



SqFt
COMMERCIAL

**3,804 SF
RESTAURANT
SPACE**

6112
MONTGOMERY RD.



[VIEW THE 360° TOUR](#)

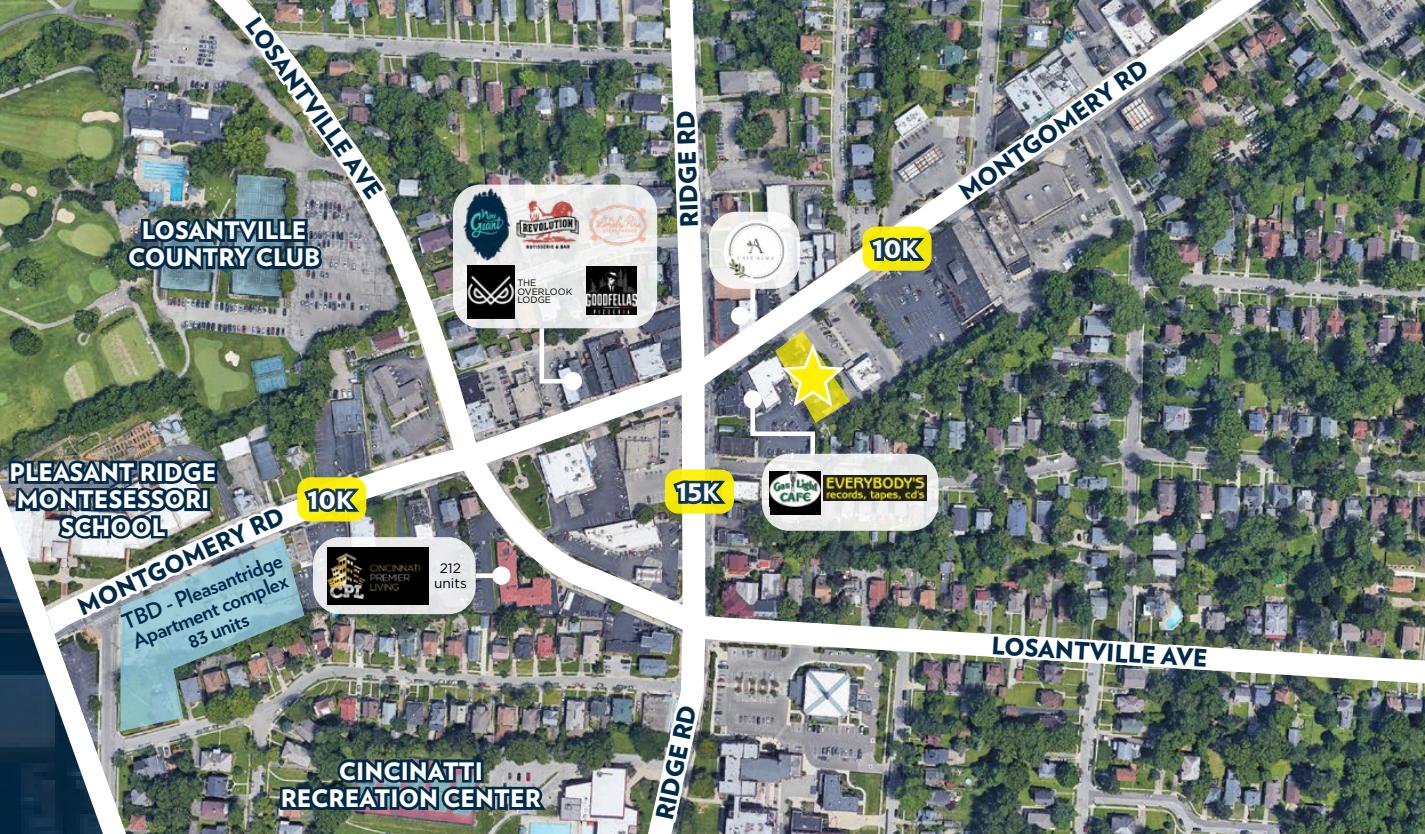


[VIEW DRONE VIDEO](#)



