

**RETAIL FOR LEASE**

# 7420 MONTGOMERY ROAD

Cincinnati, OH 45236

**Wawa**

MONTGOMERY ROAD

RESIDENCES AT

**Ag<sup>47</sup>**

**SITE 1**

14,168 VPD

**SITE 2**



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# RETAIL FOR LEASE

## 7420 MONTGOMERY ROAD

Cincinnati, OH 45236

**SITE 1:** 1,480 SF Retail Space  
\$14.00 PSF + \$4.25 NNN

- Attractive office/retail space with in-line space available

**Site 2:** 0.39 Acres Land Parcel  
Call for Details

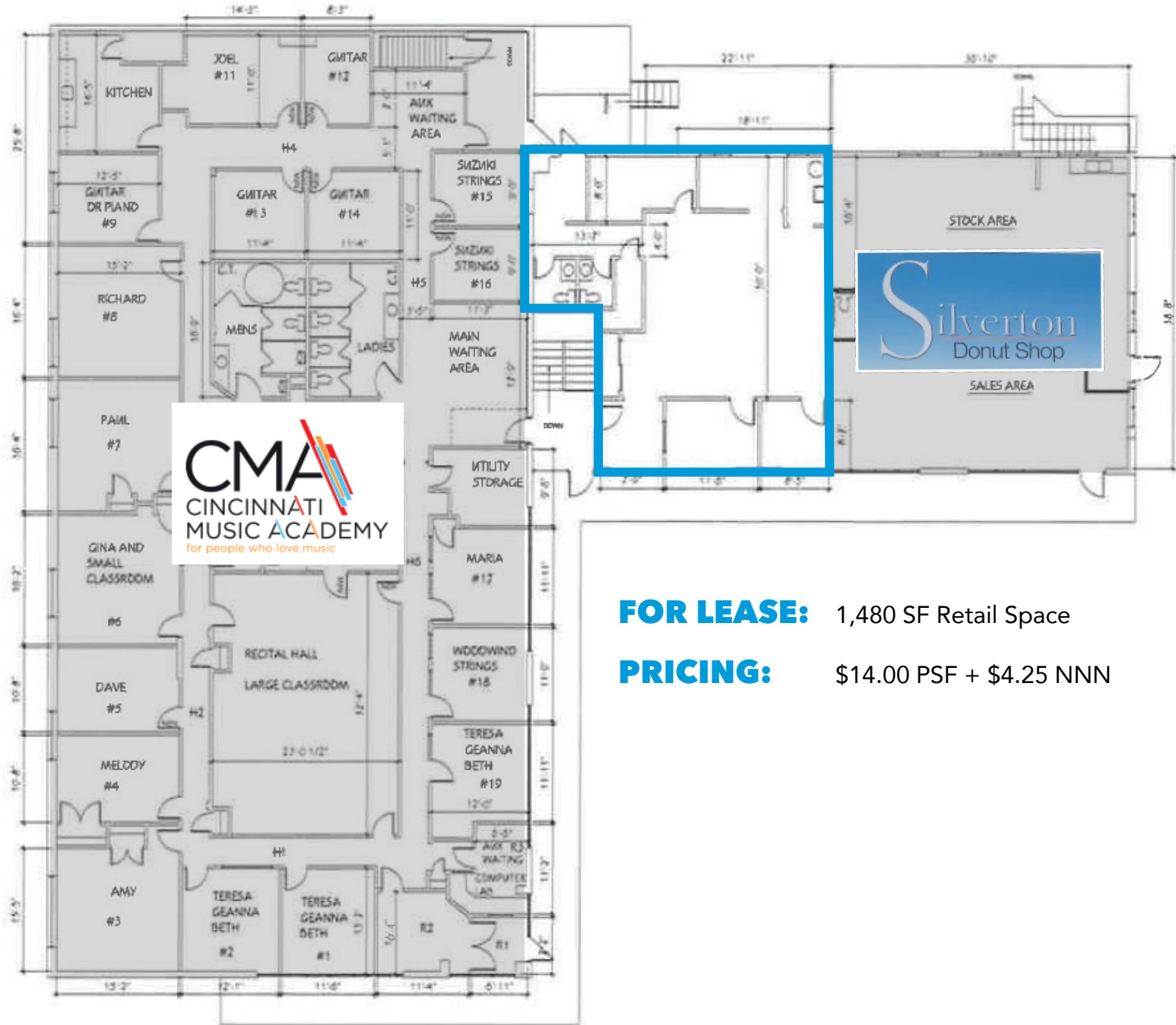
- Land at Montgomery & Home Streets available for development
  - Parking lot pad already on back half of land
- Join the up-and-coming Silverton business district!
- Minutes from the popular Kenwood retail corridor
- New Wawa under construction across the street
- Construction starts Q1 2025 on additive 119 luxury apartment units at AG47

