## THE RIDGE | FOR LEASE

**COMMERCIAL SPACE - FOR LEASE** 

6010 MONTGOMERY ROAD, CINCINNATI, OH 45213



NICK PESOLA

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**SUBMARKET** 

## **PLEASANT RIDGE**

**MULTIFAMILY** 

## **82 UNITS**

COMMERCIAL

## **TWO SPACES**









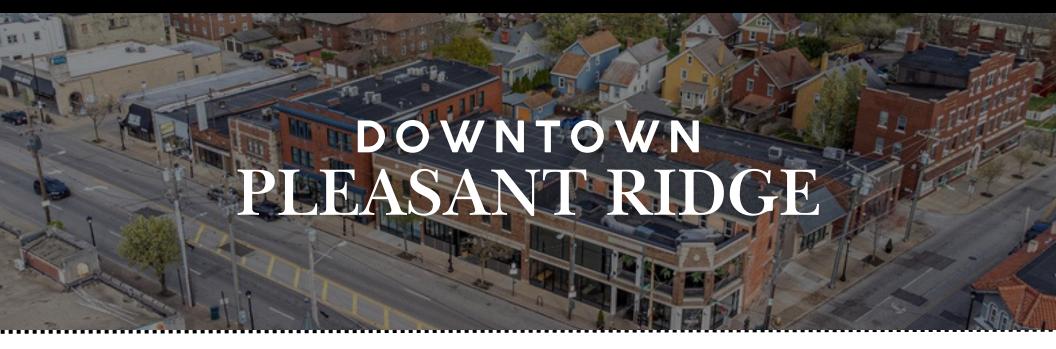




**THE RIDGE** | 6010 MONTGOMERY ROAD

SPACE OVERVIEW

3

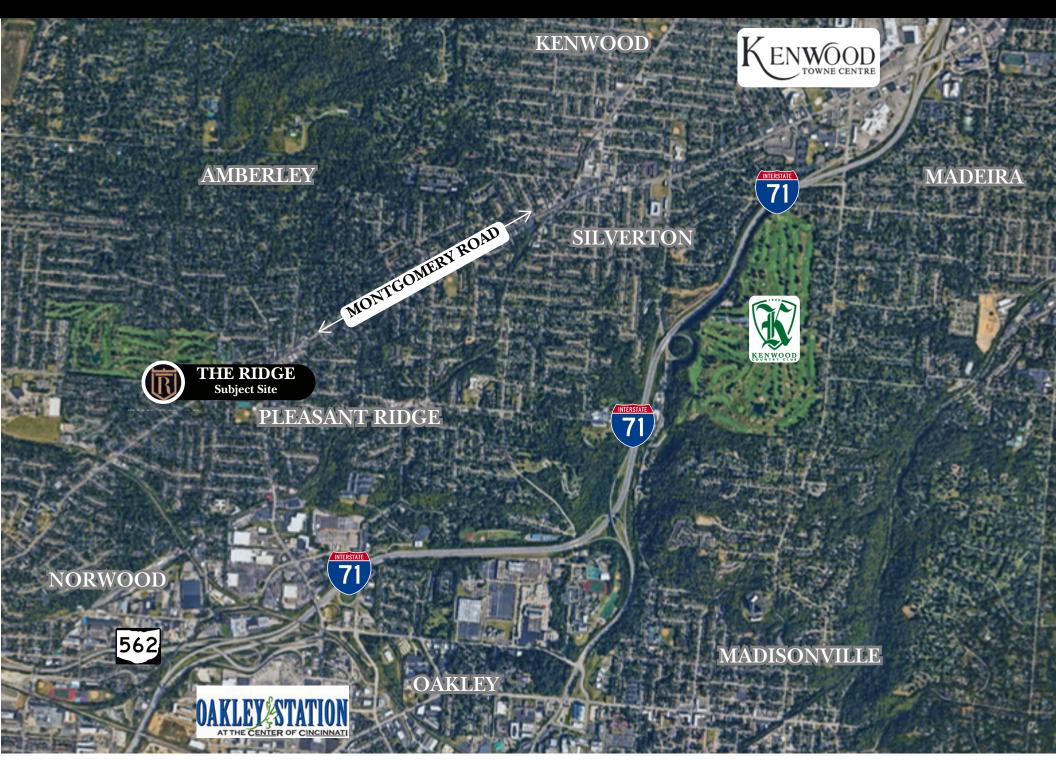


## **COMMERCIAL SPACE 2**

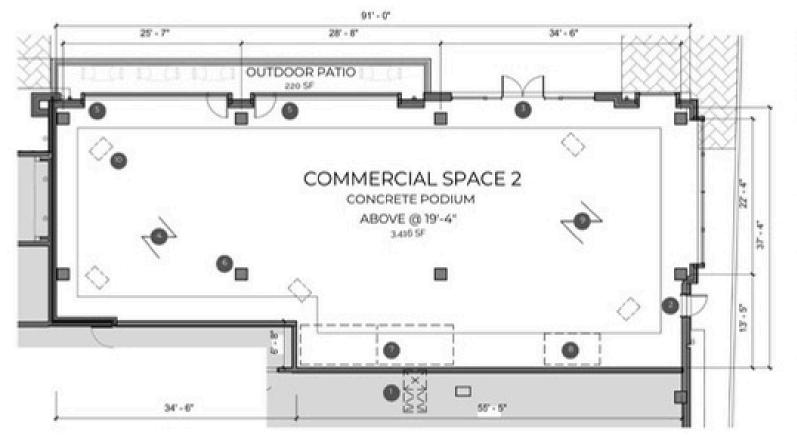
