

# PRIME RETAIL SPACE FOR LEASE TRIANGLE GATEWAY CENTER

9366-9386 Montgomery Road, Montgomery, OH 45242

Beautiful Mixed-Use Building in the  
Heart of Historic Montgomery

1,304 to 8,441 SF

2<sup>nd</sup> FLOOR OFFICE SPACE

\$197,293

1 MILE AVERAGE HOUSEHOLD INCOME

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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY HIGHLIGHTS

**FOR LEASE:** 1,304 SF to 8,441 SF  
**PRICING:** \$16.50 NNN

- Signage available at Montgomery Road & Cooper Road
- Beautiful mixed-use building in the heart of historic Montgomery
- Prestigious high-income market on Cincinnati's east side
- Abundant parking, easy access to both Montgomery and Cooper Roads
- Napa Kitchen & Bar on 1st floor
- High-end finishes throughout the building
- Parking garage with 90 spaces

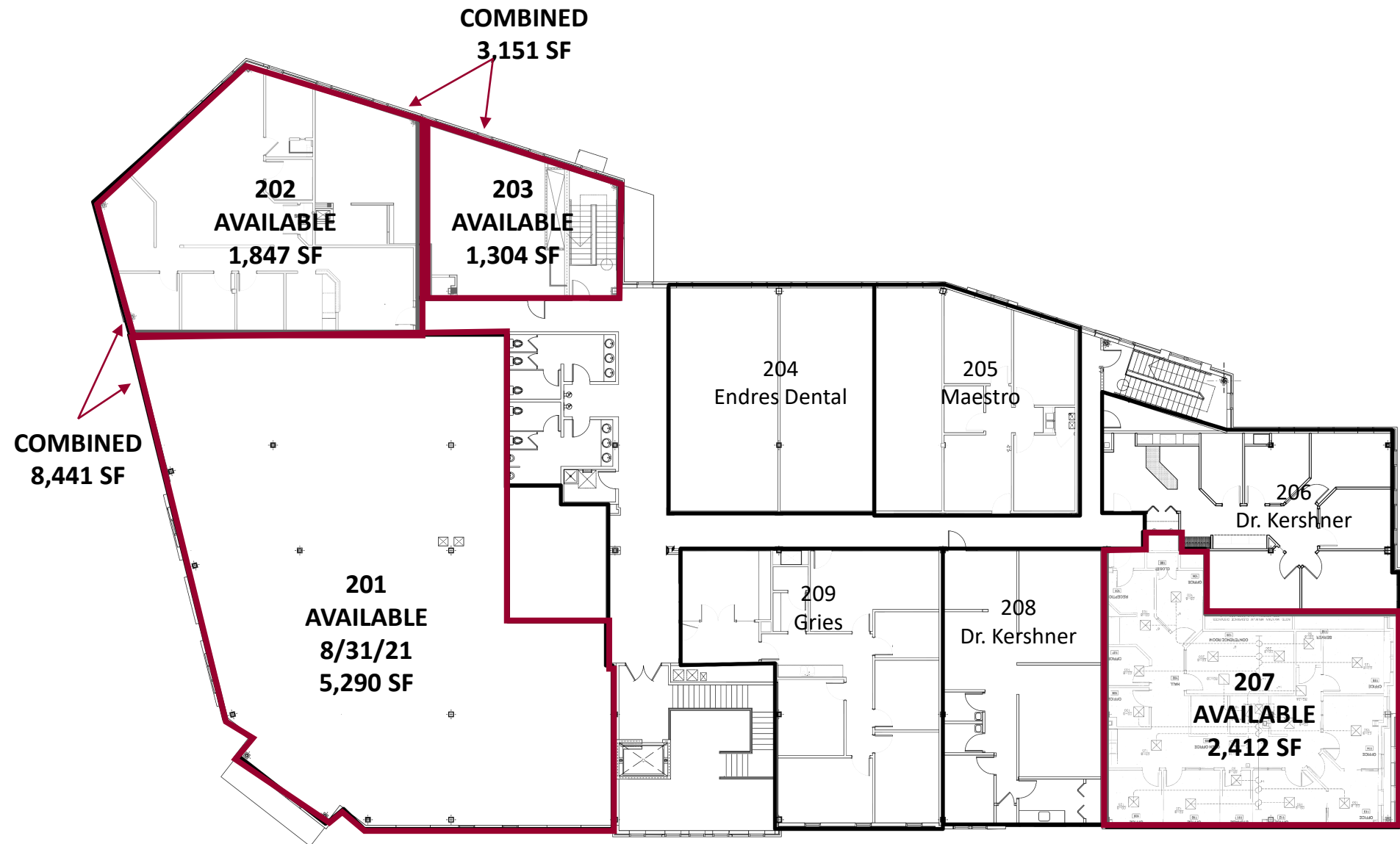
## TRAFFIC COUNTS:

