

FOR LEASE

Former Pleasant Ridge PNC Bank
6070 Montgomery Road, Cincinnati, OH 45213



PROPERTY HIGHLIGHTS

- Premier Two-Story Space at the Gateway to Pleasant Ridge's Business District
- 60+ Dedicated Parking Spaces Available
- Signalized Intersection, Easy Access, Pylon Signage & Rooftop Bar Possibility
- In the Heart of Pleasant Ridge's Resurging Business District
- 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

| Year 2020 | 1 Mile | 3 Mile | 5 Mile |
|----------------------|----------|----------|----------|
| Estimated Population | 13,252 | 106,210 | 236,302 |
| Median HH Income | \$66,197 | \$59,245 | \$64,067 |
| Average HH Income | \$77,839 | \$76,137 | \$87,683 |
| Daytime Population | 5,281 | 77,393 | 171,911 |



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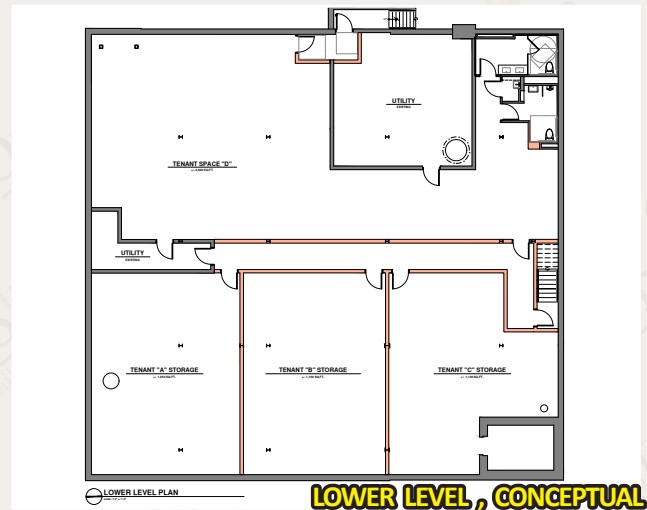
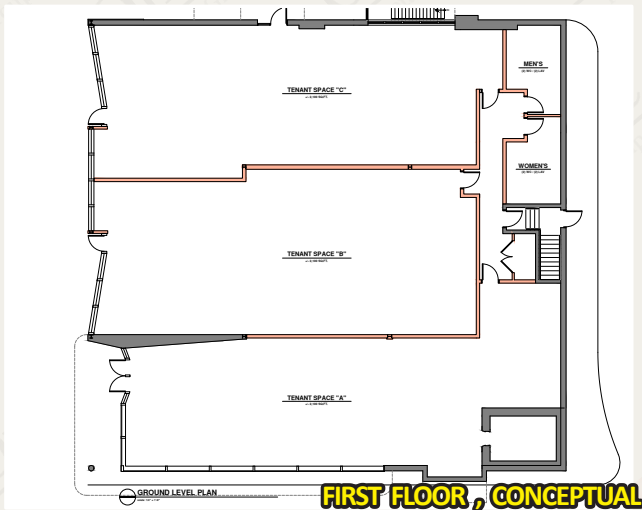
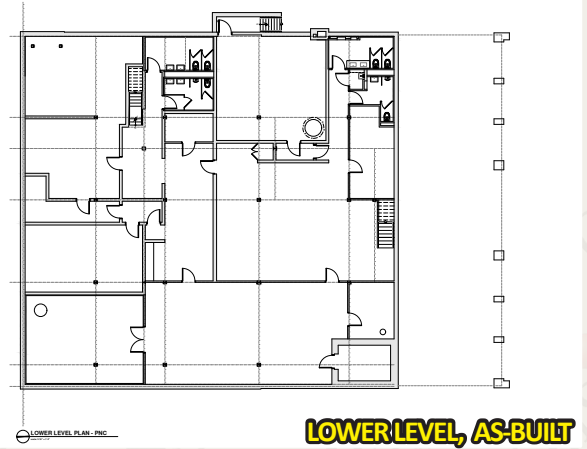
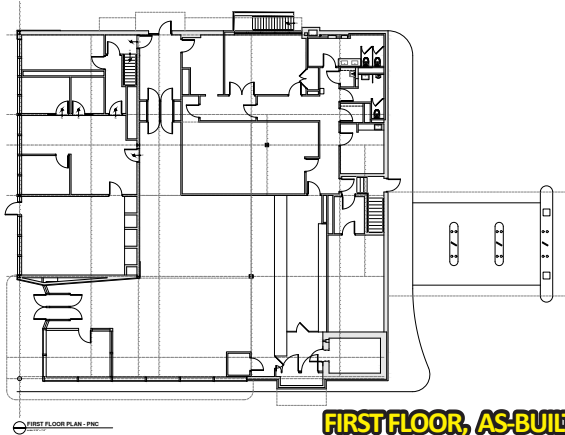
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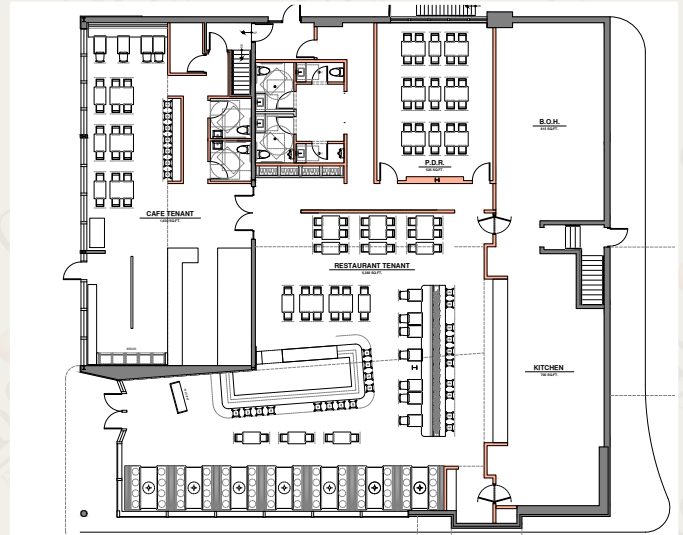
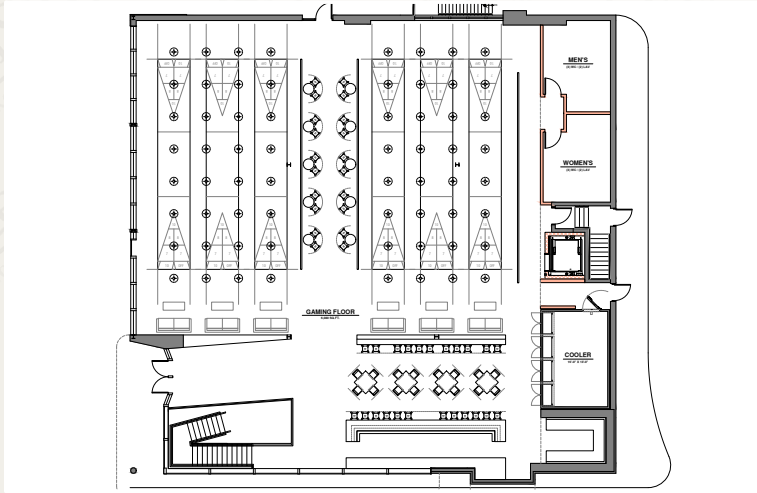


