

7791 COOPER ROAD

COOPER STATION | MONTGOMERY, OHIO 45242

1,000 SF AVAILABLE NOW

Boutique retail / office / showroom space

ASKING RENT

\$1,800 A MONTH

GROSS LEASE + ELECTRIC

THE OPPORTUNITY

A rare 1,000 SF small-shop opportunity inside Cooper Station in Montgomery. The existing buildout is unusually polished for a space this size, with an open work/showroom area, conference area, kitchenette, storage/printing room and private restroom. The center combines easy parking, strong neighborhood demographics and quick access to Montgomery Road and Ronald Reagan Highway.

PROPERTY SNAPSHOT

CENTER	15,600 SF
AVAILABLE	1,000 SF
PARKING	55 SPACES
BUILT	1989

1,000 SF

**GROSS LEASE
+ ELECTRIC**

**MONUMENT SIGN
+ WINDOW DECALS**

**PRIME
MONTGOMERY LOCATION**

ADAM RATH

BROKER

📞 513.888.8669

✉ Adam@RathEquity.com

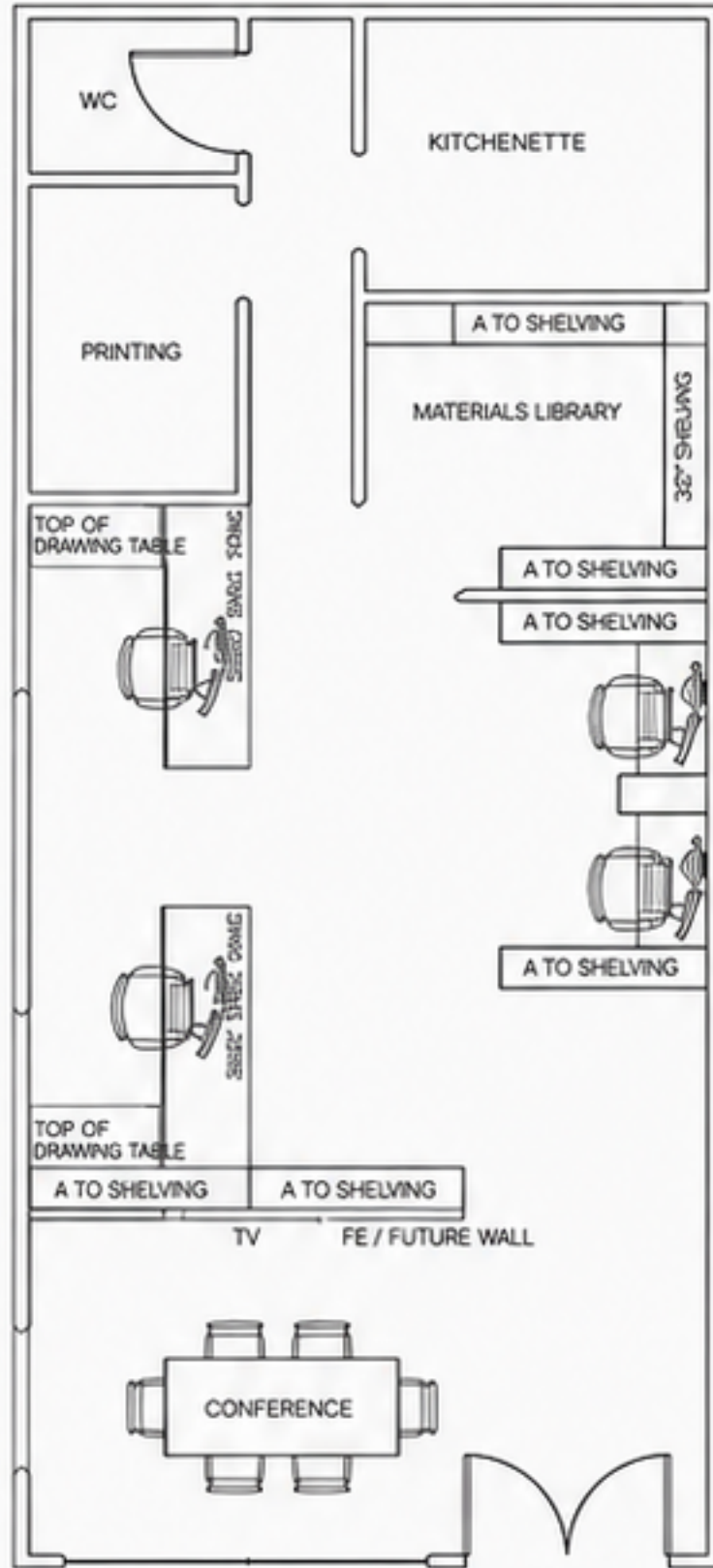
🌐 RathEquity.com

THE SPACE

AVAILABLE SUITE | 1,000 SF

CURRENT FLOOR PLAN

NOT TO SCALE



A SMALL SPACE THAT DOES BIG WORK.

A smart, efficient layout already in place—saving you time and money. The space includes a front-facing customer/meeting area, open studio or office plan, kitchenette, private restroom, printing/storage, and multiple work zones ready for your team.



OPEN PLAN

Flexible layout for focused work or collaboration



MEETING AREA

Client-facing space for presentations and meetings



KITCHENETTE

Convenient back-of-house amenity



STORAGE / PRINTING

Built-in printing and materials support



OPEN STUDIO / OFFICE



FRONT ENTRY + CONFERENCE



POLISHED EXISTING BUILDOUT



STORAGE + MATERIALS LIBRARY

THE TAKEAWAY

At 1,000 SF, this layout delivers real functionality and value. It's move-in ready today, with the flexibility to adapt as your business grows.



LOCATION + DEMOGRAPHICS

MONTGOMERY TRADE AREA

COOPER STATION

7791 Cooper Road | Montgomery, Ohio



MINUTES TO MONTGOMERY ROAD + RONALD REAGAN HIGHWAY

THE TRADE AREA

\$133,745

1-MILE MEDIAN HH INCOME

\$167,050

1-MILE AVG HH INCOME

\$556,060

1-MILE MEDIAN HOME VALUE

53,208

3-MILE POPULATION

136,624

5-MILE POPULATION

45,805

NEARBY VPD - HIGH COUNT

WHY IT WORKS

Small space, strong address. Cooper Station gives a local retailer, service business, showroom or office user a polished footprint in one of Greater Cincinnati's strongest-income trade areas without taking on more space than they need.