

Montgomery Gateway

9380 Montgomery Road
Montgomery, OH

Property Highlights

- + Former Fitness Studio Available
 - 2,476 SF
- + Mixed-use building located in the heart of downtown Montgomery
 - On-site parking garage with 90 spaces
- + Adjacent to Montgomery Quarter, \$140M mixed-use development
- + Within a mile of I-71 with easy access to Ronald Reagan Cross County Hwy
- + Excellent visibility and frontage on Montgomery Rd
- + Under half a mile from Moeller High School (879 students)



Contact Us

John Abraham

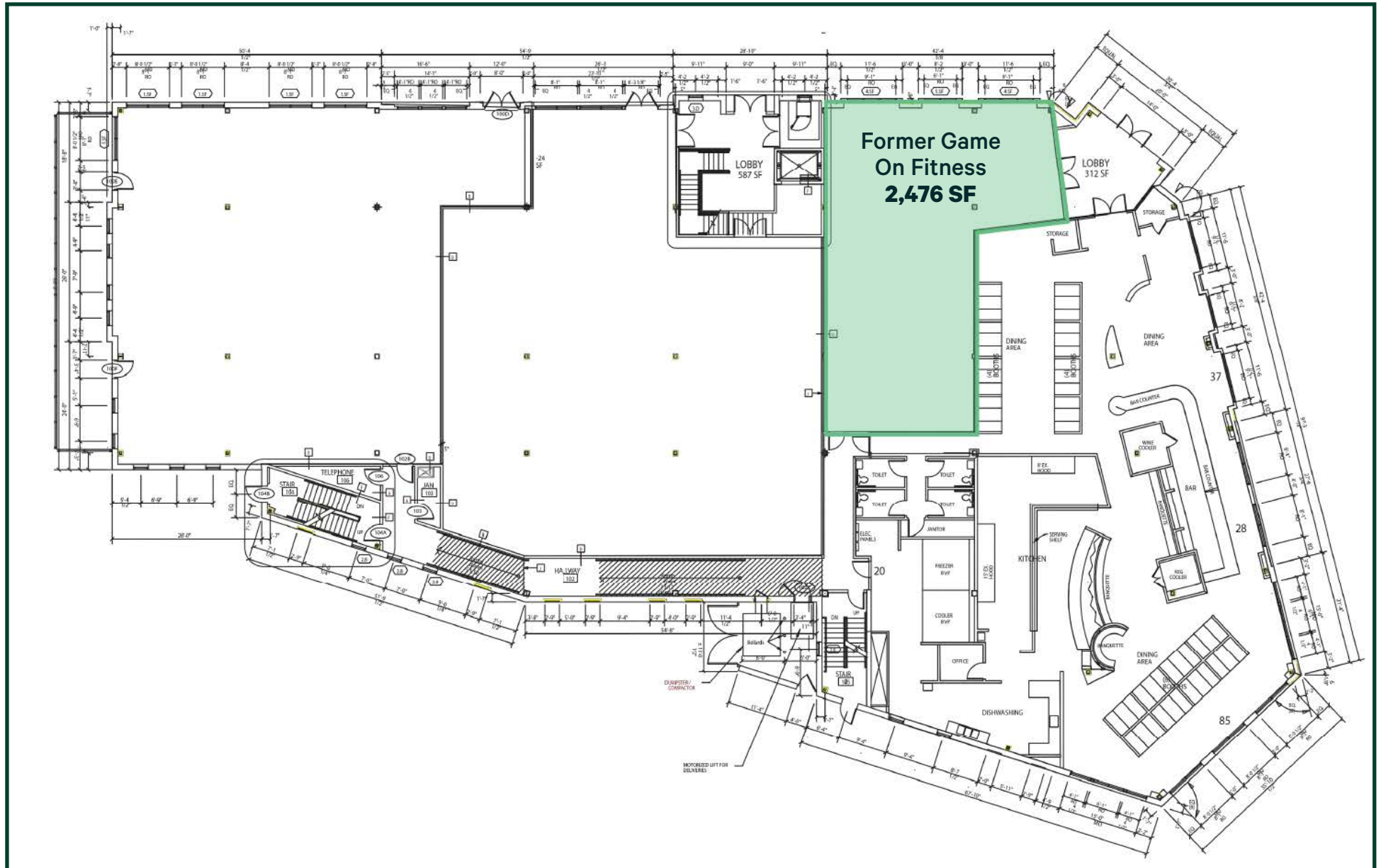
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Market Overview



