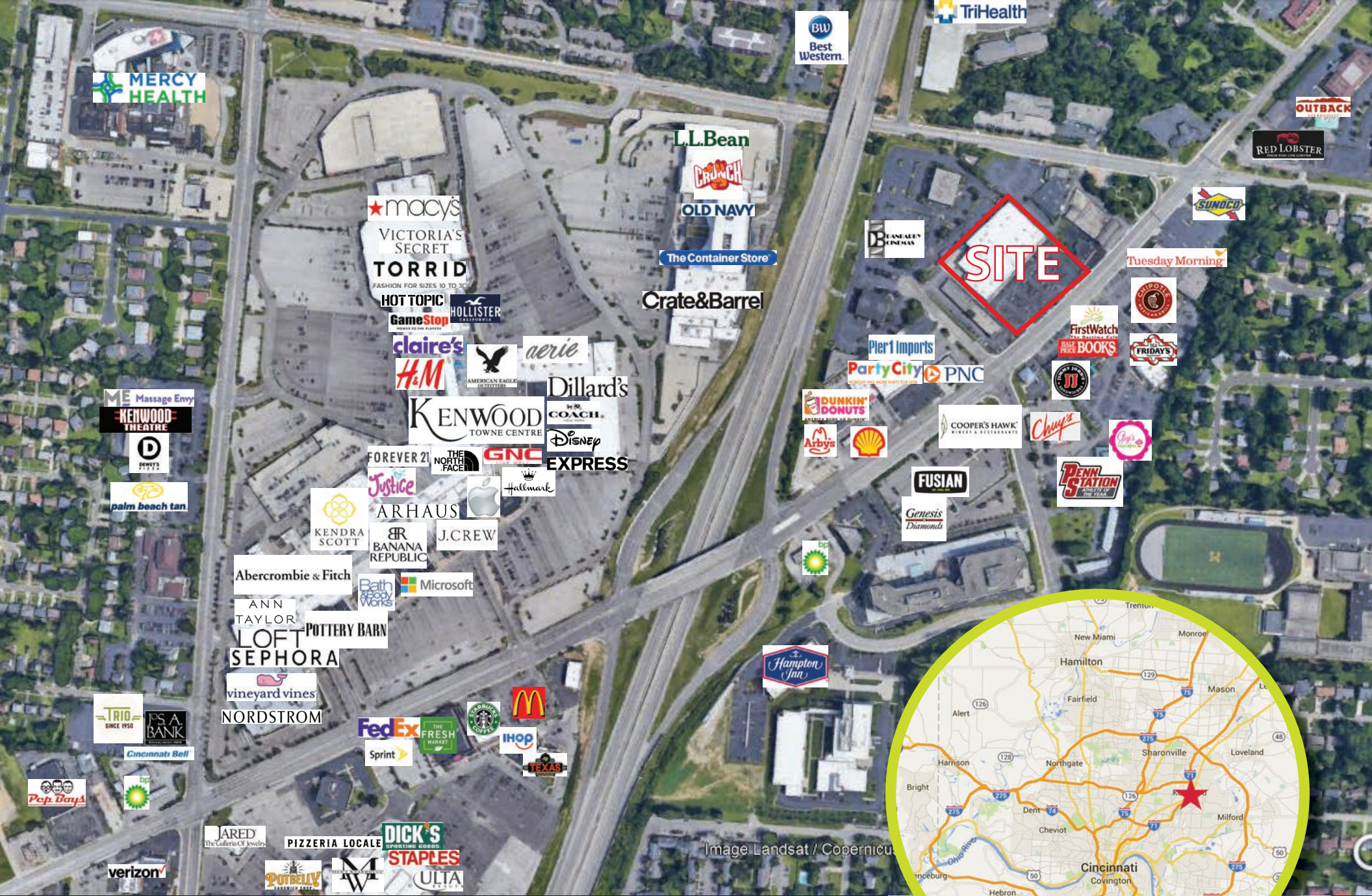
FOR LEASE: 3,900 SF (may divide) &
6,296 SF former Spa Space

- ▶ Cincinnati's most upscale market!
- ▶ Strong daytime and nighttime traffic
- ▶ Heavy drive-by traffic visibility