### TRAFFIC COUNTS:

- Montgomery Road – 14,168 VPD



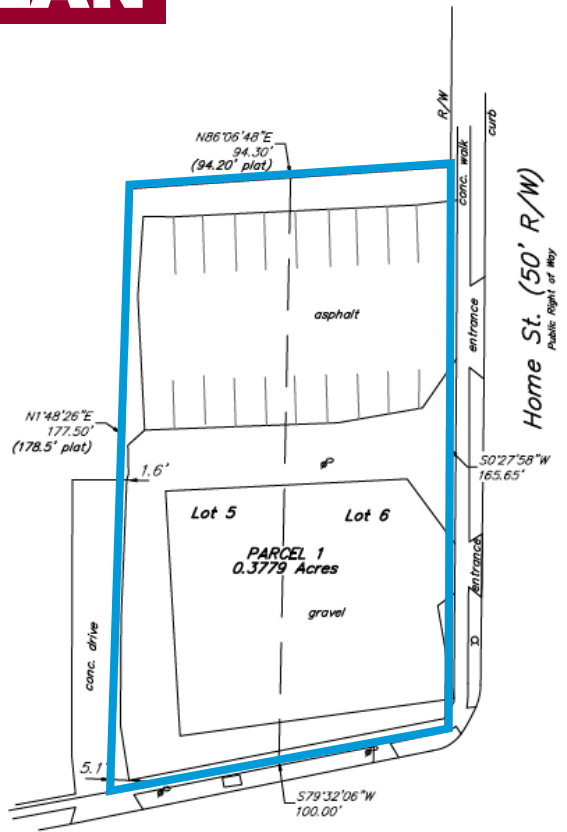
# FLOORPLAN



**FOR LEASE:** 1,480 SF Retail Space

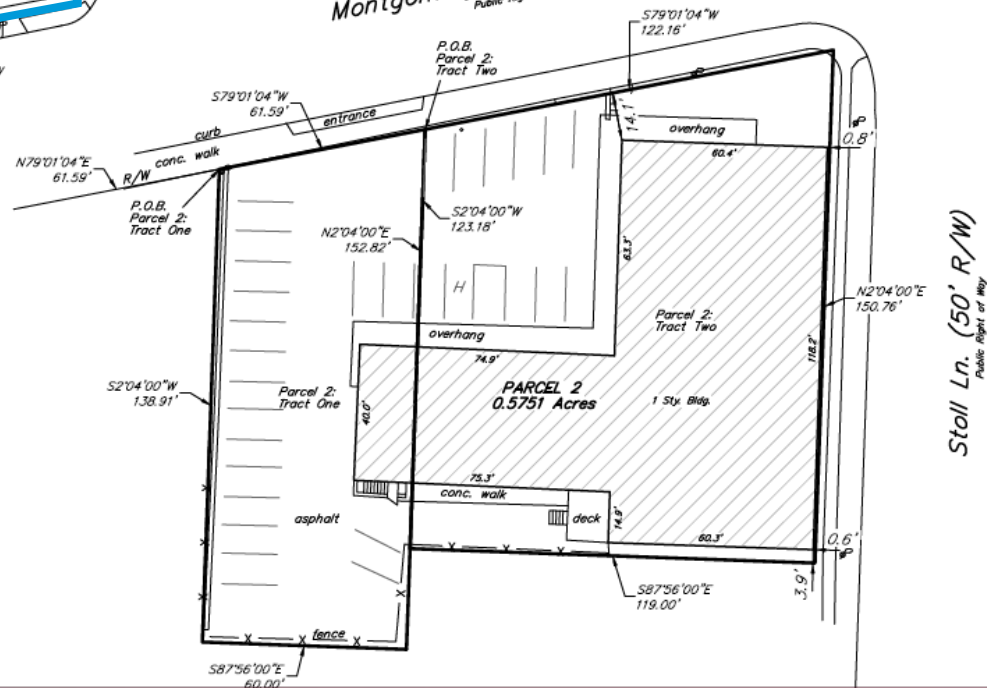
**PRICING:** \$14.00 PSF + \$4.25 NNN

# FLOORPLAN



Vicinity Map

Montgomery Rd. (R/W Varies)  
