

RETAIL SPACE FOR LEASE

CORNELL CROSSING

11013 Montgomery Road, Symmes Township, OH 45249



VIRTUAL TOUR



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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AVAILABLE: 3,058 SF

LEASE RATE: \$22.50 PSF NNN + \$7.71 OPEX

- Join The Melting Pot, Oxford Physical Therapy, and Tri-Health Family Medicine
- Perfect use for medical/office
- Easy access to I-275
- High income neighborhood
- Close to retail, fitness, and banking options
- Abundant parking

TRAFFIC COUNTS:

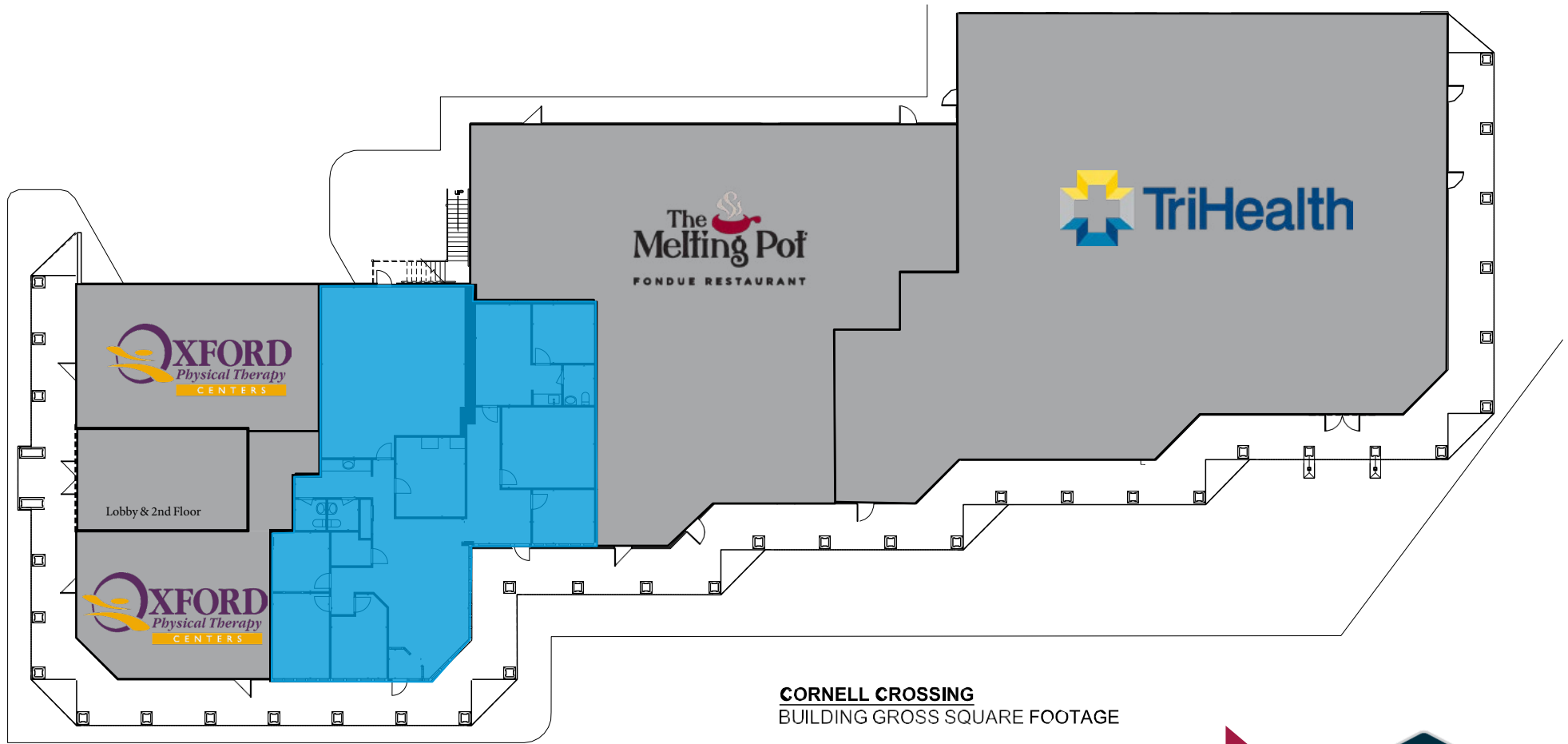
- Montgomery Road – 32,651 VPD
- Cornell Road – 10,976 VPD
- I-275 – 104,885 VPD



