

FOR LEASE

RETAIL: 4,166 SF
OFFICE: 11,675 SF
(May divide Office)

equity | brokerage

THE MONTGOMERY POINTE
8740 Montgomery Rd. Cincinnati, OH 45236



Property details:

- Located on the north side of Kenwood Mall trade area
- Adjacent to affluent Montgomery, Kenwood, Madeira & Indian Hill
- Locally owned & managed
- Minutes from Kenwood Towne Center
- Directly across from Mercedes Benz of Cincinnati

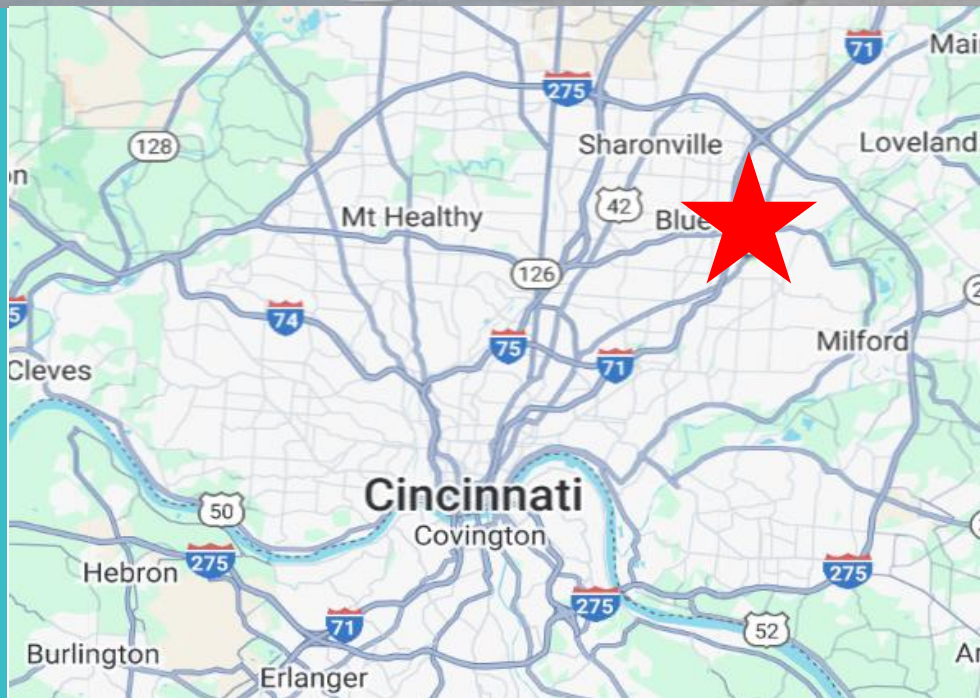
Demographics::

2024 Estimates: **1 Mile** **3 Mile** **5 Mile**

Population:	6,388	53,596	141,642
Households:	2,366	21,862	59,868
Avg. HH Income	\$162,620	\$128,039	\$117,538
Total Employees:	7,579	53,794	115,801

Traffic:

VPD at Montgomery Road: 16,094



Lauri Stefanou (Sullivan)

