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Owner/Agent

RETAIL FOR LEASE

7420 MONTGOMERY ROAD

Cincinnati, OH 45236

SITE 1: 1,480 SF Retail Space

\$14.00 PSF + \$4.25 NNN

 Attractive office/retail space with in-line space available

Site 2: 0.39 Acres Land Parcel Call for Details

- Land at Montgomery & Home Streets available for development
- Parking lot pad already on back half of land
- Join the up-and-coming Silverton business district!
- · Minutes from the popular Kenwood retail corridor
- New Wawa under construction across the street
- Construction starts Q1 2025 on additive 119 luxury apartment units at AG47

TRAFFIC COUNTS:

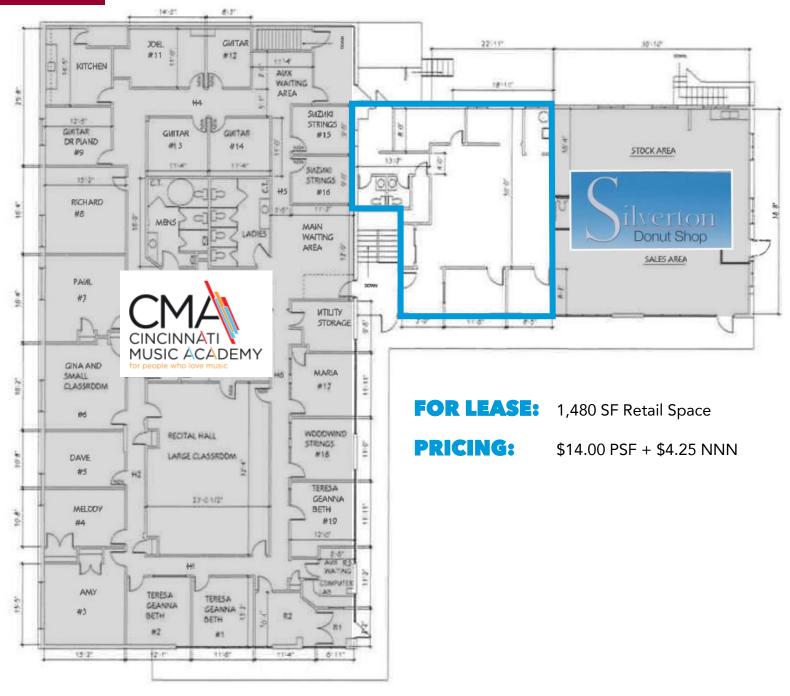
Montgomery Road – 14,168 VPD







FLOORPLAN



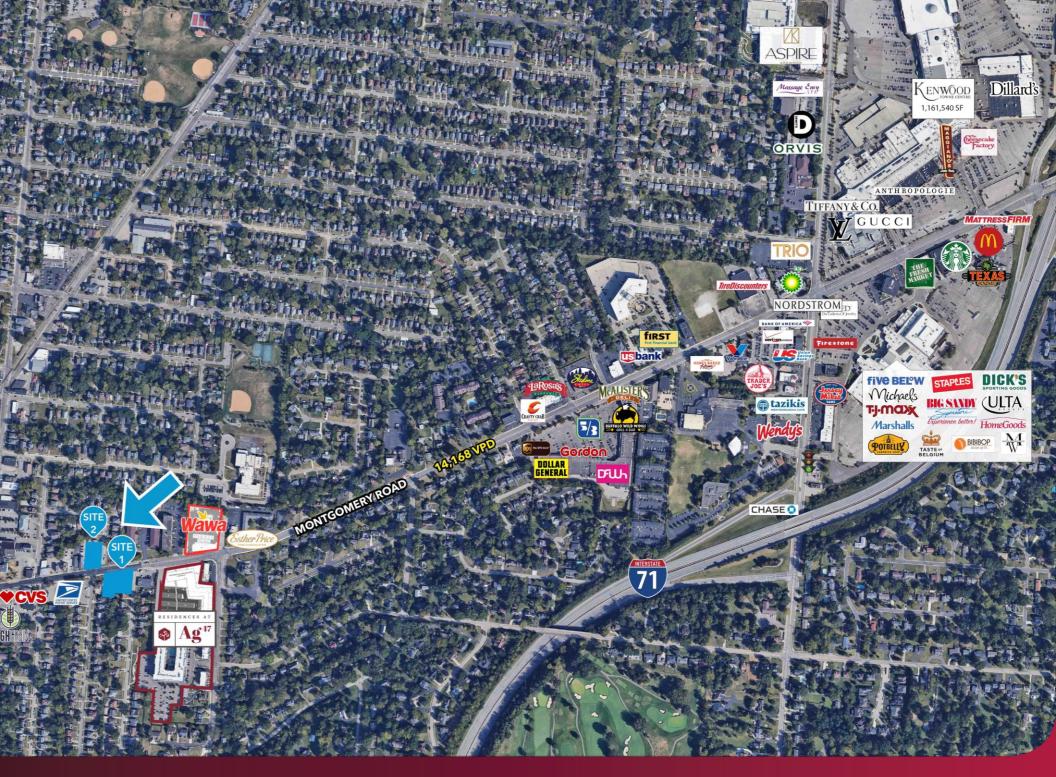
FLOORPLAN N86°06'48"E 94.30' (94.20' plat) Montgomery Rd Montgomery Rd N1'48'26"E 177.50' (178.5' plat) S0'27'58"W 165.65' Lot 5 Lot 6 Vicinity Map Montgomery Rd. (R/W Varies) 579°01'04"W P.O.B. Parcel 2: Tract Two _579°32'06"W 100.00" 579'01'04"W N79'01'04"E **AVAILABLE FOR** P.O.B. / Parcel 2: Tract One 123.18 N2'04'00"E 152.82 **GROUND LEASE:** 0.39 Acres _N2'04'00"E 150.76' Parcel 2: Tract Two **PRICING:** Call for Details 52'04'00"W PARCEL 2 0.5751 Acres 1 Sty. Bldg. deck _S87'56'00"E 119.00'