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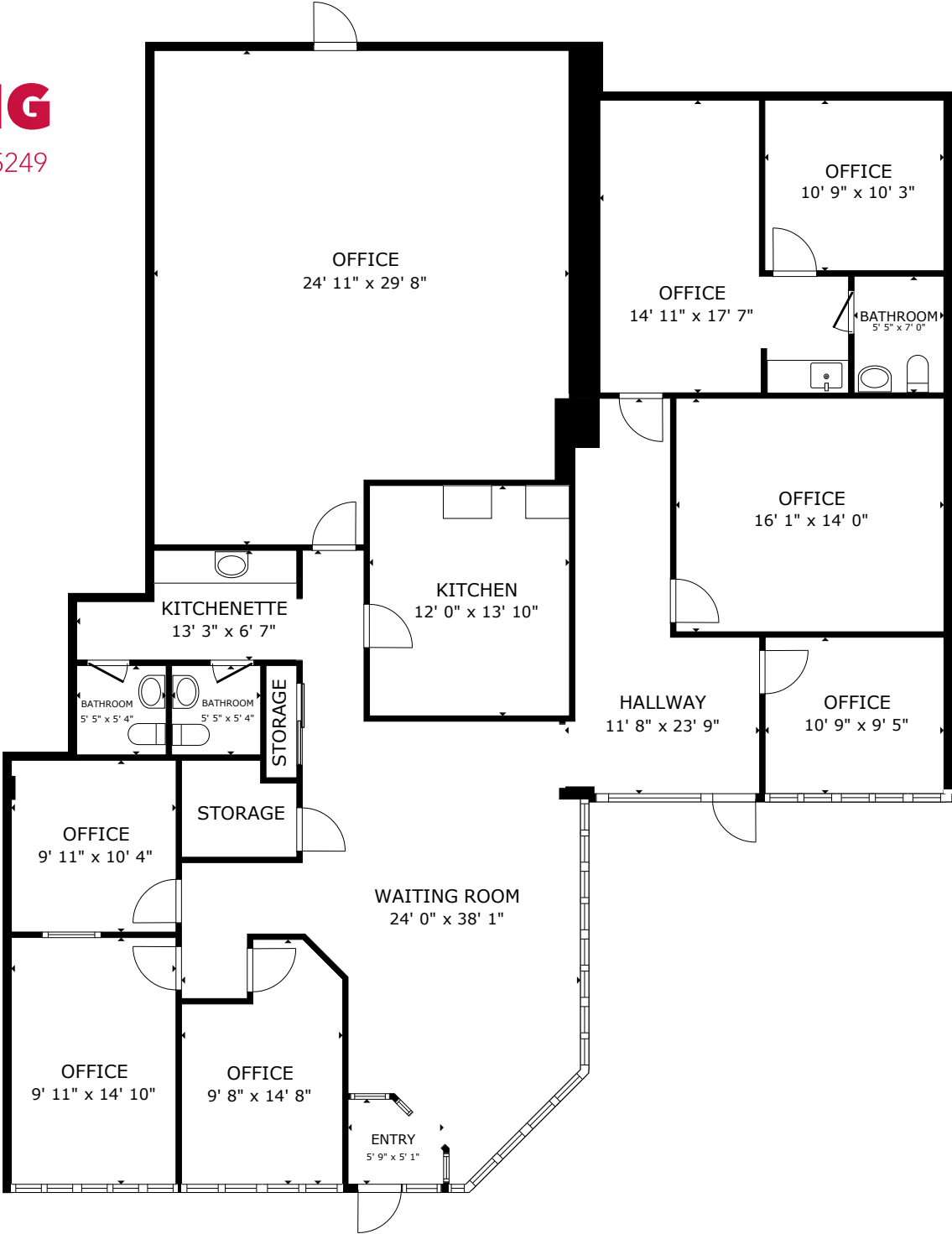
CORNELL CROSSING
BUILDING GROSS SQUARE FOOTAGE



