

RETAIL FOR LEASE

KENWOOD EXCHANGE

8154 Montgomery Road, Cincinnati, OH 45236

4,433 SF AVAILABLE



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RETAIL SPACE FOR LEASE

KENWOOD EXCHANGE

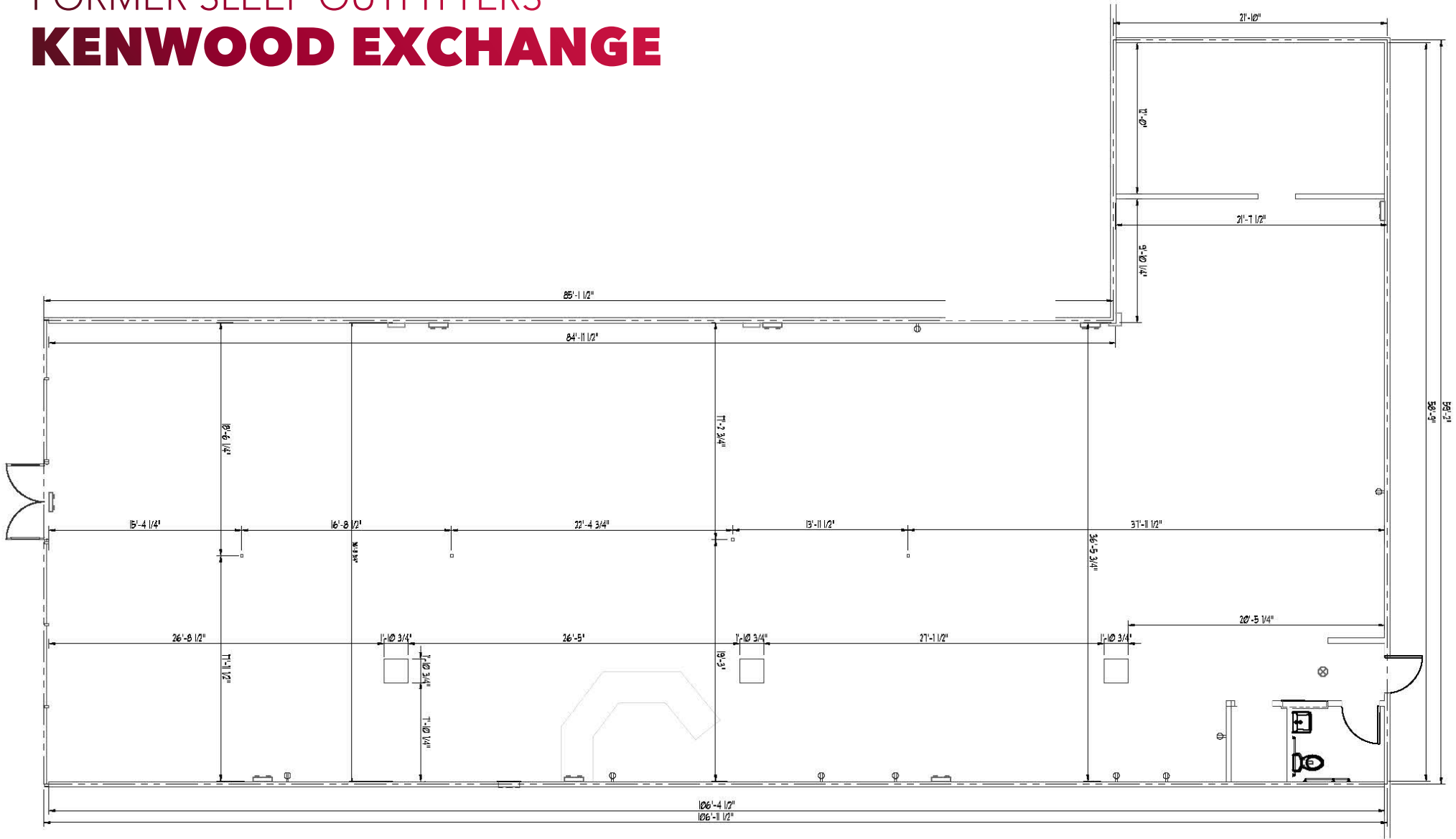
FOR LEASE: 4,433 SF – Retail Space

PRICING: \$32/SF NNN + \$6.75 CAM

- Highly visible location in Cincinnati's premier retail trade area within close proximity to Kenwood Towne Center
- Multiple access points to Montgomery Road and Hosbrook Road
- Solid demographics in nearby Madeira, Indian Hill, Montgomery, and Kenwood neighborhoods



