









FOR LEASE

**Major Renovations Planned
Kenwood Office/Medical/Retail Space**



7717-7721 Montgomery Road, Cincinnati, OH 45236

PROPERTY HIGHLIGHTS

-  1,265 SF and 2,791 SF Spaces Available
-  Lots of Space Combinations Possible Up to 4,451 SF
-  Corner Location with Building Signage
-  Just 1/3 Mile from Kenwood Towne Centre
-  Low Sycamore Township Earnings Tax
-  Ample On-Site Parking
-  Easy Access to I-71
-  Outstanding Montgomery Road Exposure

DEMOGRAPHICS

<u>Year 2019</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	11,827	71,894	175,932
Median Income	\$65,711	\$80,363	\$73,975
Average HH Income	\$81,045	\$103,075	\$98,414
Daytime Population	16,601	44,523	158,135

Avg Daily Traffic Count: 15,718 (2018)



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Owner/Agent

Andrew R. Feinblatt
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SITE

15,718 '18

118,296 '18

KENWOOD SQUARE
 Staples DICK'S
 HomeGoods Marshall's
 Michaels T.J. MAXX

KENWOOD TOWNE CENTRE

THE KENWOOD COLLECTION

KENWOOD THEATRE

D
 DEWEY'S PIZZERIA

SHOPPES OF KENWOOD

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Crate&Barrel

ETHAN ALLEN



Mitchell Gold
+ Bob Williams

THE KENWOOD COLLECTION

KENWOOD TOWNE CENTRE

NORDSTROM



Future Development

first
first financial bank



REDSTONE
OF KENWOOD



PARKING:
38 Spaces
(Including 3 Handicap-Accessible Spaces)

AVAILABLE
1,265 SF

AVAILABLE
2,791 SF



Montgomery Road

Chetbert Drive

Skyline Chili New Parking and Drive-Thru



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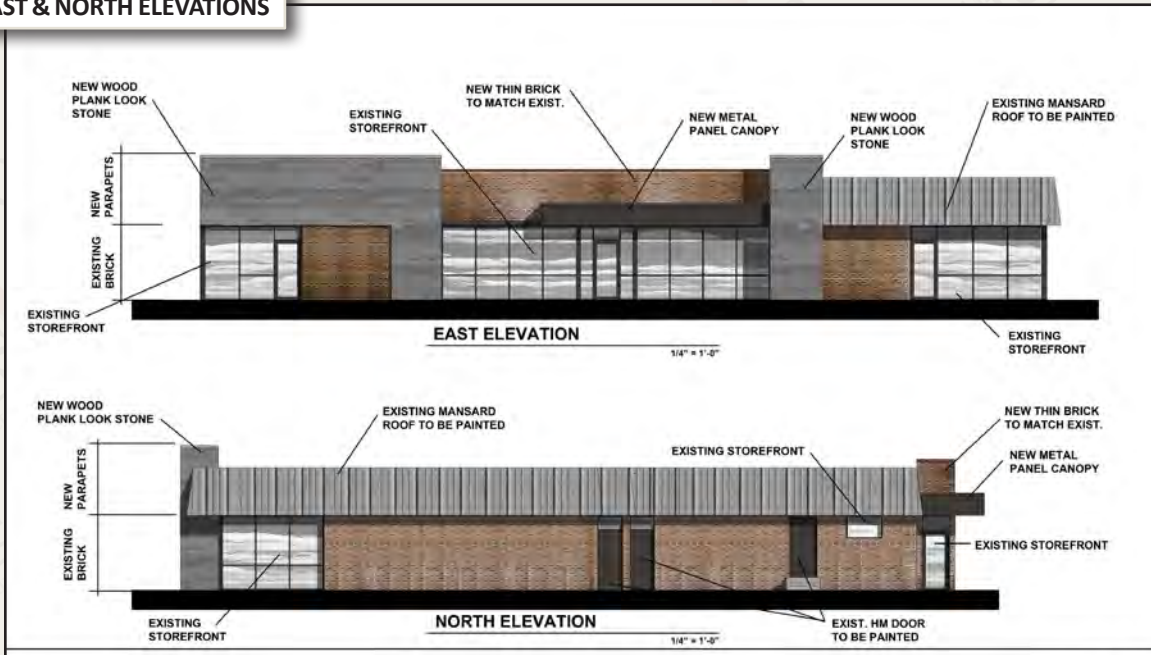
FOR LEASE