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Harpers Station

- Great Clips
- SUBWAY
- TJ-maxx
- currito
- HomeGoods
- FRESH THYME
- PAINTED TREE
- chili's
- STARBUCKS
- PET SUPPLIES PLUS
- Cazador MEXICAN BAR & GRILL
- FIRST WATCH
- Corner Dumpling House
- KAWA REVOLVING SUSHI
- menchie's
- BUZZARD'S WILD WINES

Shops at Harper's Point

- Kroger
- deSha's AMERICAN TAVERN
- H&R BLOCK
- Servatii
- JOHNNY CHAN 2
- the moozie
- Ambiance

Skylark CHILI

FIREHOUSE SUBS

SHERWIN WILLIAMS

HENDERSON Music Center 1963-2024

usbank

BIGGBY COFFEE

DUNKIN' DONUTS

Wendy's

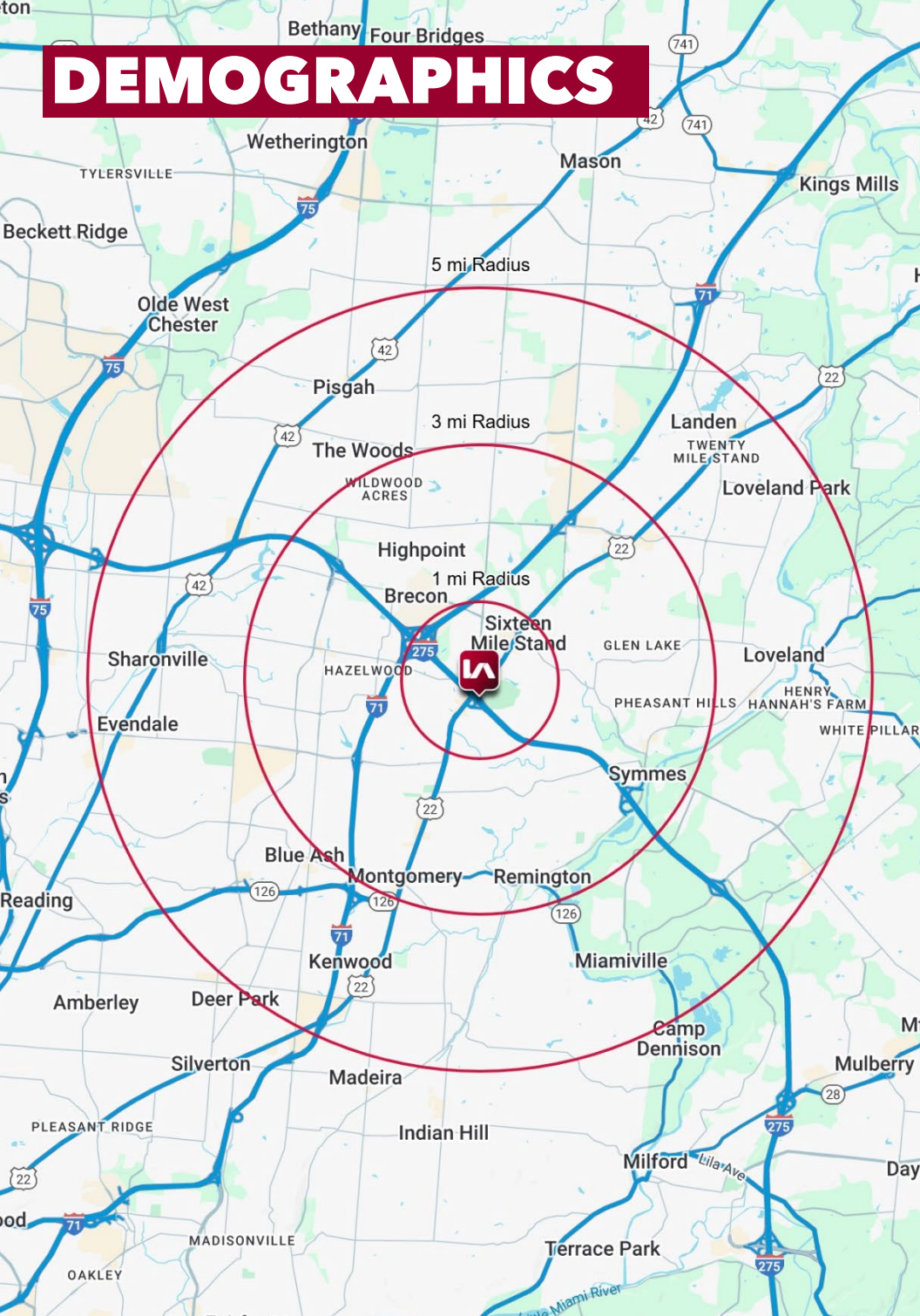
McDonald's

CHASE

Eddie Merlot's

ACURA

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	6,646	50,733	145,187
2030 Projected Population	6,446	50,233	143,768
2020 Census Population	6,561	50,132	143,891
2010 Census Population	6,163	47,336	135,066
Projected Annual Growth 2025 to 2030	-0.6%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	0.5%	0.5%	0.5%
HOUSEHOLDS			
2025 Estimated Households	2,632	19,917	57,527
2030 Projected Households	2,565	19,896	57,775
2020 Census Households	2,575	19,606	56,370
2010 Census Households	2,466	18,739	53,328
Projected Annual Growth 2025 to 2030	-0.5%	-	-
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.5%
AGE			
2025 Est. Population Under 10 Years	13.5%	13.3%	12.6%
2025 Est. Population 10 to 19 Years	13.3%	13.3%	12.9%