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S87'56'00"E



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10260 Alliance Road, Suite 200 | Cincinnati, OH 45242 | 513.272.6800 | lee-cincinnati.com

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				1 MI RADIUS	3 MI RADIUS	5 MI RADIUS	5
▋▘▍▍░▐▐▗▘▋	GRAPHICS	Highpoint	POPULATION				
	The second secon	-	2024 Estimated Population	13,300	85,171	197,821	
	I find a	THE REAL PROPERTY OF THE PROPE	2029 Projected Population	13,020	84,964	197,522	7
T T	Sharon Woods	977	2020 Census Population	14,058	87,512	199,950	
endale		Sixteen	2010 Census Population	14,176	82,989	191,996	1.0
	Sharonville	Mile Stan	Projected Annual Growth 2024 to 2029	-0.4%	- Danasuur	y Cozad	ા
N / J	HA HA	AZELWOOD	Historical Annual Growth 2010 to 2024	-0.4%	0.2%	0.2%	
1-10: /	176	-/- X	HOUSEHOLDS	No. of the last of	100		
d Gardens	Evendale		2024 Estimated Households	6,560	38,381	88,983	
1	Evendale	Val	2029 Projected Households	6,379	38,138	88,352	
dlawn	Summit Park		2020 Census Households	6,773	38,367	88,821	
Lincoln		1 200	2010 Census Households	6,670	36,932	85,425	
Heights	Wall Deliver	25	Projected Annual Growth 2024 to 2029	-0.6%	-0.1%	-0.1%	
	3 mi Radius	(22)	Historical Annual Growth 2010 to 2024	-0.1%	0.3%	0.3%	1
		1 35	AGE		Cincinnati		
yoming	Blue Ask		2024 Est. Population Under 10 Years	10.4%	12.1%	12.1%	n
N/	2 mi Badius	Montgomery Remin	2024 Est. Population 10 to 19 Years	9.7%	10.9%	11.2%	
Reading	2 mi Radius ₂₆	(120)	2024 Est. Population 20 to 29 Years	13.4%	12.3%	13.3%	
			2024 Est. Population 30 to 44 Years	23.4%	22.0%	21.9%	
		7 22	2024 Est. Population 45 to 59 Years	17.5%	16.6%	16.7%	
	1 mi Radius Von	74	2024 Est. Population 60 to 74 Years	17.9%	17.7%	17.2%	
	Ker	booy	2024 Est. Population 75 Years or Over	7.6%	8.4%	7.5%	
An An	berley Deer Park		2024 Est. Population 73 Tears of Over 2024 Est. Median Age	39.2	39.2	38.5	
		A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	MARITAL STATUS & GENDER	Mt Ronneo	37.2	30.3	
ROSELAWN	neh Ded	1	2024 Est. Male Population	48.6%	49.2%	49.1%	
French F	ench Park Silv		2024 Est. Male ropulation		50.8%	50.9%	
7	N	Madeira 💮 💮	2024 Est. Female Population 2024 Est. Never Married	35.4%	34.9%	30.9% 37.8%	
			2024 Est. Never Married 2024 Est. Now Married	39.3%	34.9% 44.6%	37.8% 42.0%	
561 PLEAS	NT RIDGE	India 100		39.3% 16.8%	44.6% 13.8%	42.0% 14.1%	
	1	Indian Hill	2024 Est. Separated or Divorced 2024 Est. Widowed	8.5%	6.8%	6.1%	
1		/ /	INCOME	0.3 /6	0.0%	0.1%	11115
(3)			2024 Est. HH Income \$200,000 or More	4.1%	11.3%	12.5%	9 19
				4.1% 5.3%	9.8%	9.2%	17
Norwood		/ -/	2024 Est. HH Income \$150,000 to \$199,999	5.3% 18.9%	9.8% 17.4%	9.2% 15.7%	1
	MADISONVILLE	/	2024 Est. HH Income \$100,000 to \$149,999 2024 Est. HH Income \$75,000 to \$99,999			15.7%	
	ANIA		2021 250 1111 Income \$70,000 to \$77,777	15.7%	13.4%		
	DAKLE		2024 Est. HH Income \$50,000 to \$74,999	16.6%	15.3%	15.6%	V
22			2024 Est. HH Income \$35,000 to \$49,999	11.2%	10.3%	10.7%	1
	Mariem	ont	2024 Est. HH Income \$25,000 to \$34,999	10.9%	7.9%	8.1%	
	H-O P	50	2024 Est. HH Income \$15,000 to \$24,999	4.8%	4.6%	5.8%	
STON HADE DADE	O CHECK	Differential Day	2024 Est. HH Income Under \$15,000	12.6%	9.9%	10.5%	
HYDE PARK	Ault Park	Riverside Park	2024 Est. Average Household Income	\$86,621	\$120,414	\$121,930	
	V		2024 Est. Median Household Income	\$64,026	\$85,835	\$84,710	
50	MT LOOKOUT	Vertical	2024 Est. Per Capita Income	\$42,872	\$54,467	\$55,036	
		Newtown	2024 Est. Total Businesses	533	3,616	10,233	
			2024 Est. Total Employees	7,467	50,932	142,878	-
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