

3,485 SQUARE FEET FOR LEASE

12096 Montgomery Rd
Cincinnati, OH 45249

Fully Built-Out Spa with Premium Equipment
Symmes Retail Center



Symmes Retail Shoppes, LLC
Cell: (513) 807-8650
SymmesRetail@gmail.com

Heavy Residential Area

Heavy Residential Area

meineke

DUNKIN'

Office DEPOT

Wendy's

BANK OF AMERICA

LA BOY

iStorage

ALDI

SLEEP OUTFITTERS

CHIPOTLE MEXICAN GRILL

Fields Ertel Road: 20,823 VPD

United Dairy Farmers

jiffylube

Tuffy Tire & Auto Service

Auto Zone

Montgomery Road: 26,303 VPD

CareFirst

Kroger

MENARDS

Cane's

O'Reilly AUTO PARTS

CHASE

Freddy's FROZEN CUSTARD STEAKBURGERS Being Bullit

meijer

Huntington

WALGREENS

at home The Home Décor Superstore

Brand New THORNTONS

FURNITURE Fair For Style and Flair

DOLLAR TREE

Tony's

3,485 SF AVAILABLE

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Brand New \$40 Million Apartment Being Developed

Symmes Township Police Department

Symmes Township Branch Library

Symmes Elementary School

Montgomery Rd/26,303 VPD

Feilds Ertel Rd/20,823 VPD

Kings Automall