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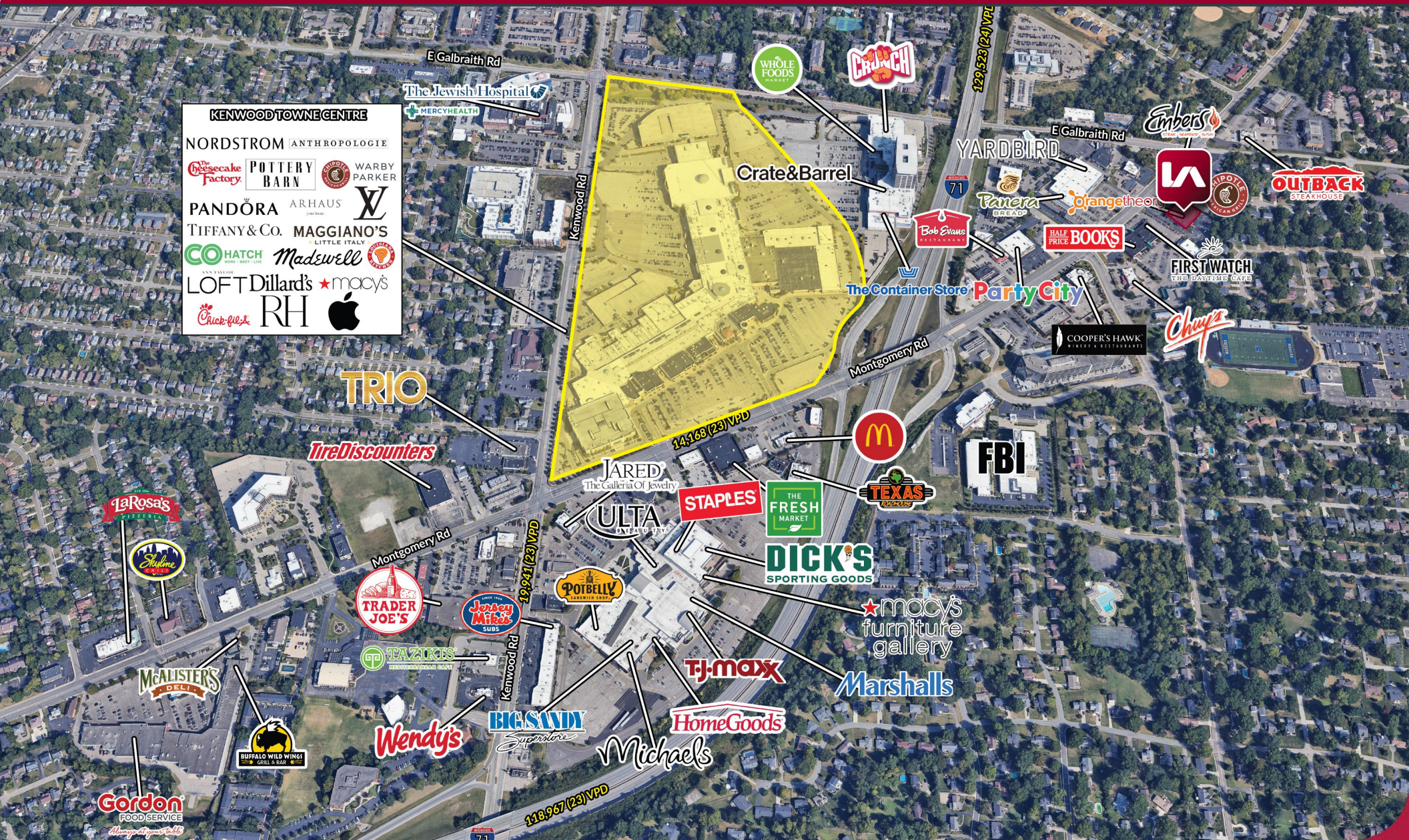
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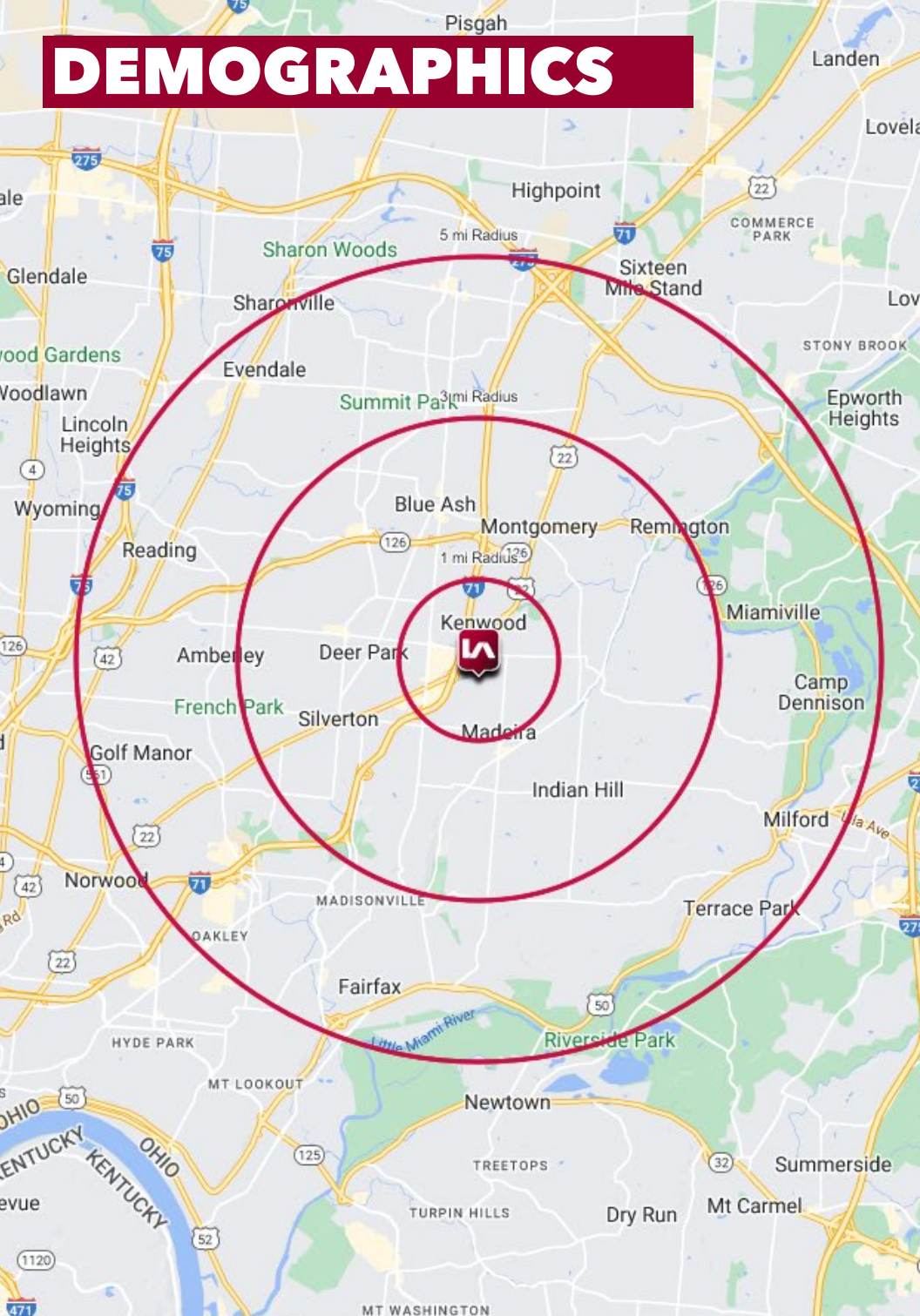