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SOUTH & WEST ELEVATIONS



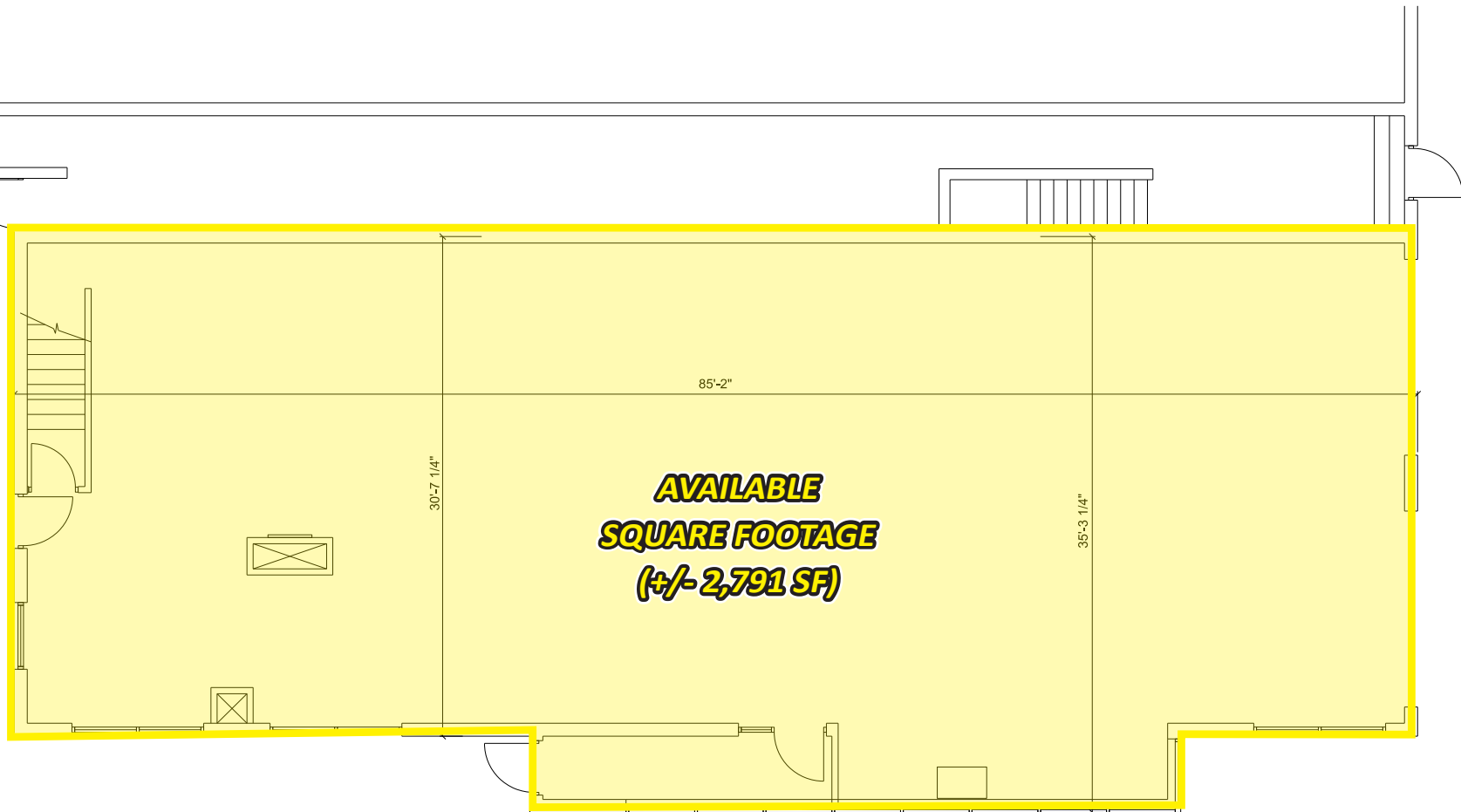
EAST & NORTH ELEVATIONS



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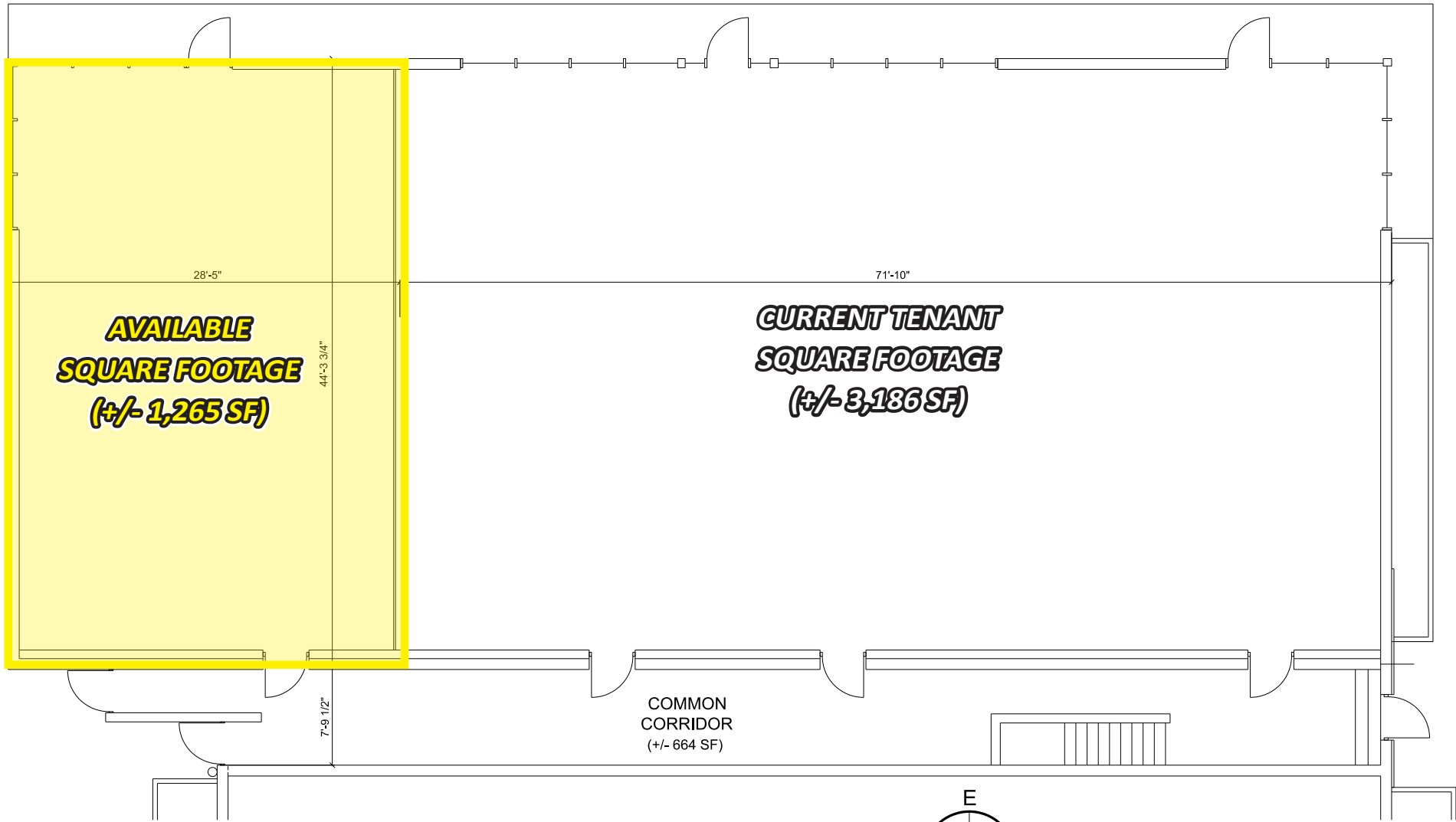


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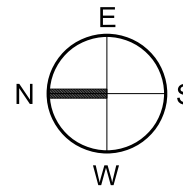
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FIRST FLOOR PLAN LOD - 7721

SCALE : " = 1'-0"