Future Auto Dealership

INTERSTATE 71 118,469 VPD

FedEx

MIKE'S CARWASH

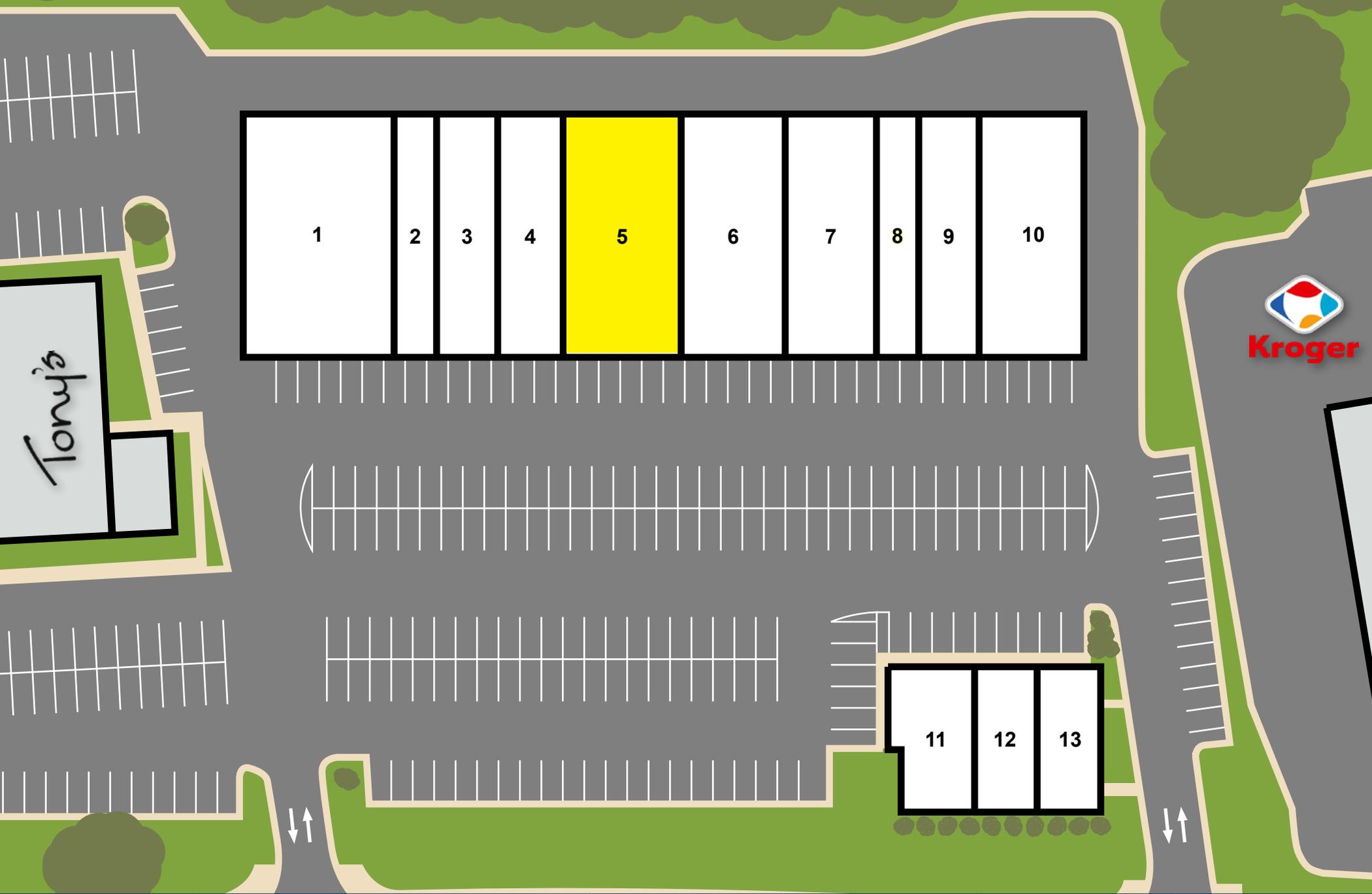
SHAWCOR

ROBERDS CONVERTING

McCluskey Automotive Corporate Headquarters

McCabe LUMBER

3,485 SF AVAILABLE



Hobbytown USA	Great Clips	Lee Cleaners	FedEx Office	AVAILABLE	MyEyeDr.	Skip's Bagel Deli
1	2	3	4	5	6	7
Wine Not	Club Pilates	Brain Balance	Kyoto	Lentils Mediterranean Grill	CC's Empanadas	
8	9	10	11	12	13	

MSA DEMOGRAPHICS

The Cincinnati metro currently has a population of 2.2 million and 859,000 households. The metro is expected to add nearly 31,000 people (1.4% growth) and approximately 16,100 households (1.9% growth) over the next five years. Household incomes slightly above the national median (\$64,900) and relatively affordable home prices allow 66% of households to own a residence.

5-MILE DEMOGRAPHICS

POPULATION

In 2022, the population within 5 miles was 136,813. The population has increased by 20.13% since 2000. It is estimated that the population will be 140,381 in 5 years (a 2.61% increase). The average age is 41.08.

