

# Free Standing Retail

9635 Montgomery Rd  
Cincinnati, OH 45242

## Property Highlights

- + Rare opportunity in Montgomery, Ohio
- + High Income Area (Avg HH Income Exceeds \$235,000)
- + Former 5,240 SF Bank, sits on half an acre
- + Zoned GB: Perfect for Bank, Coffee, Restaurants, and other retail uses
- + Two drive-through lanes
- + 2 miles from I-275 and 0.5 miles from OH-126
- + Excellent access, visibility, and frontage from Montgomery Road
- + High Traffic Counts over 24,000/AADT



## Contact Us

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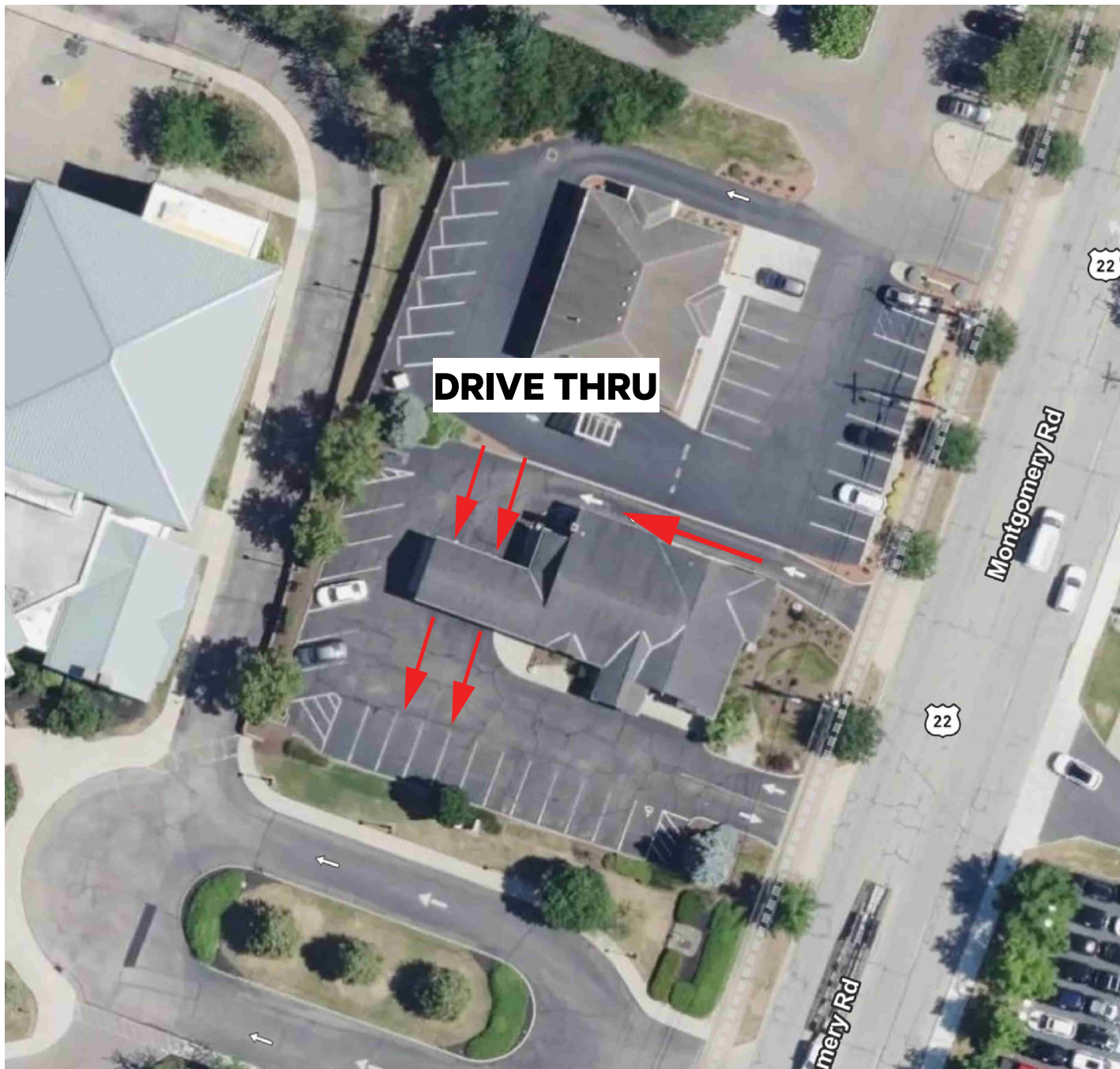
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# Site Overview