Parking Overview



#	Lot	Spaces
1	Shelly Lot	180
2	Montgomery Gateway Garage	90
3	Roosa Garage	161
4	Ayers Lot/Montgomery Garage	170

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9380 Montgomery Rd | Montgomery, OH 45242

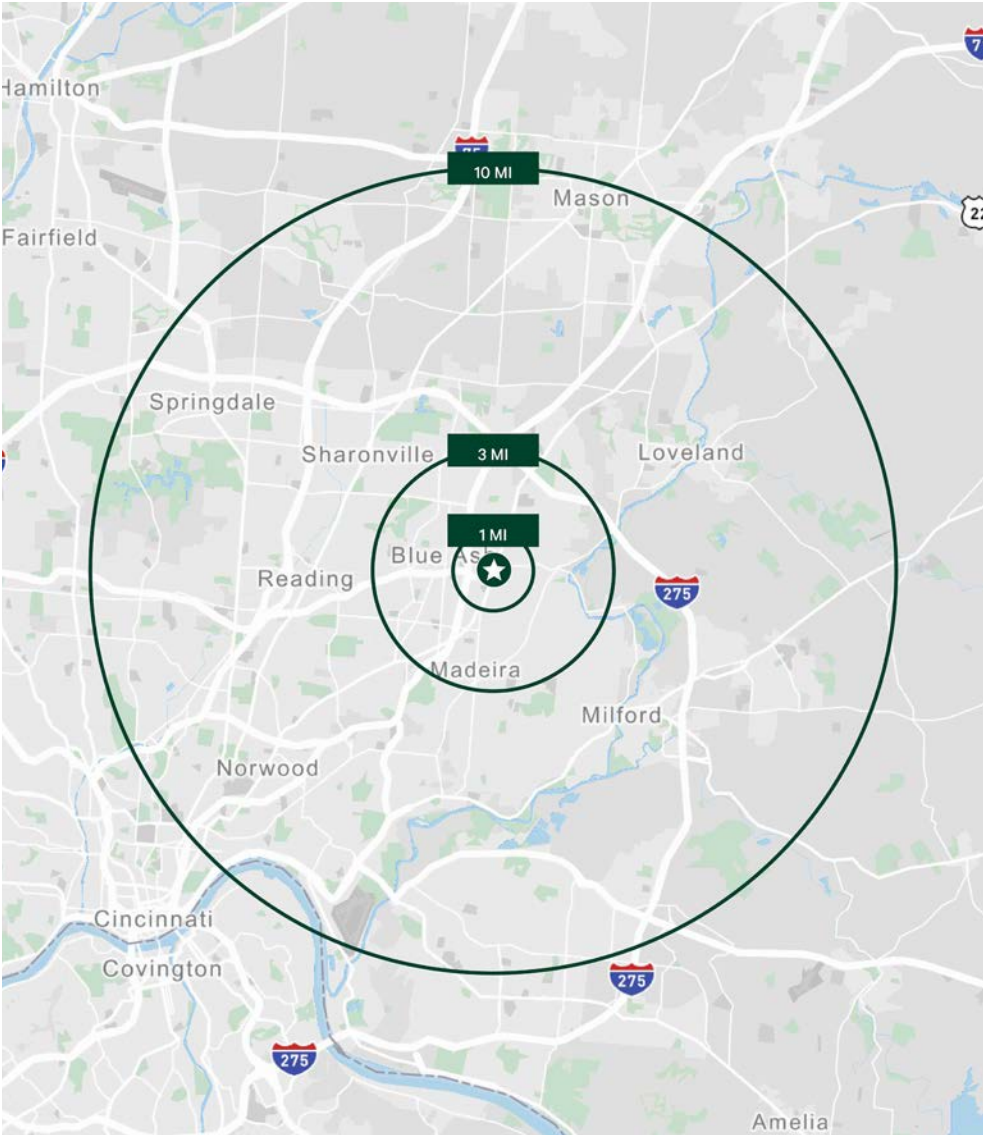
For Lease

Former Game On Fitness - 2,476 SF



Market Insights

Demographics	1 Mile	3 Mile	5 Mile
Population	5,226	53,338	137,205
Daytime Population	7,527	81,075	170,149
Median Age	47.1	41.8	41.8
Households	1,821	21,042	56,022
Average Household Income	\$185,534	\$159,648	\$145,619



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