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DEMOGRAPHICS



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POPULATION			
2024 Estimated Population	9,642	58,841	150,580
2029 Projected Population	9,631	57,943	150,441
2020 Census Population	9,567	60,700	153,848
2010 Census Population	9,225	58,095	146,810
Projected Annual Growth 2024 to 2029	-	-0.3%	-
Historical Annual Growth 2010 to 2024	0.3%		0.2%
HOUSEHOLDS			
2024 Estimated Households	3,739	24,935	66,902
2029 Projected Households	3,711	24,353	66,568
2020 Census Households	3,708	25,277	66,818
2010 Census Households	3,912	24,824	64,228
Projected Annual Growth 2024 to 2029	-0.2%	-0.5%	-
Historical Annual Growth 2010 to 2024	-0.3%	-	0.3%
AGE			
2024 Est. Population Under 10 Years	14.5%	12.3%	12.1%
2024 Est. Population 10 to 19 Years	12.6%	11.6%	11.4%
2024 Est. Population 20 to 29 Years	6.9%	9.6%	11.6%
2024 Est. Population 30 to 44 Years	20.6%	20.4%	21.2%
2024 Est. Population 45 to 59 Years	16.5%	17.6%	17.1%
2024 Est. Population 60 to 74 Years	16.9%	18.7%	18.2%
2024 Est. Population 75 Years or Over	12.0%	9.9%	8.5%
2024 Est. Median Age	41.5	41.6	40.1
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.7%	49.6%	49.2%
2024 Est. Female Population	50.33%	50.4%	50.8%
2024 Est. Never Married	20.7%	27.7%	32.3%
2024 Est. Now Married	58.8%	51.9%	47.9%
2024 Est. Separated or Divorced	10.5%	12.4%	13.4%
2024 Est. Widowed	10.0%	8.0%	6.4%
INCOME			
2024 Est. HH Income \$200,000 or More	24.2%	16.5%	14.3%
2024 Est. HH Income \$150,000 to \$199,999	14.3%	10.9%	9.6%
2024 Est. HH Income \$100,000 to \$149,999	16.3%	19.1%	17.0%
2024 Est. HH Income \$75,000 to \$99,999	9.6%	12.0%	12.5%
2024 Est. HH Income \$50,000 to \$74,999	13.7%	14.0%	15.2%
2024 Est. HH Income \$35,000 to \$49,999	9.8%	8.5%	10.0%
2024 Est. HH Income \$25,000 to \$34,999	3.7%	7.2%	7.4%
2024 Est. HH Income \$15,000 to \$24,999	3.6%	4.1%	5.0%
2024 Est. HH Income Under \$15,000	4.7%	7.8%	9.0%
2024 Est. Average Household Income	\$161,449	\$147,875	\$133,661
2024 Est. Median Household Income	\$117,131	\$101,130	\$91,890
2024 Est. Per Capita Income	\$62,964	\$62,898	\$59,549
2024 Est. Total Businesses	871	3,276	8,594
2024 Est. Total Employees	16,326	43,057	121,349