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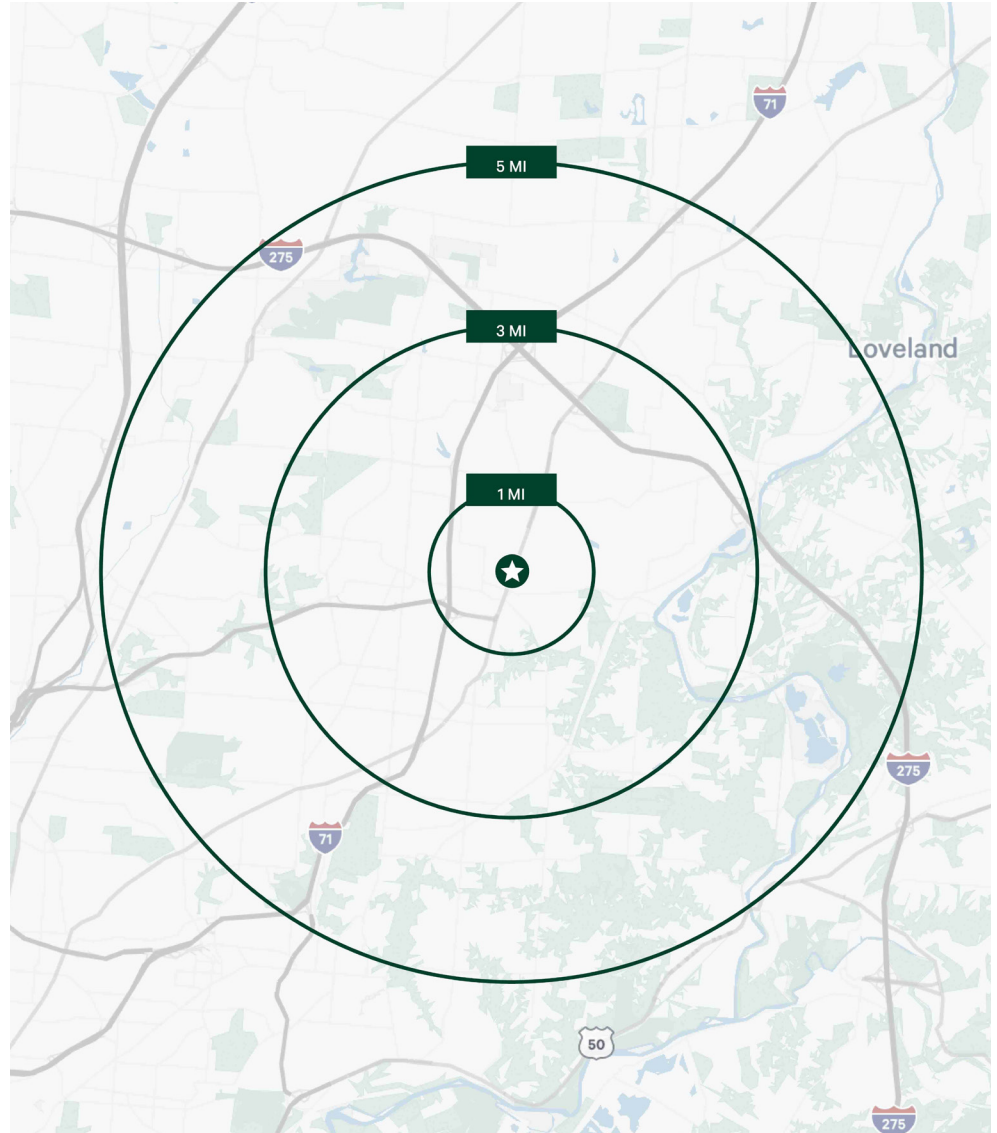


# Market Overview



# Market Insights

Demographics	1 Mile	3 Mile	5 Mile
Population	5,879	50,772	139,481
Daytime Population	8,111	83,309	184,836
Median Age	45.9	42.1	42.1
Households	2,031	19,862	56,411
Average Household Income	\$235,154	\$175,763	\$159,499



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