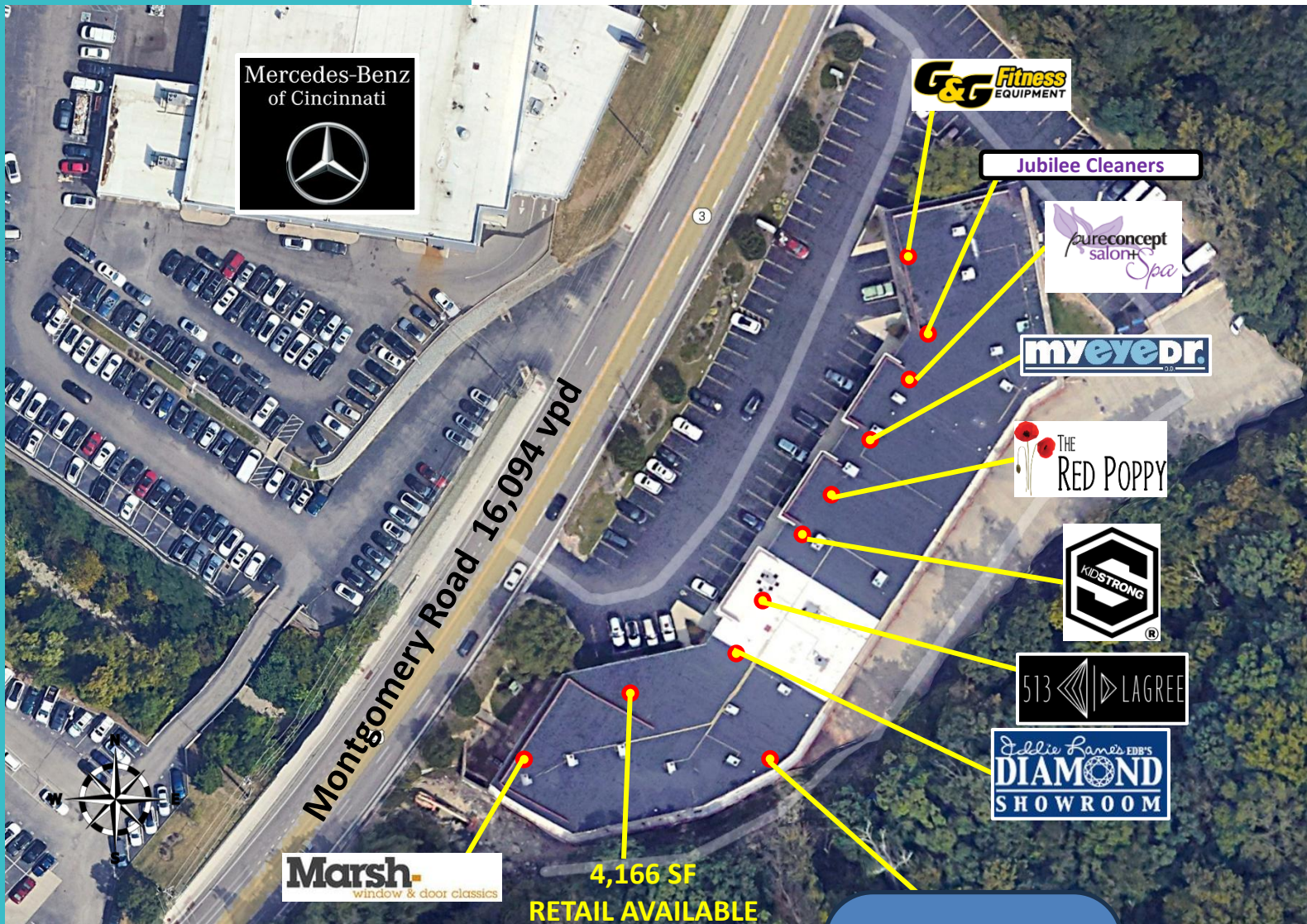
Senior VP of Sales & Leasing
lstefanou@equity.net
513-604-1414