- Proposed Retail / Restaurant Space
- 3,416 Square Feet
- Lease Rate: \$25.00 Sf/Yr + \$6.00 (OpEx)
- End-Cap Space
- Outdoor Patio Included | 220 Square Feet
- Flexible Tenant Improvement Allowance
- 91' of Frontage on Montgomery Road
- On-site and Street Parking available
- Co-tenant with Wings Bar and Grill











MEP GENERAL NOTES:

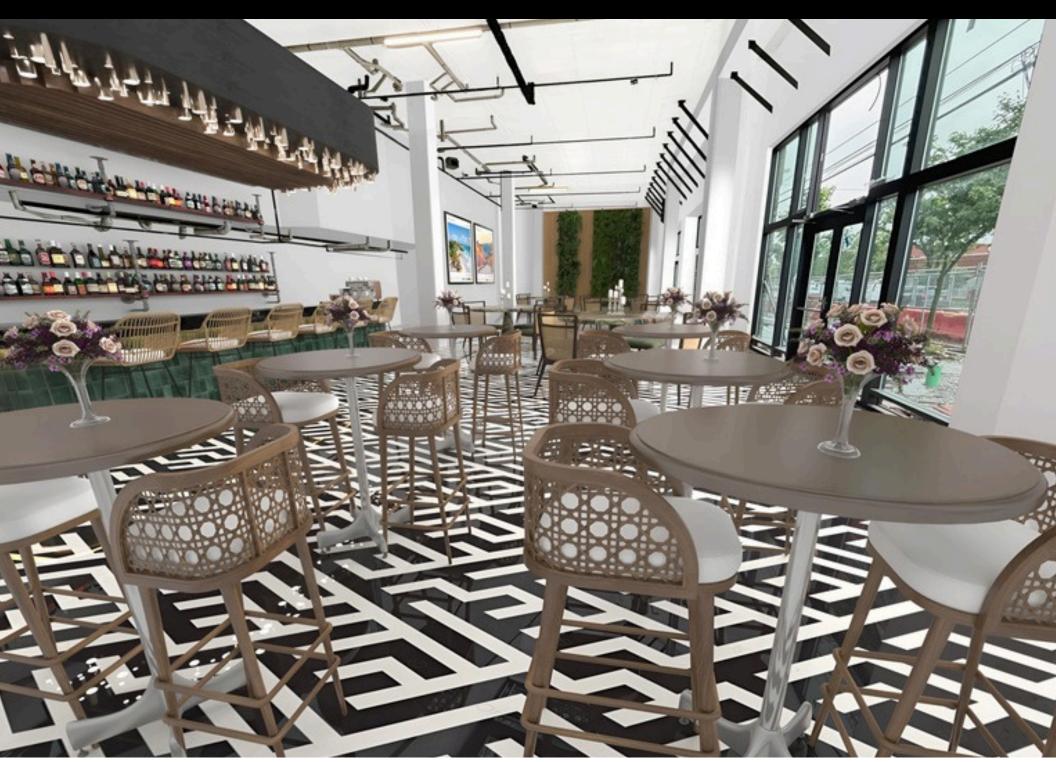
1 (D 400AMP ELECTRIC PANEL AND (D 200AMP ELECTRIC PANEL () 208/120V 3-PHASE 2 2' DOMESTIC COLD WATER SERVICE STUB