Montgomery Road: 25,386 VPD

Ronald Reagan Cross County Hwy.: 14,553 VPD





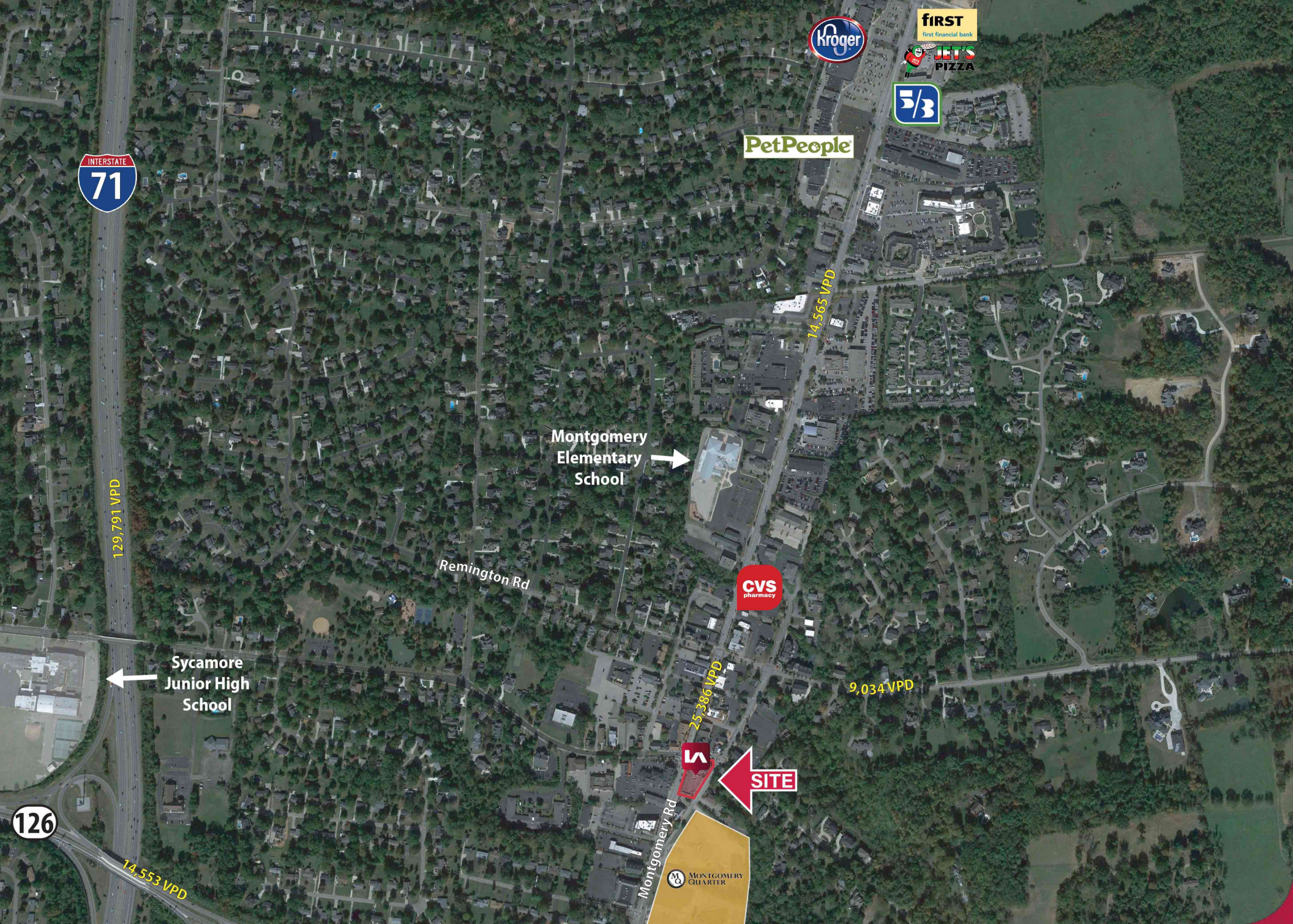




**MONTGOMERY  
QUARTER**

**\$140M Development Including:**

**Hotel, +/- 38,000 SF Retail, +/- 260,000 SF Office,  
Luxury Apartments, and 48 Condominiums, plus  
+/- 940 parking spaces in Multiple Parking Garages**



		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2020 Estimated Population	4,137	51,331	134,309
	2025 Projected Population	4,101	50,805	133,379
	2010 Census Population	4,116	50,765	131,943
	2000 Census Population	3,898	52,215	137,392
	Projected Annual Growth 2020 to 2025	-0.2%	-0.2%	-0.1%
	Historical Annual Growth 2000 to 2020	0.3%	-	-0.1%
<b>HOUSEHOLDS</b>	2020 Estimated Households	1,663	21,304	56,275
	2025 Projected Households	1,632	20,960	55,626
	2010 Census Households	1,628	20,818	54,643
	2000 Census Households	1,459	20,850	55,068
	Projected Annual Growth 2020 to 2025	-0.4%	-0.3%	-0.2%
	Historical Annual Growth 2000 to 2020	0.7%	0.1%	0.1%
<b>AGE</b>	2020 Est. Population Under 10 Years	11.1%	11.3%	11.6%
	2020 Est. Population 10 to 19 Years	13.8%	12.6%	12.3%
	2020 Est. Population 20 to 29 Years	6.0%	9.5%	10.2%
	2020 Est. Population 30 to 44 Years	14.6%	18.9%	19.0%
	2020 Est. Population 45 to 59 Years	19.7%	20.1%	20.5%