KEY FEATURES

- 3,804 SF restaurant space with 2nd floor seating, full basement bar & large outdoor patio
- Full service restaurant with 2 full bars inside, 1 outside bar, and walk-in cooler
- FF&E is included in sale price
- Liquor license: On buyer and available in area
- Located on Montgomery Road in the Pleasant Ridge neighborhood; Close proximity to Oakley, Rookwood & Kenwood
- Approximately 11 parking spaces on the property plus street parking and adjacent public lot
- Located in the Pleasant Ridge neighborhood of Cincinnati; A mostly gaslight residential neighborhood with a small business district occupied largely by long-standing, independent businesses.
- Recent Article on [Pleasant Ridge Business District](#)
- Sale Price: \$1,495,000
- Lease Rate: Negotiable



LOCAL NEIGHBORHOOD

POPULATION	AVG HOUSE-HOLD INCOME	AVG DAYTIME POPULATION
1 Mile	\$87,552	7,689
3 Miles	\$84,820	100,114
5 Miles	\$96,739	230,172

Neighboring tenants include: Losantville Country Club, The Gas Light Cafe, Revolution Rotisserie, The Overlook Lodge, Goodfellas, Nine Giant & More!

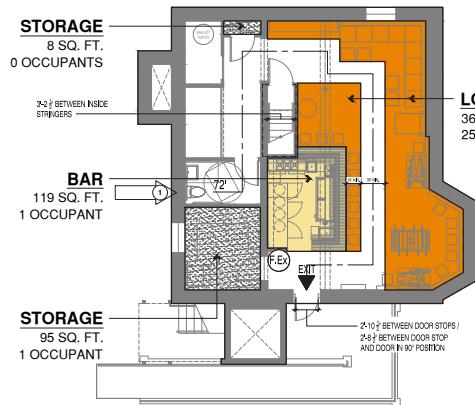




LOCAL AMENITIES



FLOOR PLANS



1 BASEMENT OCCUPANCY



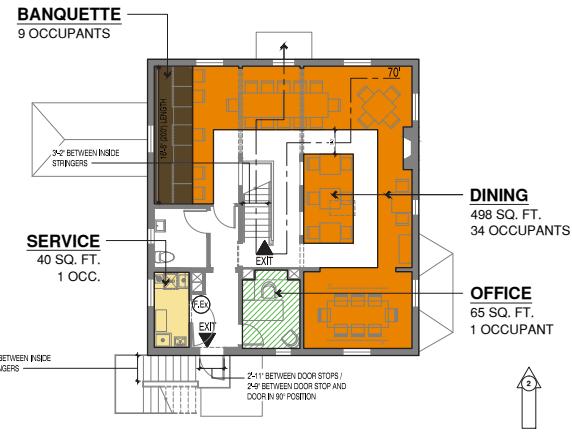
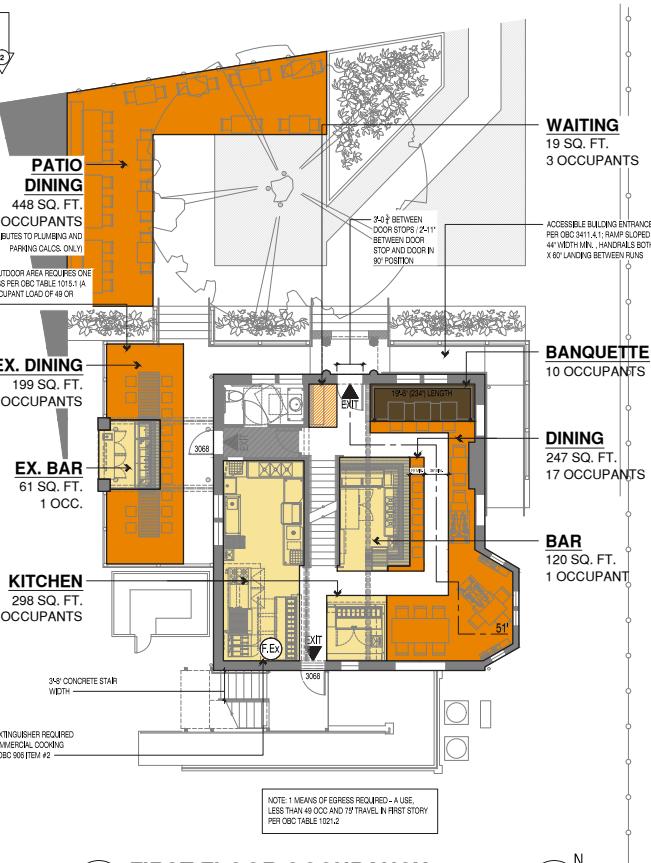
BASEMENT OCCUPANCY	
A-2 UNCONCENTRATED (TABLES AND CHAIRS) - 15 NET	368 SQ. FT. @ 1 PER 15 SQ. FT. = 25 OCCUPANTS
S-2 STORAGE LOW HAZARD - 300 GROSS	103 SQ. FT. @ 1 PER 300 SQ. FT. = 1 OCCUPANT
A-2 COMMERCIAL KITCHEN - 200 GROSS	119 SQ. FT. @ 1 PER 200 SQ. FT. = 1 OCCUPANT
TOTAL = 27 OCCUPANTS	