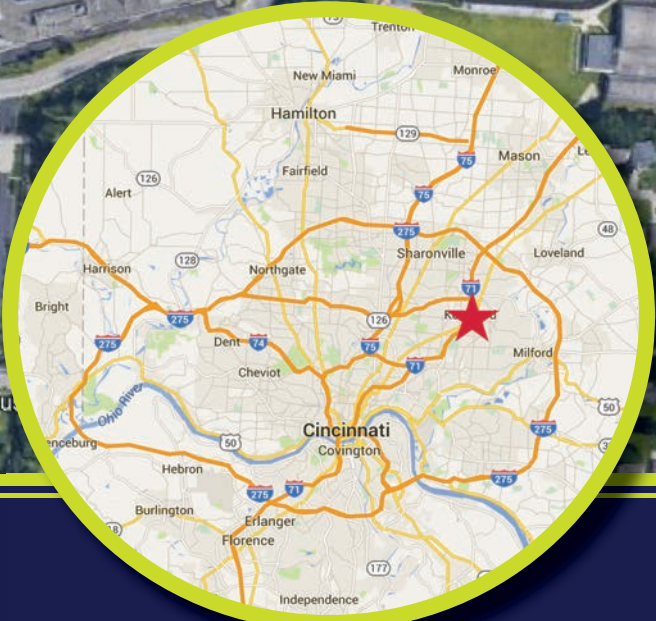
TRAFFIC COUNTS:

- ▶ Montgomery Road at Hosbrook Road = 23,775 AADT in 2013
- ▶ I-71 at Montgomery Road = 128,309 AADT in 2015