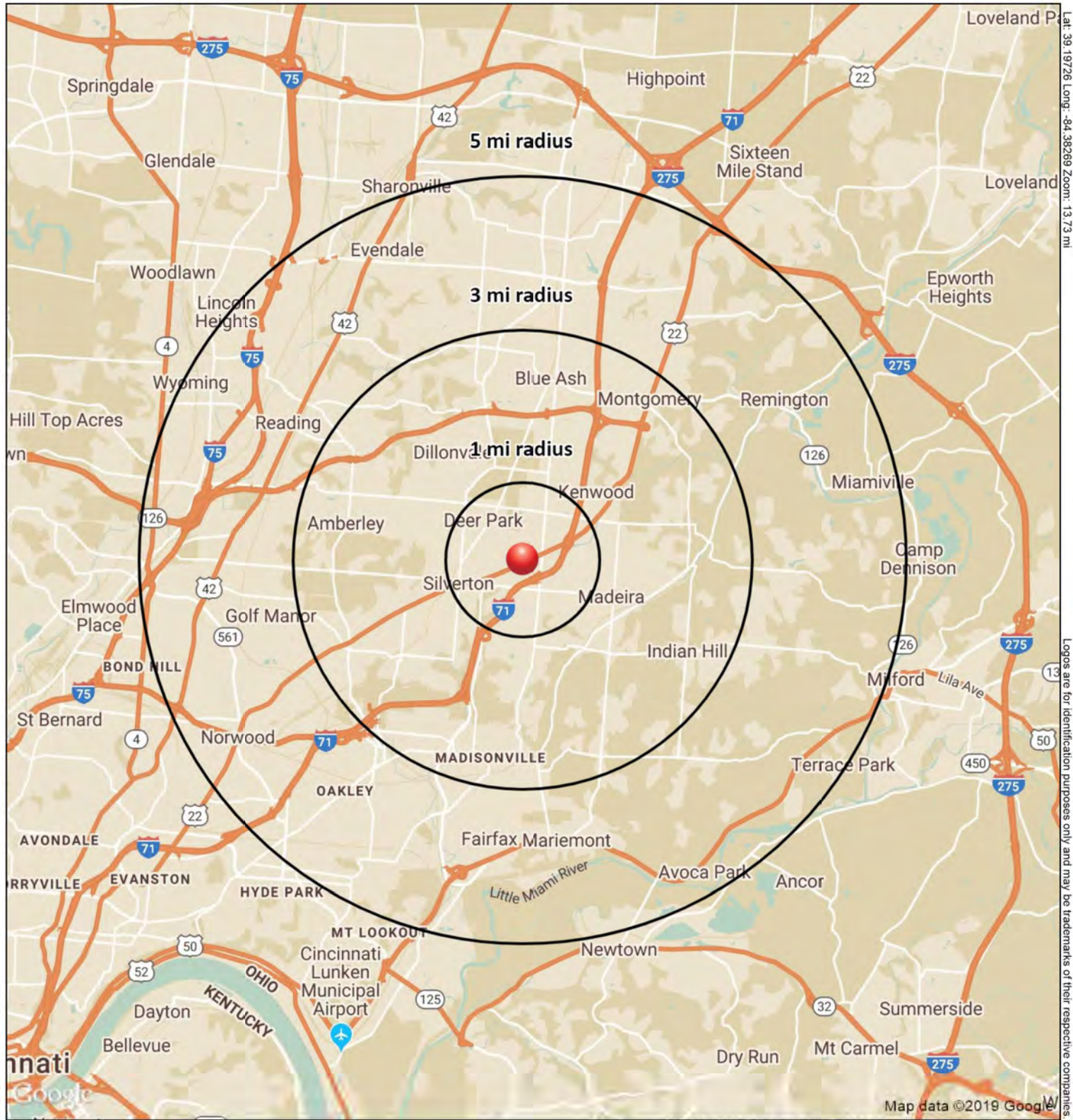


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TENANT SPACE
 7717-7721 Montgomery Road





Lat: 39.19726 Long: -84.38269 Zoom: 13.73 mi Logos are for identification purposes only and may be trademarks of their respective companies.

7717-7721 Montgomery Rd
Cincinnati, OH 45236

December 2019



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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.3853/39.1973

RS1

7717-7721 Montgomery Rd

Cincinnati, OH 45236

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2019 Estimated Population	11,827	71,894	175,932
	2024 Projected Population	11,749	71,561	175,884
	2010 Census Population	11,693	70,515	174,340
	2000 Census Population	12,158	74,644	188,256
	Projected Annual Growth 2019 to 2024	-0.1%	-	-
	Historical Annual Growth 2000 to 2019	-0.1%	-0.2%	-0.3%
	2019 Median Age	39.4	40.5	39.3
HOUSEHOLDS	2019 Estimated Households	5,743	32,616	81,812
	2024 Projected Households	5,652	32,192	81,067
	2010 Census Households	5,432	30,606	77,470
	2000 Census Households	5,625	31,599	81,737
	Projected Annual Growth 2019 to 2024	-0.3%	-0.3%	-0.2%
	Historical Annual Growth 2000 to 2019	0.1%	0.2%	-
RACE AND ETHNICITY	2019 Estimated White	74.7%	70.5%	69.6%
	2019 Estimated Black or African American	16.7%	20.8%	22.7%
	2019 Estimated Asian or Pacific Islander	5.1%	5.3%	4.3%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2019 Estimated Other Races	3.4%	3.1%	3.3%
	2019 Estimated Hispanic	3.9%	2.9%	3.2%
INCOME	2019 Estimated Average Household Income	\$81,045	\$103,075	\$98,414
	2019 Estimated Median Household Income	\$65,711	\$80,363	\$73,975
	2019 Estimated Per Capita Income	\$39,394	\$46,864	\$45,850
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.0%	2.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	4.4%	4.4%	5.2%
	2019 Estimated High School Graduate	20.3%	19.9%	21.9%
	2019 Estimated Some College	19.6%	17.6%	17.6%
	2019 Estimated Associates Degree Only	8.2%	7.7%	7.1%
	2019 Estimated Bachelors Degree Only	25.3%	28.0%	26.4%
BUSINESS	2019 Estimated Graduate Degree	19.8%	20.4%	19.4%
	2019 Estimated Total Businesses	1,248	3,809	10,855
	2019 Estimated Total Employees	16,601	44,523	158,135
	2019 Estimated Employee Population per Business	13.3	11.7	14.6
	2019 Estimated Residential Population per Business	9.5	18.9	16.2

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