Public Right of Way



Stoll Ln. (50' R/W)  
Public Right of Way

**AVAILABLE FOR**  
**GROUND LEASE:** 0.39 Acres  
**PRICING:** Call for Details



SITE 2

SITE 1

MONTGOMERY ROAD

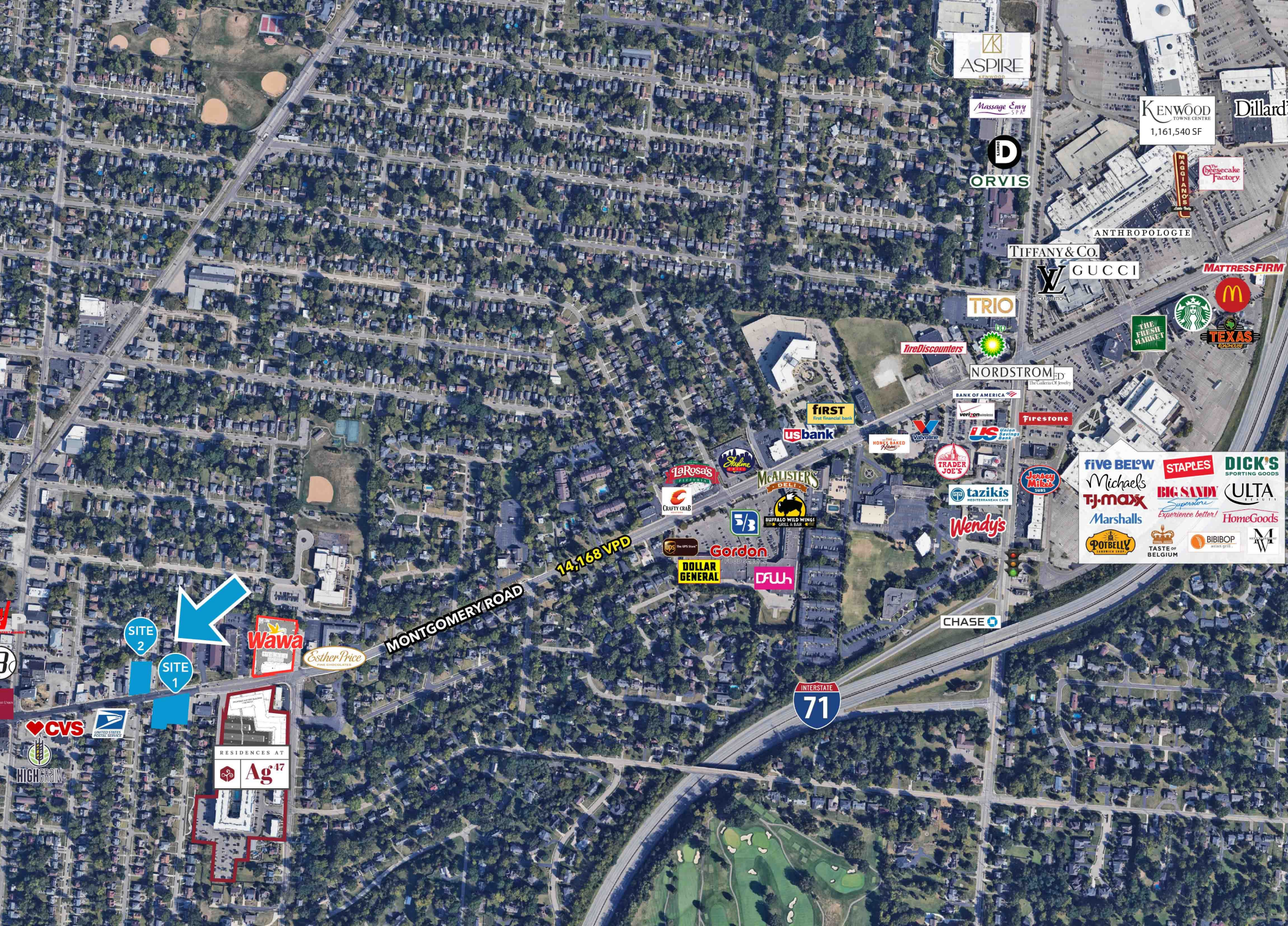
14,168 VPD

PROPOSED 4-STORY BUILDING  
-138,140 S.F.