OnSite Retail Group, LLC | 9545 Kenwood Road, Suite 202 | Cincinnati, OH 45242 | 513.924.4989 | www.onsiteretailgroup.com

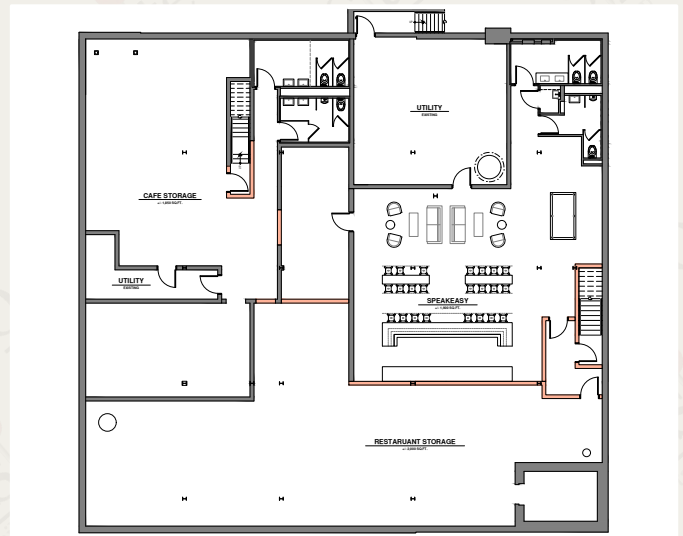
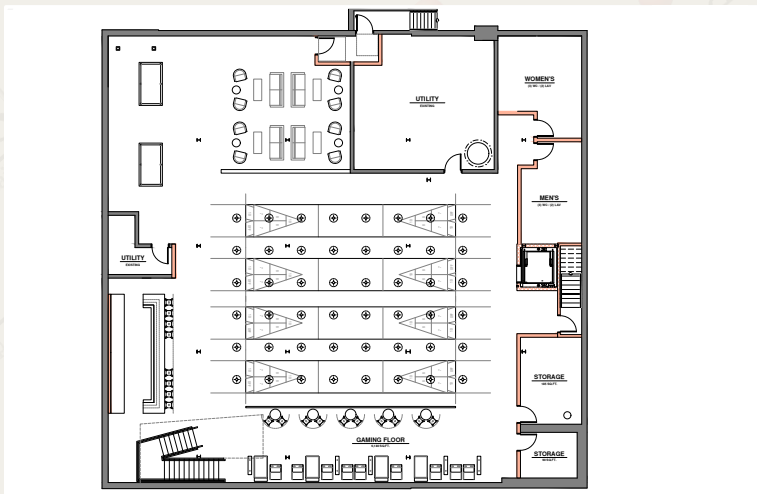
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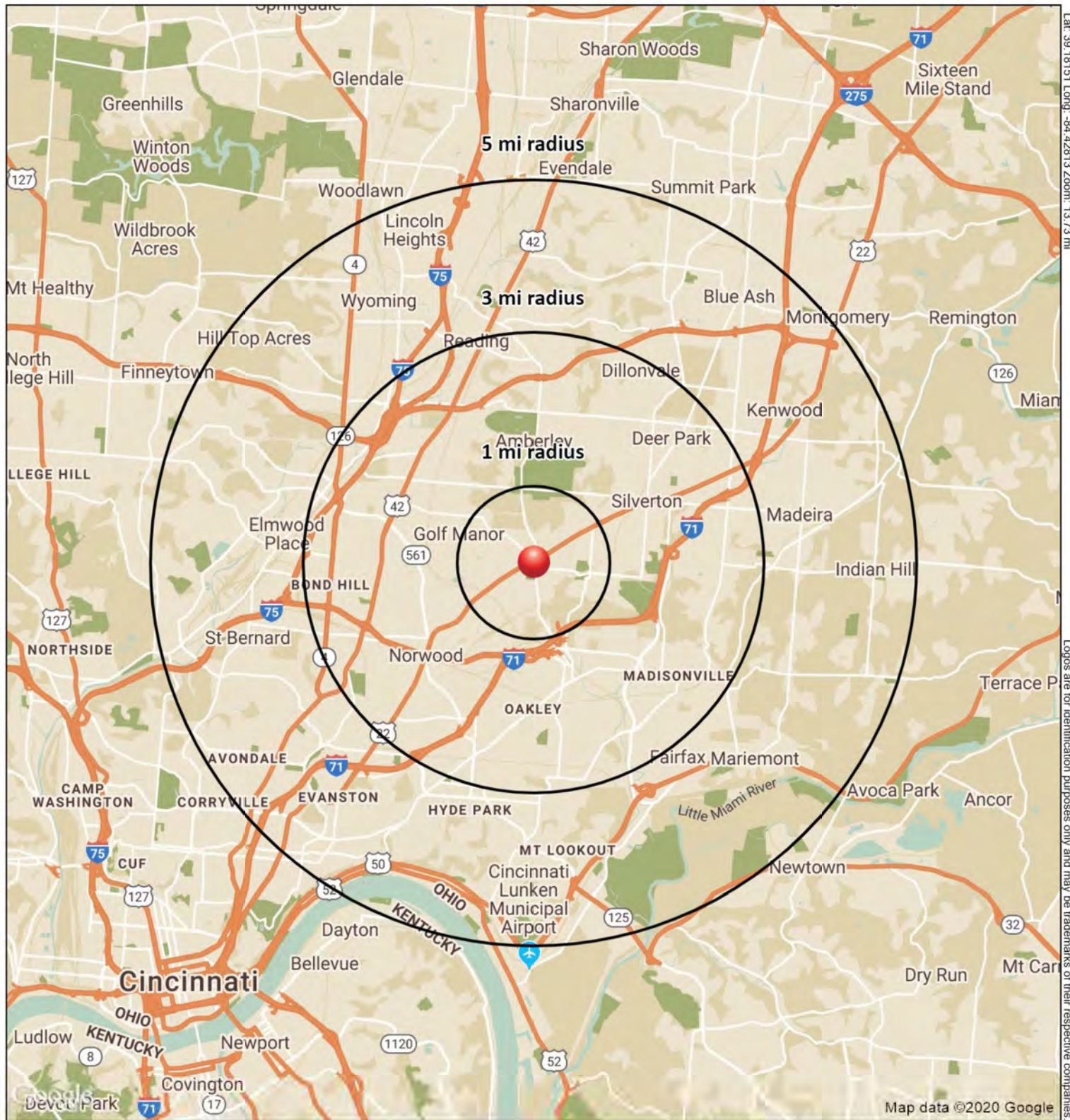
FIRST FLOOR, CONCEPTUAL OPTIONS