- 3 (0)4" SANITARY WASTE STUB
- 4 GREASE INTERCEPTOR TO BE PROVIDED BY TENANT
- 5. NIGHTLIGHTING AND EMERGENCY EXIT SIGNS REQUIRED BY CODE
- 1 DUCTWORK FOR GREASE / DISHWASHER HOOD ABOVE, VENTING THRU ROOF
- 2 REAR EGRESS / ACCESS DOOR
- MAIN ENTRY
- 4 GYPSUM BOARD WALL FINISHES
- FOLDING GLASS WALL
- 6 STRUCTURAL CONCRETE COLUMN. TYPICAL
- GREASE HOOD LOCATION ABOVE. TO BE SUPPLIED BY TENANT
- 8 DISH HOOD LOCATION ABOVE TO BE SUPPLIED BY TENANT
- \_ CONCRETE LEAVE OUT

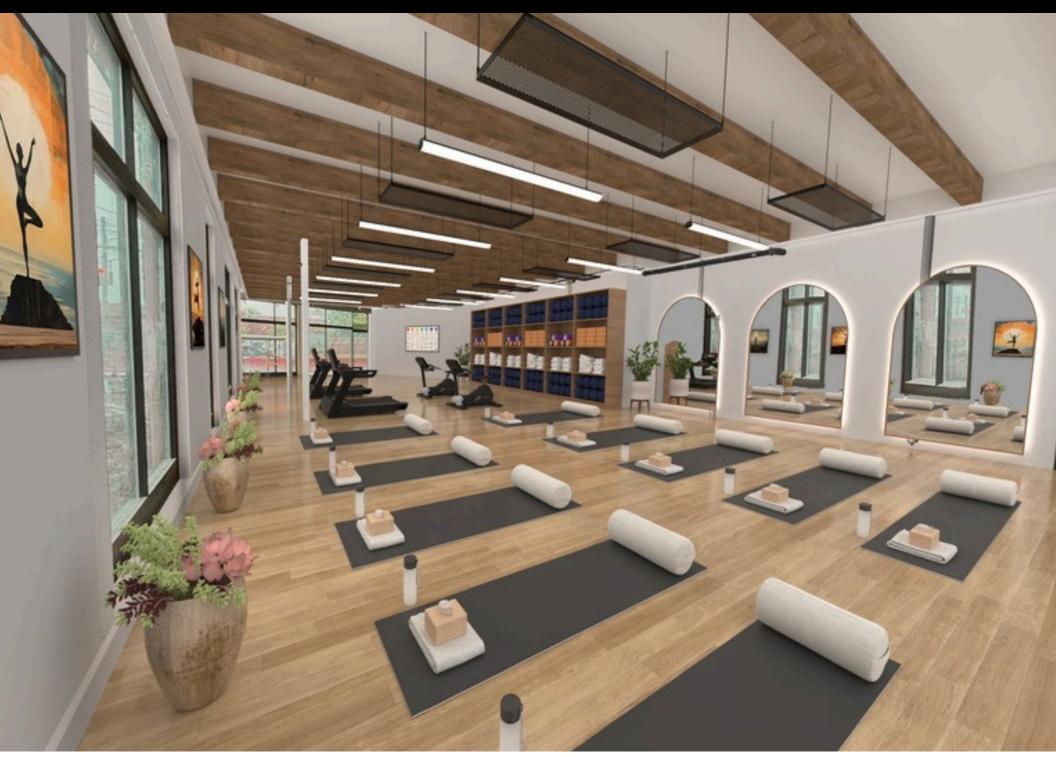
100VERHEAD ELECTRIC SPACE HEATERS (I) 208/120V SINGLE PHASE, TYPICAL



SPACE RENDERING 8



SPACE RENDERING





- 1 The Orion Lot (30 Spots)
- 5 Woodford Street (18 Spots)
- 9 Beacraft Avenue (14 Spots)
- Losantiville Avenue (9 Spots)

- Mulaney's Lot (35 Spots)
- 6 Barbershop Lot (9 Spots)
- Youthland Lot (70 Spots) Webland Place (5 Spots)

- PNC Lot (45 Spots)
- Lester Road (13 Spots)
- Former Burger King (44 Spots)

Spots)

St. Peter's Church Lot (35 Spots)

- Montgomery Road (Ridge to Lester) (54 Spots)
- Parkview Avenue (23 Spots)
- Woodsfield Street (26 **Total Parking Spots- 430 Spots**

	1 MILE	3 MILE	5 MILE
POPULATION	13,412	107,017	238,656
AVERAGE HOUSEHOLD INCOME	\$89,776	\$87,358	\$96,159
NUMBER OF HOUSEHOLDS	6,318	50,180	105,748
MEDIAN AGE	38.5	38.3	38.2
TOTAL BUSINESSES	465	6,724	16,730
TOTAL EMPLOYEES	4,284	67,809	155,828

### **PLEASANT RIDGE**

SUBMARKET OF CINCINNATI

#### LOCATION & ACCESSIBILITY

- Located in northeast Cincinnati, Pleasant Ridge offers convenient access to downtown and surrounding neighborhoods via I-71 and major public transit routes.