2 FIRST FLOOR OCCUPANCY



FIRST FLOOR OCCUPANCY	
A-2 UNCONCENTRATED (TABLES AND CHAIRS) - 15 NET	247 SQ. FT. @ 1 PER 15 SQ. FT. = 17 OCCUPANTS
(WAITING) - A-2 CONCENTRATED (CHAIRS ONLY) - 5 NET	19 SQ. FT. @ 1 PER 5 SQ. FT. = 3 OCCUPANTS
BOOTH SEATING - 1 OCC. PER 24 LINEAR INCHES	234' (19'-6") @ 1 OCC. PER 24' = 10 OCCUPANTS
A-2 COMMERCIAL KITCHEN - 200 GROSS	298 SQ. FT. @ 1 PER 200 SQ. FT. = 2 OCCUPANTS
(BAR) A-2 COMMERCIAL KITCHEN - 200 GROSS	120 SQ. FT. @ 1 PER 200 SQ. FT. = 1 OCCUPANT
INTERIOR TOTAL = 33 OCCUPANTS	

EXTERIOR	
(DECK) A-2 UNCONCENTRATED (TBLS & CHAIRS) - 15 NET	249 SQ. FT. @ 1 PER 15 SQ. FT. = 14 OCCUPANTS
(PATIO) A-2 UNCONCENTRATED (TBLS & CHAIRS) - 15 NET	630 SQ. FT. @ 1 PER 15 SQ. FT. = 30 OCCUPANTS
(EXT. BAR) A-2 COMMERCIAL KITCHEN - 200 GROSS	61 SQ. FT. @ 1 PER 200 SQ. FT. = 1 OCCUPANT
EXTERIOR TOTAL = 45 OCCUPANTS	



3 SECOND FLOOR OCCUPANCY



SECOND FLOOR OCCUPANCY	
(DINING) A-2 UNCONCENTRATED (TABLES AND CHAIRS) - 15 NET	498 SQ. FT. @ 1 PER 15 SQ. FT. = 34 OCCUPANTS
(OFFICE) BUSINESS AREA - 100 GROSS	65 SQ. FT. @ 1 PER 100 SQ. FT. = 1 OCCUPANT
BOOTH SEATING - 1 OCC. PER 24 LINEAR INCHES	234' (19'-6") @ 1 OCC. PER 24' = 9 OCCUPANTS
(SERVICE ROOM) A-2 COMMERCIAL KITCHEN - 200 GROSS	40 SQ. FT. @ 1 PER 200 SQ. FT. = 1 OCCUPANT
TOTAL = 45 OCCUPANTS	









SqFt
COMMERCIAL



Rod MacEachen

C 513.675.5764

E ROD@SQFTCOMMERCIAL.COM



Roddy MacEachen, SIOR

C 513.739.3985

E RODDY@SQFTCOMMERCIAL.COM



Jared Wagoner, SIOR

C 812.890.1768

E JARED@SQFTCOMMERCIAL.COM



Amy Castaneda

C 503.310.9768

E AMY@SQFTCOMMERCIAL.COM

© 2026 SqFt Commercial LLC. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial logo are service marks of SqFt Commercial, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.