GET IN TOUCH
www.equity.net

FOR LEASE
RETAIL | OFFICE

equity | brokerage

THE MONTGOMERY POINTE
8740 Montgomery Rd. Cincinnati, OH 45236



11,675 SF
OFFICE AVAILABLE
LOWER LEVEL
with 50 covered
parking spaces

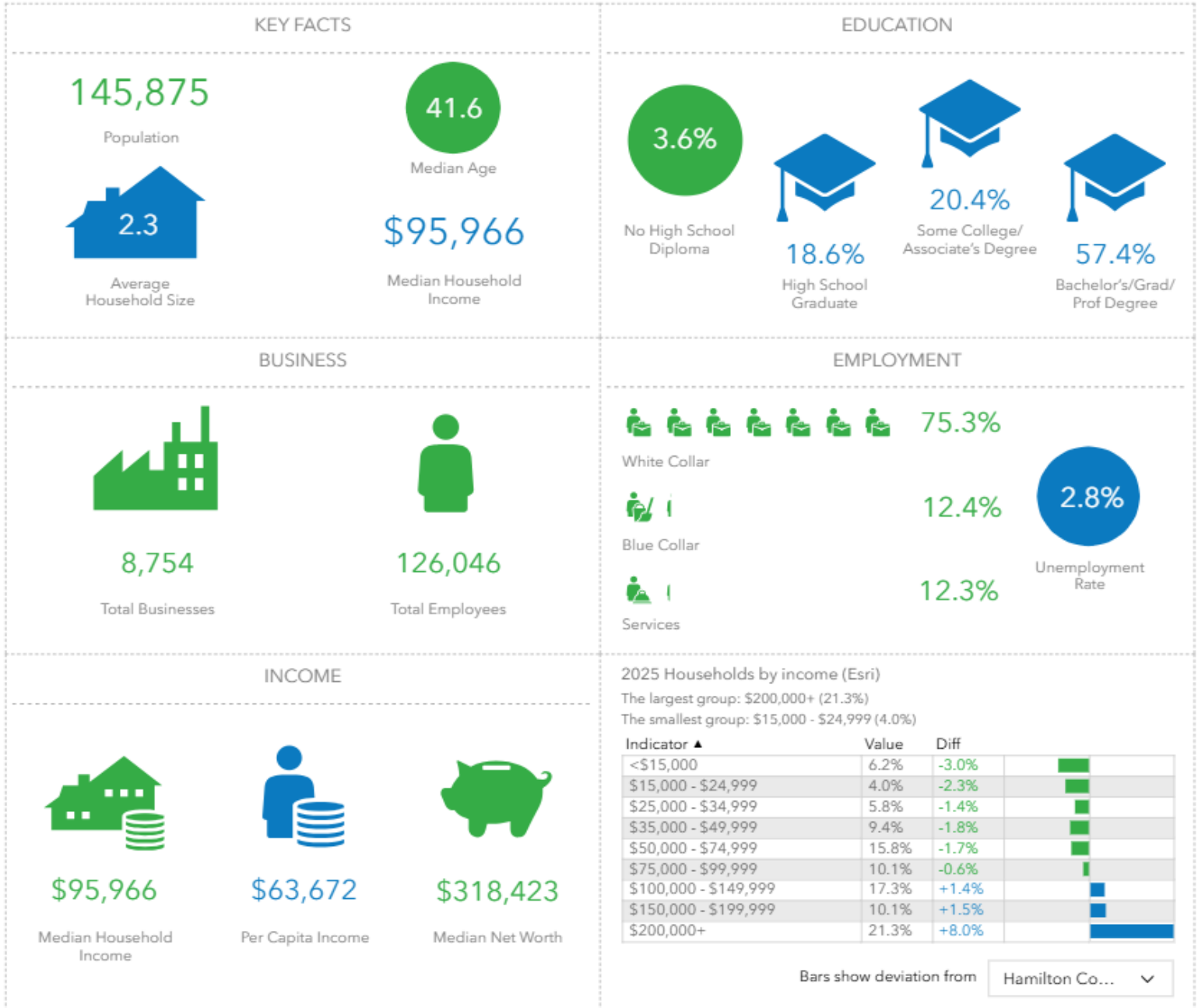
GET IN TOUCH
www.equity.net

Lauri Stefanou (Sullivan)

Senior VP of Sales & Leasing
lstefanou@equity.net
513-604-1414

Key Facts

8740 Montgomery Rd, Cincinnati, Ohio, 45236
Ring of 5 miles



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

GET IN TOUCH
www.equity.net

Lauri Stefanou (Sullivan)
Senior VP of Sales & Leasing
lstefanou@equity.net
513-604-1414



What's in My Community?

Places that make your life richer and community better

8740 Montgomery Rd, Cincinnati, Ohio, 45236
5 miles



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2025 Esri

GET IN TOUCH
www.equity.net

Lauri Stefanou (Sullivan)
Senior VP of Sales & Leasing
lstefanou@equity.net
513-604-1414



SHOPPING AND SPENDING

8740 Montgomery Rd, Cincinnati, Ohio, 45236

Ring of 5 miles

Shopping

117

2025 Shopped at DSW Store/3 Mo:
Index

Which is more than **80%** of all ZIP Codes

121

2025 Shopped at Nordstrom Store/3 Mo:
Index

Which is more than **80%** of all ZIP Codes

105

2025 Shopped at CVS Drug Store/6 Mo:
Index

Which is more than **80%** of all ZIP Codes

86

2025 Shopped at Walmart Pharmacy
Drug Store/6 Mo: Index

Which is less than **80%** of all ZIP Codes

Disposable Income for this Area



\$110,468 ↑

Average Disposable Income is \$33,201 higher than
Ohio, which has a value of **\$77,267**

GET IN TOUCH
www.equity.net

Lauri Stefanou (Sullivan)

Senior VP of Sales & Leasing

lstefanou@equity.net

513-604-1414