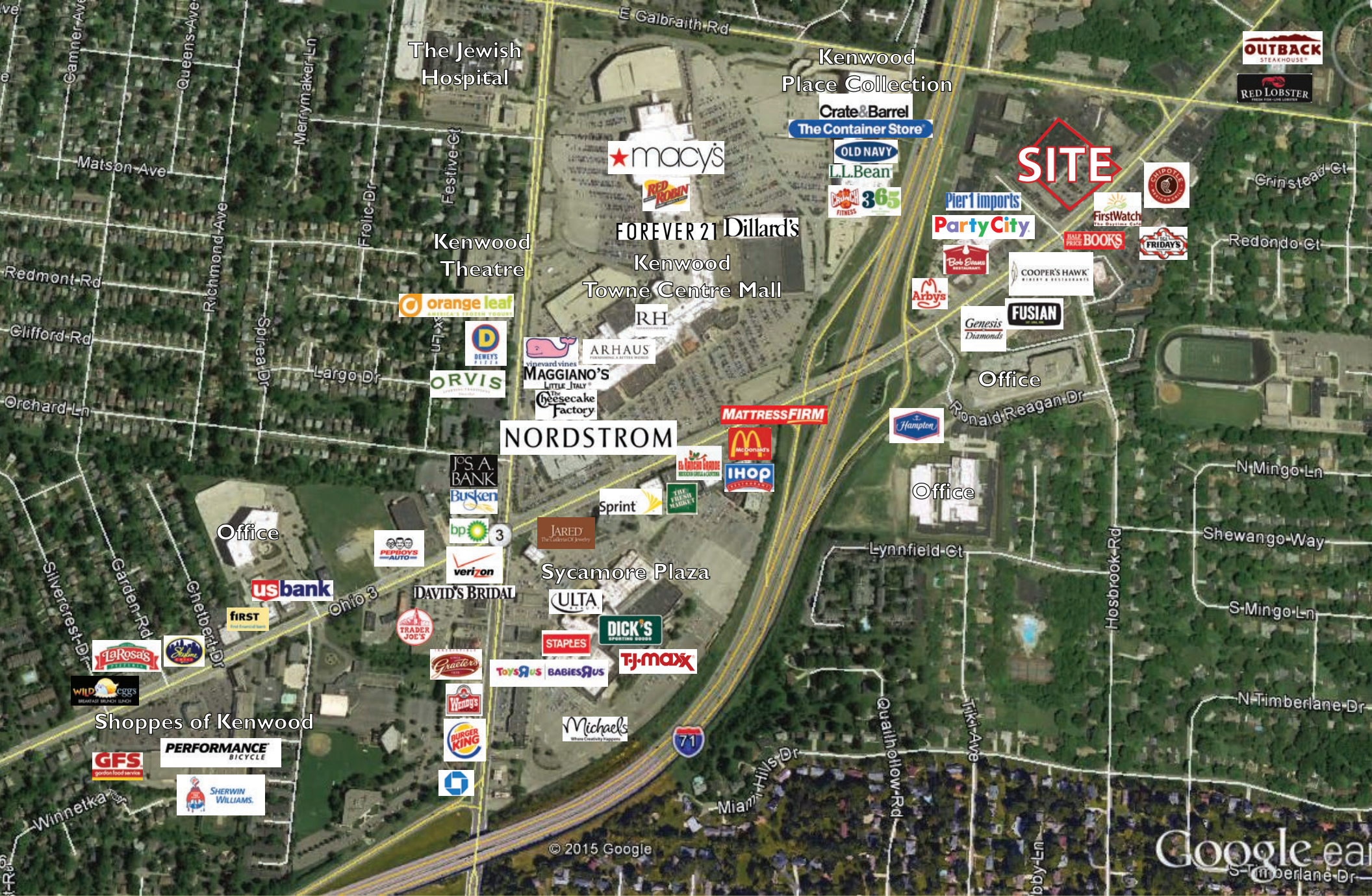
FEATURES



SITE



LOCATION



AERIAL