	2020 Est. Population 60 to 74 Years	19.9%	18.2%	18.4%
	2020 Est. Population 75 Years or Over	14.8%	9.4%	8.1%
	2020 Est. Median Age	47.5	42.4	41.9
<b>MARITAL STATUS &amp; GENDER</b>	2020 Est. Male Population	46.7%	48.4%	48.4%
	2020 Est. Female Population	53.3%	51.6%	51.6%
	2020 Est. Never Married	19.2%	24.7%	27.5%
	2020 Est. Now Married	59.7%	56.8%	54.2%
	2020 Est. Separated or Divorced	9.7%	12.1%	12.3%
	2020 Est. Widowed	11.4%	6.4%	6.0%
<b>INCOME</b>	2020 Est. HH Income \$200,000 or More	33.9%	18.6%	16.4%
	2020 Est. HH Income \$150,000 to \$199,999	7.9%	9.4%	8.5%
	2020 Est. HH Income \$100,000 to \$149,999	16.9%	17.9%	17.8%
	2020 Est. HH Income \$75,000 to \$99,999	9.2%	13.5%	13.1%
	2020 Est. HH Income \$50,000 to \$74,999	12.1%	14.8%	15.4%
	2020 Est. HH Income \$35,000 to \$49,999	3.9%	8.9%	9.9%
	2020 Est. HH Income \$25,000 to \$34,999	5.7%	5.6%	6.9%
	2020 Est. HH Income \$15,000 to \$24,999	5.5%	5.3%	6.0%
	2020 Est. HH Income Under \$15,000	4.9%	6.1%	6.1%
	2020 Est. Average Household Income	\$197,293	\$140,699	\$129,766
	2020 Est. Median Household Income	\$142,165	\$105,488	\$97,548
	2020 Est. Per Capita Income	\$79,532	\$58,494	\$54,444
	2020 Est. Total Businesses	413	3,900	7,799
	2020 Est. Total Employees	3,802	64,769	127,301