2025 Est. Population 20 to 29 Years	9.2%	9.5%	10.1%
2025 Est. Population 30 to 44 Years	21.3%	20.3%	20.4%
2025 Est. Population 45 to 59 Years	16.6%	17.6%	18.4%
2025 Est. Population 60 to 74 Years	18.3%	18.0%	17.6%
2025 Est. Population 75 Years or Over	7.7%	8.1%	8.1%
2025 Est. Median Age	39.1	40.3	40.4
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.5%	49.9%	49.7%
2025 Est. Female Population	50.5%	50.1%	50.3%
2025 Est. Never Married	23.5%	23.5%	24.6%
2025 Est. Now Married	62.9%	60.6%	58.3%
2025 Est. Separated or Divorced	10.1%	10.5%	11.2%
2025 Est. Widowed	3.5%	5.5%	5.9%
INCOME			
2025 Est. HH Income \$200,000 or More	24.2%	26.1%	24.2%
2025 Est. HH Income \$150,000 to \$199,999	11.4%	12.2%	12.8%
2025 Est. HH Income \$100,000 to \$149,999	21.9%	20.3%	20.7%
2025 Est. HH Income \$75,000 to \$99,999	7.8%	10.0%	10.8%
2025 Est. HH Income \$50,000 to \$74,999	14.1%	13.6%	13.4%
2025 Est. HH Income \$35,000 to \$49,999	9.6%	7.2%	6.5%
2025 Est. HH Income \$25,000 to \$34,999	4.3%	3.7%	4.1%
2025 Est. HH Income \$15,000 to \$24,999	2.4%	3.2%	3.2%
2025 Est. HH Income Under \$15,000	4.2%	3.7%	4.2%
2025 Est. Average Household Income	\$177,291	\$176,959	\$170,171
2025 Est. Median Household Income	\$121,483	\$128,751	\$125,152
2025 Est. Per Capita Income	\$70,344	\$69,570	\$67,521
2025 Est. Total Businesses	410	4,067	8,715
2025 Est. Total Employees	5,128	65,832	133,707