LOWER LEVEL, CONCEPTUAL OPTIONS

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Lat: 39.18151 Long: -84.42813 Zoom: 13.73 mi
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6070 Montgomery Road
Cincinnati, OH 45213

January 2020



SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.4281/39.1816

RS1

6070 Montgomery Road

Cincinnati, OH 45213

| | | 1 mi radius | 3 mi radius | 5 mi radius |
|----------------------------|---|-------------|-------------|-------------|
| POPULATION | 2019 Estimated Population | 13,252 | 106,210 | 236,302 |
| | 2024 Projected Population | 13,065 | 106,353 | 240,025 |
| | 2010 Census Population | 13,865 | 105,959 | 234,116 |
| | 2000 Census Population | 15,003 | 116,940 | 256,810 |
| | 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 | 36.8 | 37.9 | 37.7 |
| HOUSEHOLDS | 2019 Estimated Households | 6,465 | 51,937 | 109,843 |
| | 2024 Projected Households | 6,316 | 51,525 | 110,584 |
| | 2010 Census Households | 6,476 | 49,479 | 104,323 |
| | 2000 Census Households | 6,828 | 53,507 | 112,184 |
| | Projected Annual Growth 2019 to 2024 | -0.5% | -0.2% | 0.1% |
| | Historical Annual Growth 2000 to 2019 | -0.3% | -0.2% | -0.1% |
| RACE AND ETHNICITY | 2019 Estimated White | 46.7% | 60.5% | 61.2% |
| | 2019 Estimated Black or African American | 46.6% | 32.9% | 31.9% |
| | 2019 Estimated Asian or Pacific Islander | 1.7% | 2.6% | 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 | 3.5% | 3.6% | 3.3% |
| INCOME | 2019 Estimated Average Household Income | \$77,839 | \$76,137 | \$87,683 |
| | 2019 Estimated Median Household Income | \$66,197 | \$59,245 | \$64,067 |
| | 2019 Estimated Per Capita Income | \$38,052 | \$37,341 | \$40,908 |
| EDUCATION (AGE 25+) | 2019 Estimated Elementary (Grade Level 0 to 8) | 2.3% | 2.9% | 2.7% |
| | 2019 Estimated Some High School (Grade Level 9 to 11) | 6.4% | 7.0% | 6.6% |
| | 2019 Estimated High School Graduate | 19.0% | 23.9% | 23.3% |
| | 2019 Estimated Some College | 18.8% | 19.3% | 18.1% |
| | 2019 Estimated Associates Degree Only | 8.6% | 7.8% | 7.0% |
| | 2019 Estimated Bachelors Degree Only | 27.5% | 23.3% | 24.1% |
| | 2019 Estimated Graduate Degree | 17.3% | 15.8% | 18.2% |
| BUSINESS | 2019 Estimated Total Businesses | 421 | 5,076 | 12,002 |
| | 2019 Estimated Total Employees | 5,281 | 77,393 | 171,911 |
| | 2019 Estimated Employee Population per Business | 12.5 | 15.2 | 14.3 |
| | 2019 Estimated Residential Population per Business | 31.5 | 20.9 | 19.7 |

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