HOUSEHOLDS

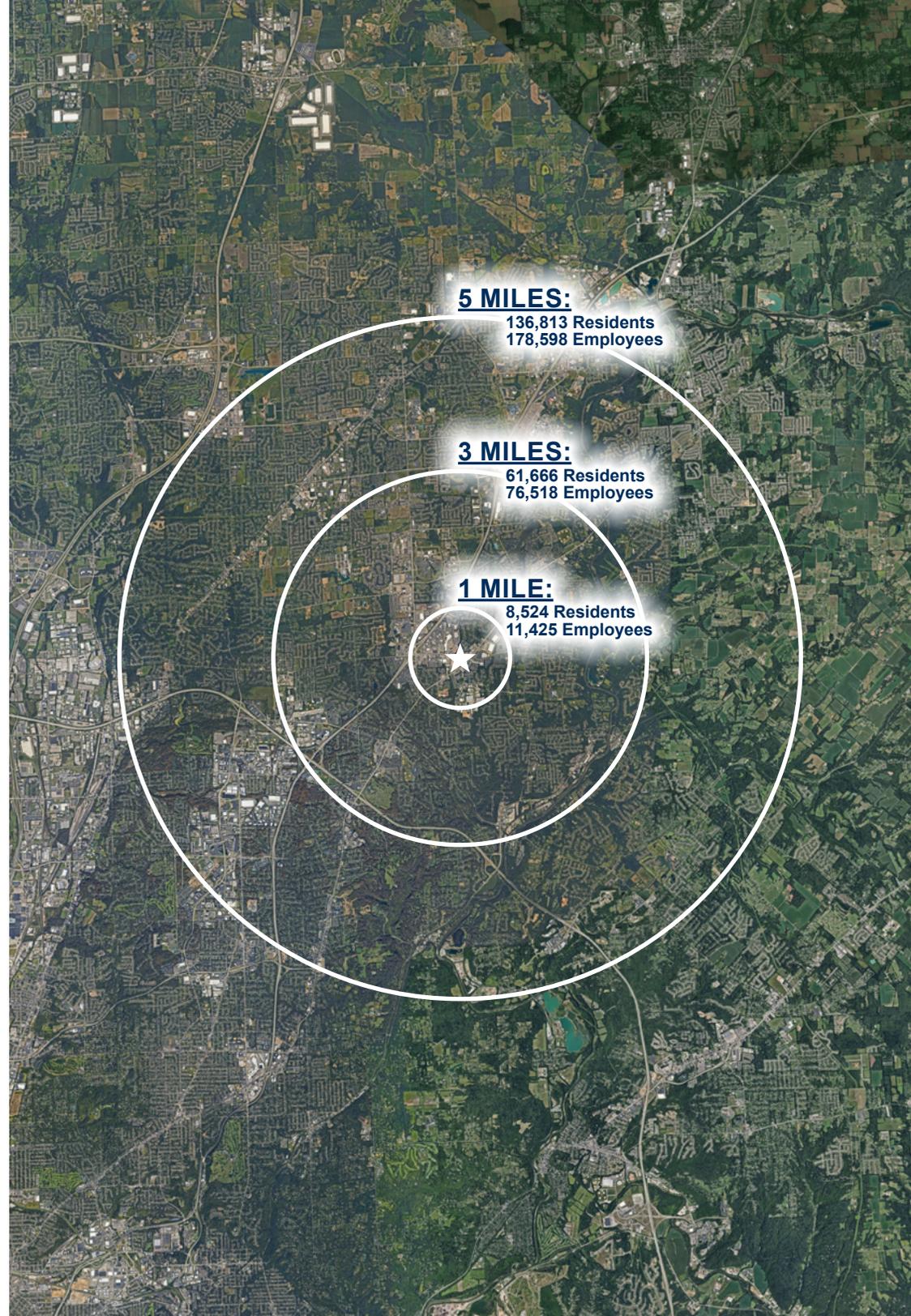
There are currently 53,088 households within 5 miles. The number of households has increased by 28.11% since 2000. In 5 years, an increase of 3.54% is projected (54,969).

INCOME

The median household income within 5 miles was \$105,323 in 2022, nearly double the U.S. average. This number has increased by 51.18% since 2000 and is estimated to be \$121,996 in 5 years (15.83% increase). The average household income is \$144,643, compare to the U.S. average of \$96,357.

EMPLOYMENT

In 2022, there were 178,598 employees within 5 miles. 76.41% have white-collar occupations, and 23.55% have blue-collar occupations. Average time traveled to work is 26 minutes.



CINCINNATI OVERVIEW

The Cincinnati metro is a 15-county region located within portions of Ohio, Kentucky and Indiana that maintains a population of nearly 2.2 million. Nine Fortune 500 companies are located in the metro and provide thousands of jobs: Kroger, Cintas, Procter & Gamble, Macy's, Fifth Third Bancorp, AK Steel Holding, American Financial Group, Cincinnati Financial and Western & Southern Financial Group. Revitalization and the addition of bars, restaurants and services downtown and in the Over-the-Rhine neighborhood have drawn millennials into the urban core.

METRO HIGHLIGHTS

DIVERSIFYING ECONOMY

Growth in service-oriented industries has lessened the metro's dependence on the manufacturing and transportation sectors.