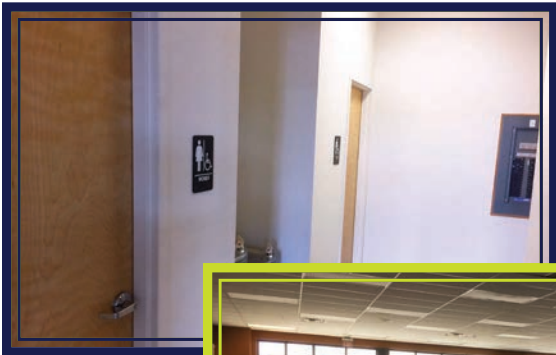
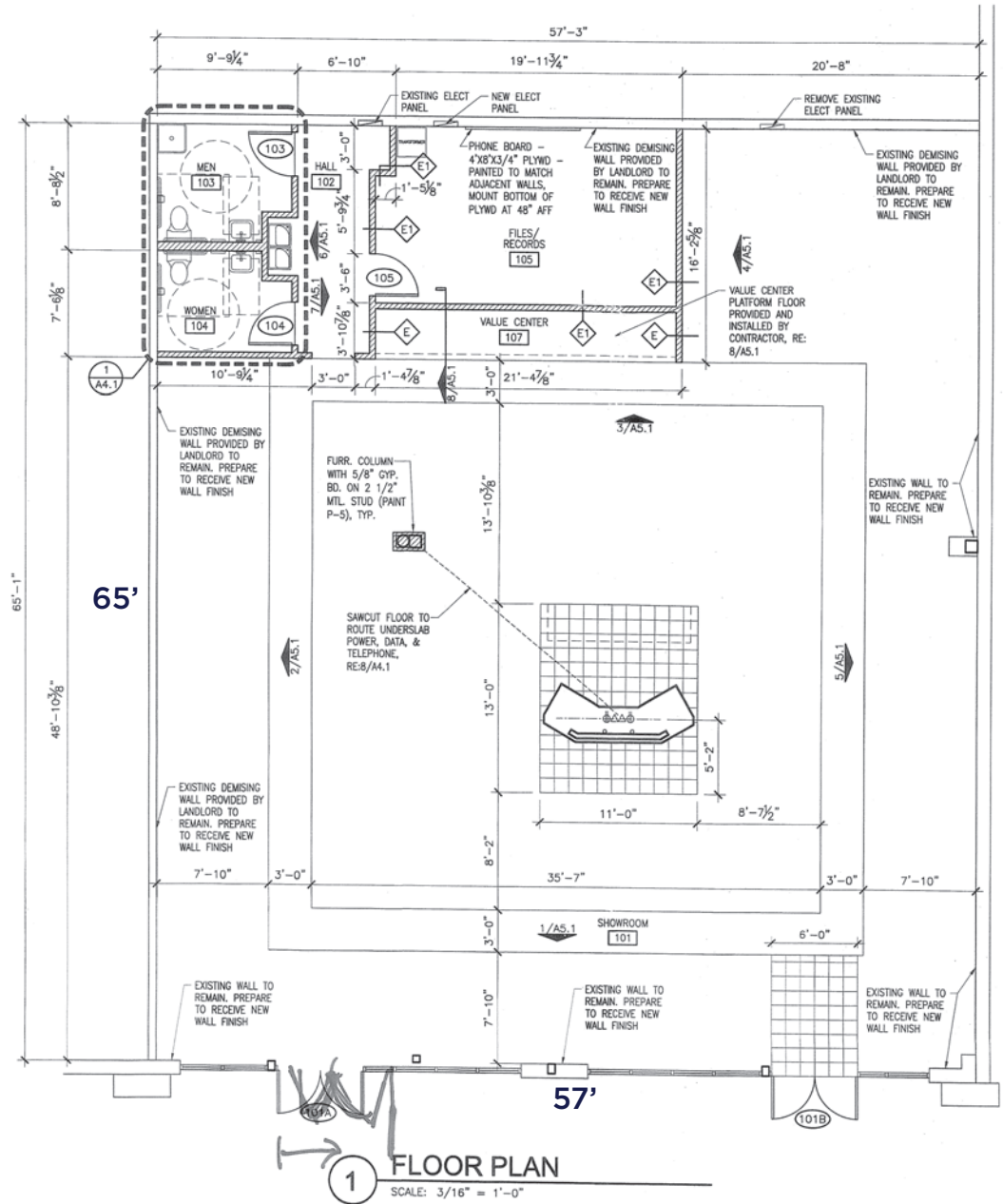
HOSBROOK ROAD