PROPOSED COMMERCIAL BUILDING

**Wawa**  
CONSTRUCTION  
STARTING  
NOVEMBER 2024  
  
EXPECTED  
COMPLETION  
END OF 2025

RESIDENCES AT  
**Ag<sup>47</sup>**  
PHASE 2 LUXURY  
APARTMENTS  
CONSTRUCTION  
STARTING Q1 2025



ASPIRE  
Message Envy  
ORVIS

KENWOOD  
TOWNE CENTRE  
1,161,540 SF

Dillard's

The Cheesecake Factory

ANTHROPOLOGIE

TIFFANY & CO.

GUCCI

MATTRESS FIRM

TRIO

STARBUCKS  
MCDONALD'S

TEXAS  
BREAD

TireDiscounters

NORDSTROM  
The Galleria of Jewelry

FIRST  
Financial Bank

usbank

BANK OF AMERICA  
US  
Savings

Firestone

LaRosa's  
CRAFTY CRAB

Skyline  
McALISTER'S  
DELICIOUS

BUFFALO WILD WINGS

TRADER JOE'S

five BELOW

Michaels

TJ-MAXX

Marshall's

STAPLES

BIG SANDY  
Signature

HomeGoods

DICK'S  
SPORTING GOODS

ULTA

HomeGoods

DOLLAR GENERAL

Gordon  
DASH

Wendy's

POTBELLY

TASTE OF  
BELGIUM

BIBIBOP

CHASE

INTERSTATE  
71



SITE 2

SITE 1

Wawa

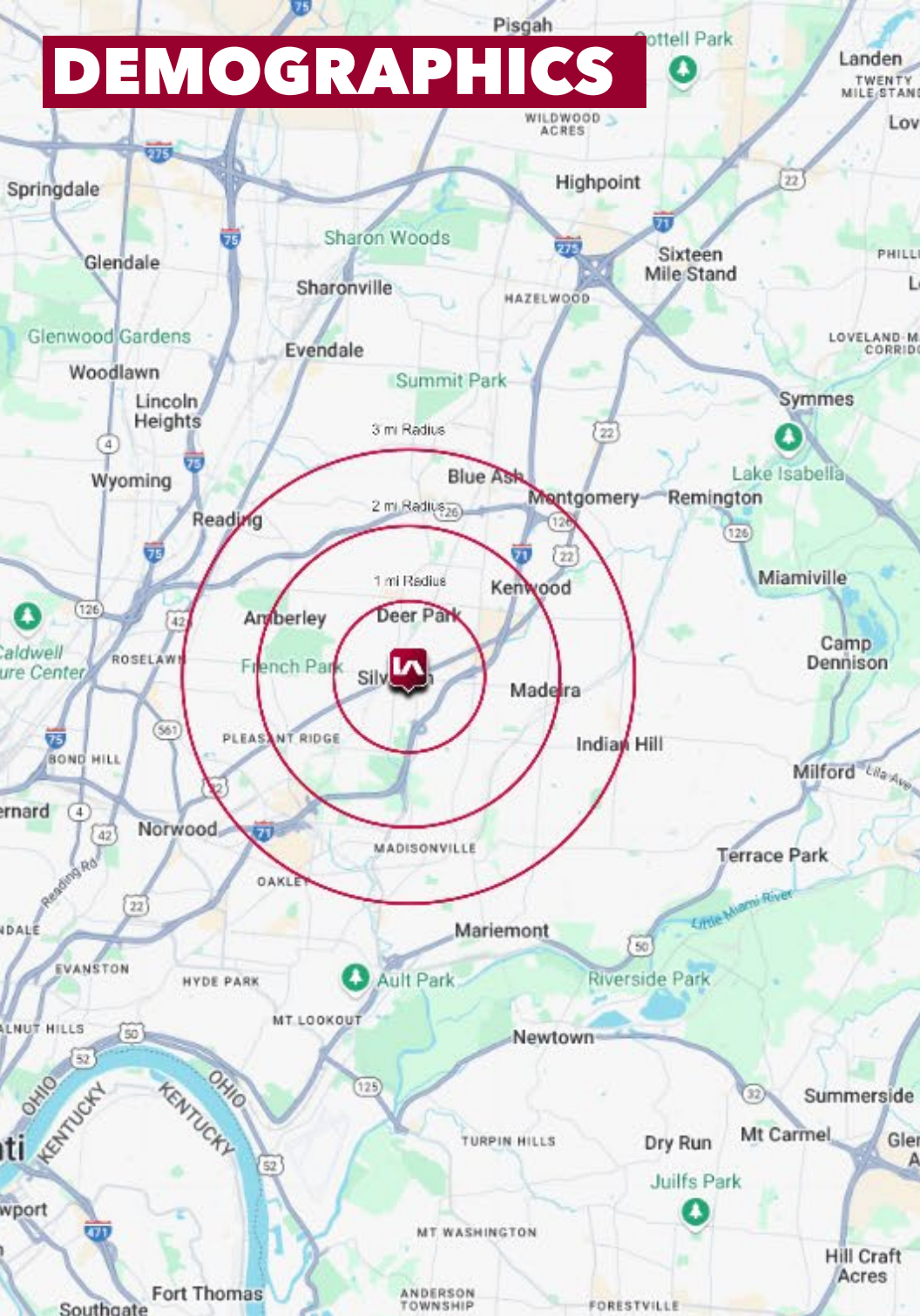
Esther Price

RESIDENCES AT  
Ag 17

CVS

HIGH GRAIN

# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	13,300	40,204	85,171
2029 Projected Population	13,020	39,272	84,964
2020 Census Population	14,058	42,095	87,512
2010 Census Population	14,176	40,692	82,989
Projected Annual Growth 2024 to 2029	-0.4%	-0.5%	-
Historical Annual Growth 2010 to 2024	-0.4%	-	0.2%
<b>HOUSEHOLDS</b>			
2024 Estimated Households	6,560	18,124	38,381
2029 Projected Households	6,379	17,578	38,138
2020 Census Households	6,773	18,633	38,367
2010 Census Households	6,670	18,311	36,932
Projected Annual Growth 2024 to 2029	-0.6%	-0.6%	-0.1%
