

FORMER IHOP RESTAURANT AVAILABLE FOR SUBLEASE

7862 MONTGOMERY ROAD
CINCINNATI, OH 45236

AVAILABLE FOR SUBLEASE
5,000 SF Available

HIGHLIGHTS

- Former IHOP restaurant available for sublease at Kenwood Square
- Fully built out second generation restaurant space
- Located in the Kenwood retail corridor, across from Kenwood Towne Center, one of Ohio's top performing malls
- Excellent visibility from I-71, access from both Montgomery Road and Kenwood Road
- Tenants include Dick's Sporting Goods, The Fresh Market, Marshall's, HomeGoods, TJ Maxx, Macy's Furniture Gallery, Ulta, Michael's, Sleep Number and Staples
- Retailers in the area include Nordstrom, Dillard's, Macy's, Crate & Barrel, The Container Store, Whole Foods, Apple, Tiffany's and Louis Vuitton

TRAFFIC COUNTS

- 20,419 VPD on Montgomery Road
- 19,627 VPD on Kenwood Road
- 95,818 VPD on I-71

DEMOGRAPHICS

2022 Estimates	1 mile	3 miles	5 miles
Population	10,747	65,899	166,752
Households	4,424	27,863	73,812
Average HH Income	\$122,105	\$121,036	\$111,087
Daytime Employees	23,943	55,695	138,875

CONTACT: 513-784-1106

Jason Gibson jgibson@anchor-associates.com
Blake Hasselbeck bhasselbeck@anchor-associates.com

Anchor
ASSOCIATES



ANCHOR
ASSOCIATES

4901 Hunt Road
Suite 102
Blue Ash, OH 45242
513-784-1106
www.anchor-associates.com
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Listing in conjunction with

 **Gordon
Brothers**
1993

FORMER IHOP RESTAURANT AVAILABLE FOR SUBLEASE

7862 MONTGOMERY ROAD
CINCINNATI, OH 45236

Anchor
ASSOCIATES



The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

FORMER IHOP RESTAURANT AVAILABLE FOR SUBLEASE

7862 MONTGOMERY ROAD
CINCINNATI, OH 45236



The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.