MONTGOMERY ROAD



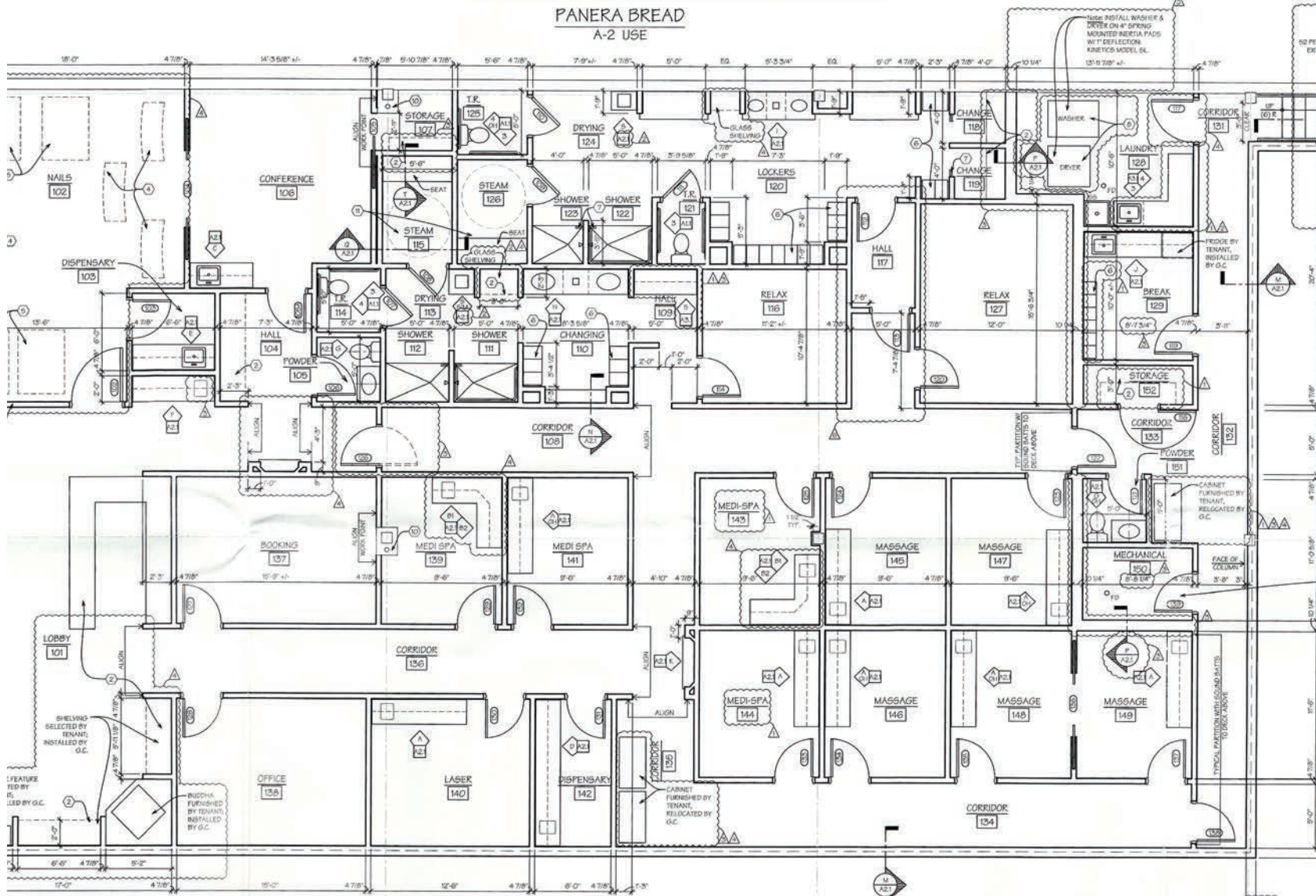
SITE PLAN

**Former Mattress Firm
3,900 SF (may divide)**



3,900 SF SPACE

Former Sia Spa
6,296 SF



6,296 SF SPACE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,953	61,180	160,929
2010 Population	9,611	58,309	151,460
2018 Population	9,645	59,065	154,160
2023 Population	9,648	59,469	155,621
2000-2010 Annual Rate	-0.35%	-0.48%	-0.60%
2010-2018 Annual Rate	0.04%	0.16%	0.22%
2018-2023 Annual Rate	0.01%	0.14%	0.19%
2018 Male Population	47.0%	47.7%	47.2%
2018 Female Population	53.0%	52.3%	51.8%
2018 Median Age	46.0	44.8	42.7

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2018 White Alone	85.7%	75.6%	72.5%
2018 Black Alone	4.8%	15.7%	19.4%
2018 American Indian/Native Alaskan Alone	0.1%	0.1%	0.2%
2018 Asian Alone	7.0%	5.5%	4.5%
2018 Pacific Islander Alone	0.1%	0.1%	0.0%
2018 Other Race	0.4%	0.6%	0.8%
2018 Two or More Races	1.9%	2.4%	2.5%
2018 Hispanic Origin (Any Race)	3.2%	2.7%	2.8%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	4,285	25,515	68,798
2010 Households	4,187	24,932	66,561
2018 Households	4,212	25,390	68,318
2023 Households	4,217	25,608	69,179
2000-2010 Annual Rate	-0.23%	-0.23%	-0.33%
2010-2018 Annual Rate	0.07%	0.23%	0.33%
2018-2023 Annual Rate	0.02%	0.17%	0.25%
2018 Average Household Size	2.26	2.29	2.23

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2018 Median Household Income	\$76,189	\$68,601	\$61,426
2023 Median Household Income	\$82,288	\$76,414	\$68,910
2018-2023 Annual Rate	1.55%	2.18%	2.33%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2018 Average Household Income	\$102,896	\$104,922	\$95,499
2023 Average Household Income	\$116,264	\$117,952	\$107,693
2018-2023 Annual Rate	2.47%	2.37%	2.43%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2018 Per Capita Income	\$44,864	\$45,435	\$42,673
2023 Per Capita Income	\$50,671	\$51,123	\$48,233
2018-2023 Annual Rate	2.46%	2.39%	2.48%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	4,499	26,698	72,571
2000 Owner Occupied Housing Units	69.6%	71.2%	62.3%
2000 Renter Occupied Housing Units	25.6%	24.4%	32.5%
2000 Vacant Housing Units	4.8%	4.4%	5.2%
2010 Total Housing Units	4,550	26,909	73,108
2010 Owner Occupied Housing Units	64.7%	66.3%	58.3%
2010 Renter Occupied Housing Units	27.3%	26.4%	32.7%
2010 Vacant Housing Units	8.0%	7.3%	9.0%
2018 Total Housing Units	4,538	27,140	74,259
2018 Owner Occupied Housing Units	61.9%	63.3%	54.8%
2018 Renter Occupied Housing Units	31.0%	30.3%	37.2%
2018 Vacant Housing Units	7.2%	6.4%	8.0%
2023 Total Housing Units	4,545	27,327	75,094
2023 Owner Occupied Housing Units	62.2%	63.7%	55.3%
2023 Renter Occupied Housing Units	30.6%	30.0%	36.8%
2023 Vacant Housing Units	7.2%	6.3%	7.9%

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

July 5, 2018

DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

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