Historical Annual Growth 2010 to 2024	-0.1%	-	0.3%
<b>AGE</b>			
2024 Est. Population Under 10 Years	10.4%	11.7%	12.1%
2024 Est. Population 10 to 19 Years	9.7%	10.6%	10.9%
2024 Est. Population 20 to 29 Years	13.4%	11.2%	12.3%
2024 Est. Population 30 to 44 Years	23.4%	21.5%	22.0%
2024 Est. Population 45 to 59 Years	17.5%	17.3%	16.6%
2024 Est. Population 60 to 74 Years	17.9%	18.6%	17.7%
2024 Est. Population 75 Years or Over	7.6%	9.1%	8.4%
2024 Est. Median Age	39.2	40.8	39.2
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	48.6%	49.1%	49.2%
2024 Est. Female Population	51.4%	50.9%	50.8%
2024 Est. Never Married	35.4%	32.2%	34.9%
2024 Est. Now Married	39.3%	46.9%	44.6%
2024 Est. Separated or Divorced	16.8%	12.9%	13.8%
2024 Est. Widowed	8.5%	8.0%	6.8%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	4.1%	11.6%	11.3%
2024 Est. HH Income \$150,000 to \$199,999	5.3%	9.7%	9.8%
2024 Est. HH Income \$100,000 to \$149,999	18.9%	16.7%	17.4%
2024 Est. HH Income \$75,000 to \$99,999	15.7%	12.8%	13.4%
2024 Est. HH Income \$50,000 to \$74,999	16.6%	15.3%	15.3%
2024 Est. HH Income \$35,000 to \$49,999	11.2%	10.3%	10.3%
2024 Est. HH Income \$25,000 to \$34,999	10.9%	9.0%	7.9%
2024 Est. HH Income \$15,000 to \$24,999	4.8%	4.3%	4.6%
2024 Est. HH Income Under \$15,000	12.6%	10.4%	9.9%
2024 Est. Average Household Income	\$86,621	\$116,428	\$120,414
2024 Est. Median Household Income	\$64,026	\$82,852	\$85,835
2024 Est. Per Capita Income	\$42,872	\$52,703	\$54,467
2024 Est. Total Businesses	533	1,922	3,616
2024 Est. Total Employees	7,467	26,268	50,932