ATTRACTIVE BUSINESS ENVIRONMENT

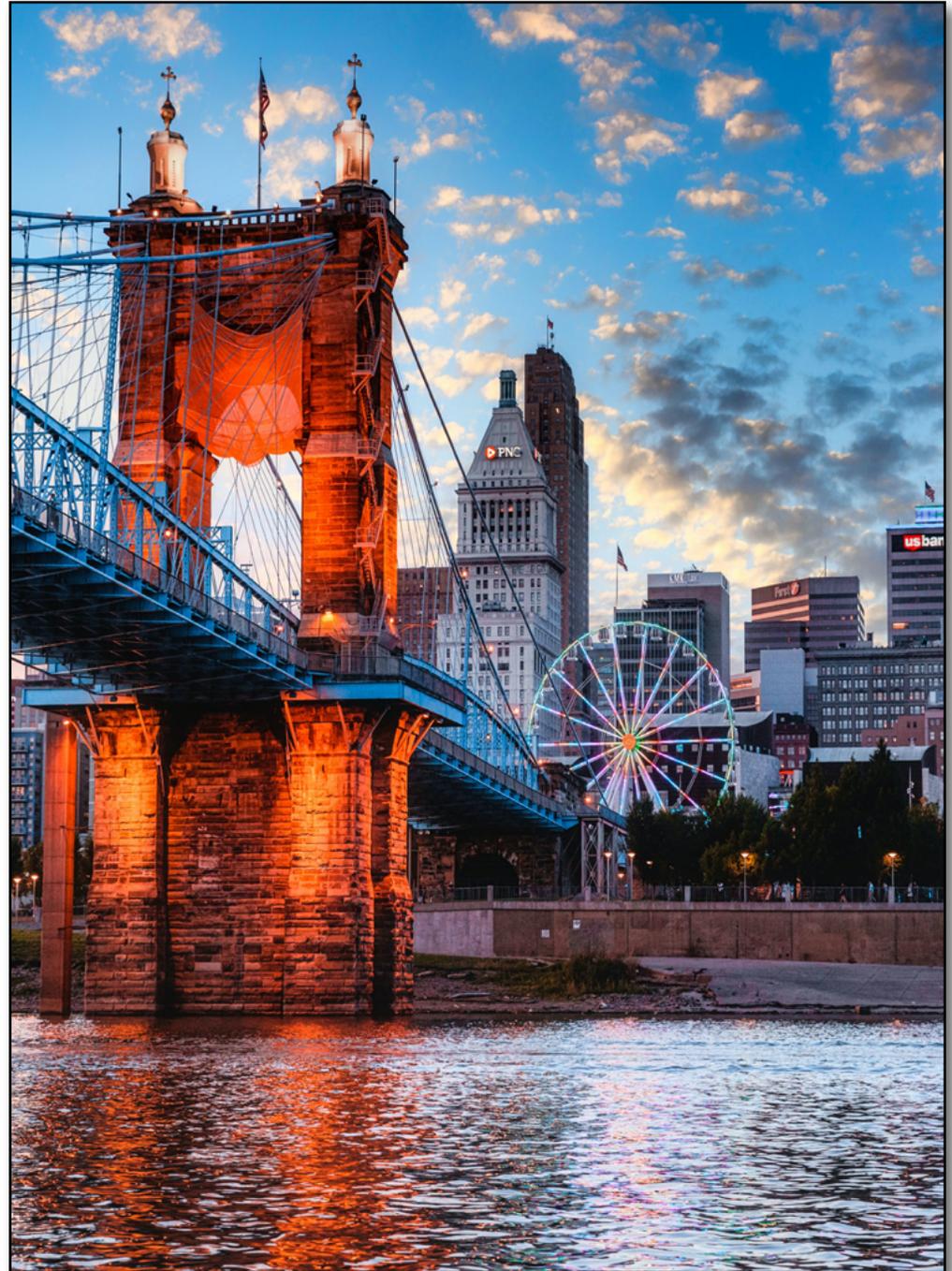
Companies are drawn to the region's low cost of doing business, while employees enjoy a relatively affordable place to live.

CENTRAL DISTRIBUTION POINT

Half of the U.S. population and 30 major markets are within a one-day drive.

GROWING ECONOMY

The area's traditional employment bases in aerospace, automotive, chemistry and financial services will continue to contribute to the metro's economic landscape.



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