- Its centralized position places it adjacent to several of Cincinnati's most affluent communities, including Hyde Park, Kenwood, Oakley, and Indian Hill, enhancing Its economic appeal.

#### COMMUNITY CHARACTER

- Pleasant Ridge is recognized for its inclusive, communityoriented atmosphere and active neighborhood associations.
- Highly walkable area with a well-established downtown district.

#### LOCAL ECONOMY & BUSINESS ENVIRONMENT

- The area supports a thriving commercial district featuring many retail shops, restaurants, and professional services.
- Increasing interest from small businesses and investors has contributed to steady economic development and revitalization efforts.

#### ARTS & CULTURE

- Pleasant Ridge is known for its vibrant arts scene, including public murals, local galleries, and live music venues.
- Community art projects and cultural events enhance the neighborhood's creative reputation and visual appeal.











STATISTICS

**2.3 MM**POPULATION

75K HOUSEHOLD INCOME

**3.1%** 

# FORTUNE 500

NO. 24 - *KROGER* 

NO. 51 - PROCTER & GAMBLE

NO. 314 - WESTERN & SOUTHERN

NO. 411 - FIFTH THIRD

NO. 473 - CINTAS

Best City for Young Professionals
Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.

Ranked #18 - U.S. News & World Report (2023)

Best Mid-Size City for Job Growth Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche
- Niche (2024)

Cincinnati Children's ranked #1
Children's Hospital
- US News & World Report



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