



RATH EQUITY, LTD.

**OFFICE SPACE
AVAILABLE
FOR SALE**

9380 MAIN STREET
CINCINNATI, OH 45242

3,384 SF

ASKING: \$525,000

PROPERTY OVERVIEW

9380 Main St in Cincinnati's sought-after Montgomery submarket is a well-located commercial office asset offering flexible space in a vibrant, walkable business district just minutes from downtown Montgomery. The property features approximately 3,388 square feet of functional office space across two levels, with on-site surface parking and strong visibility on a primary local thoroughfare with convenient access to I-71, Ronald Reagan Hwy, and I-275.

Situated within a dynamic retail and dining corridor, 9380 Main St benefits from strong local traffic, proximate amenities, and community connectivity. Monument signage opportunities further enhance tenant branding exposure. Its adaptable layout and central Montgomery locale make the property an attractive choice for office, professional services, medical, or retail uses, appealing to both occupiers and investors seeking presence in one of Cincinnati's most desirable suburban markets.

SALE PRICE

\$525,000

BUILDING SF

3,384 SF

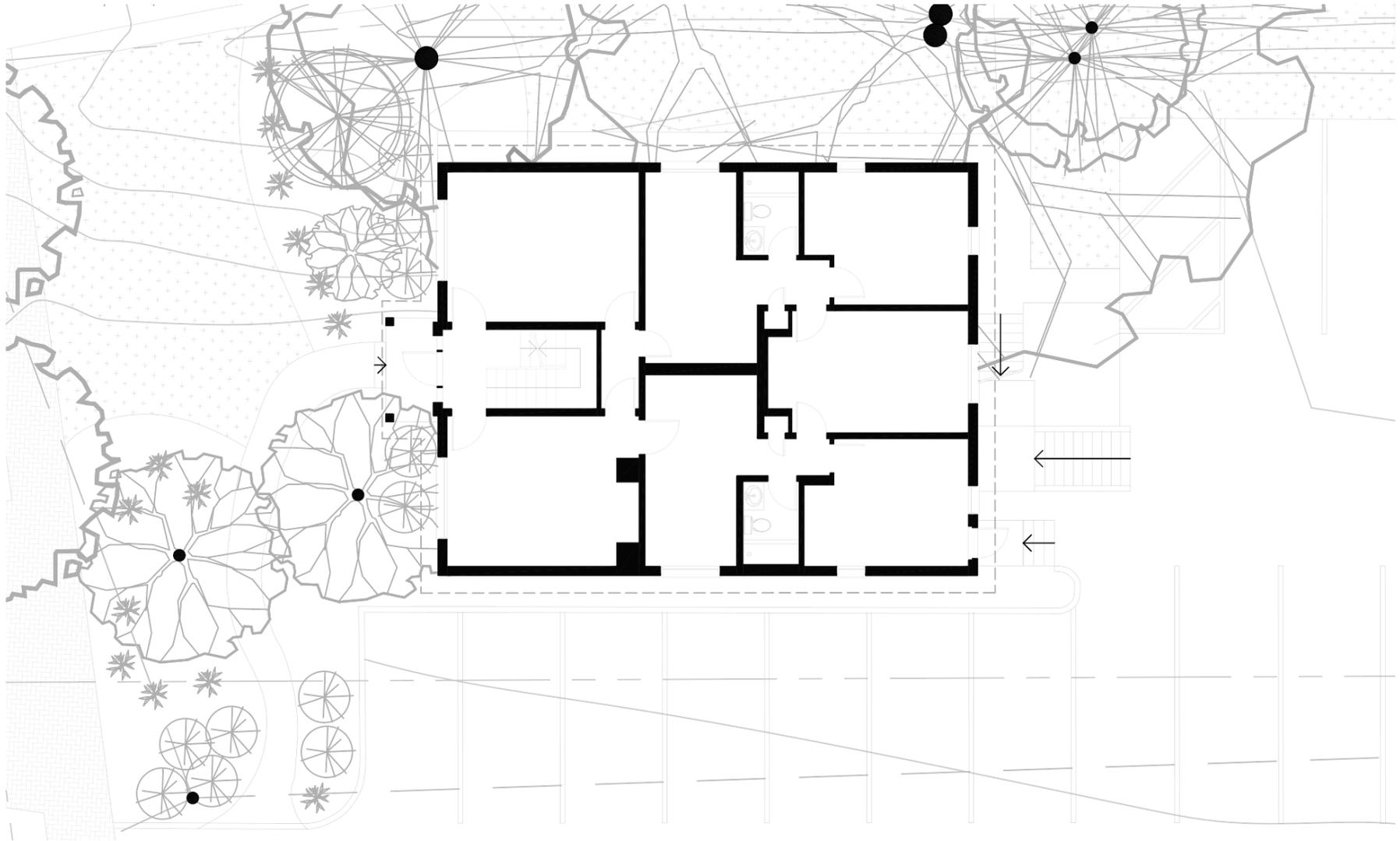
BUILDING TYPE

Office

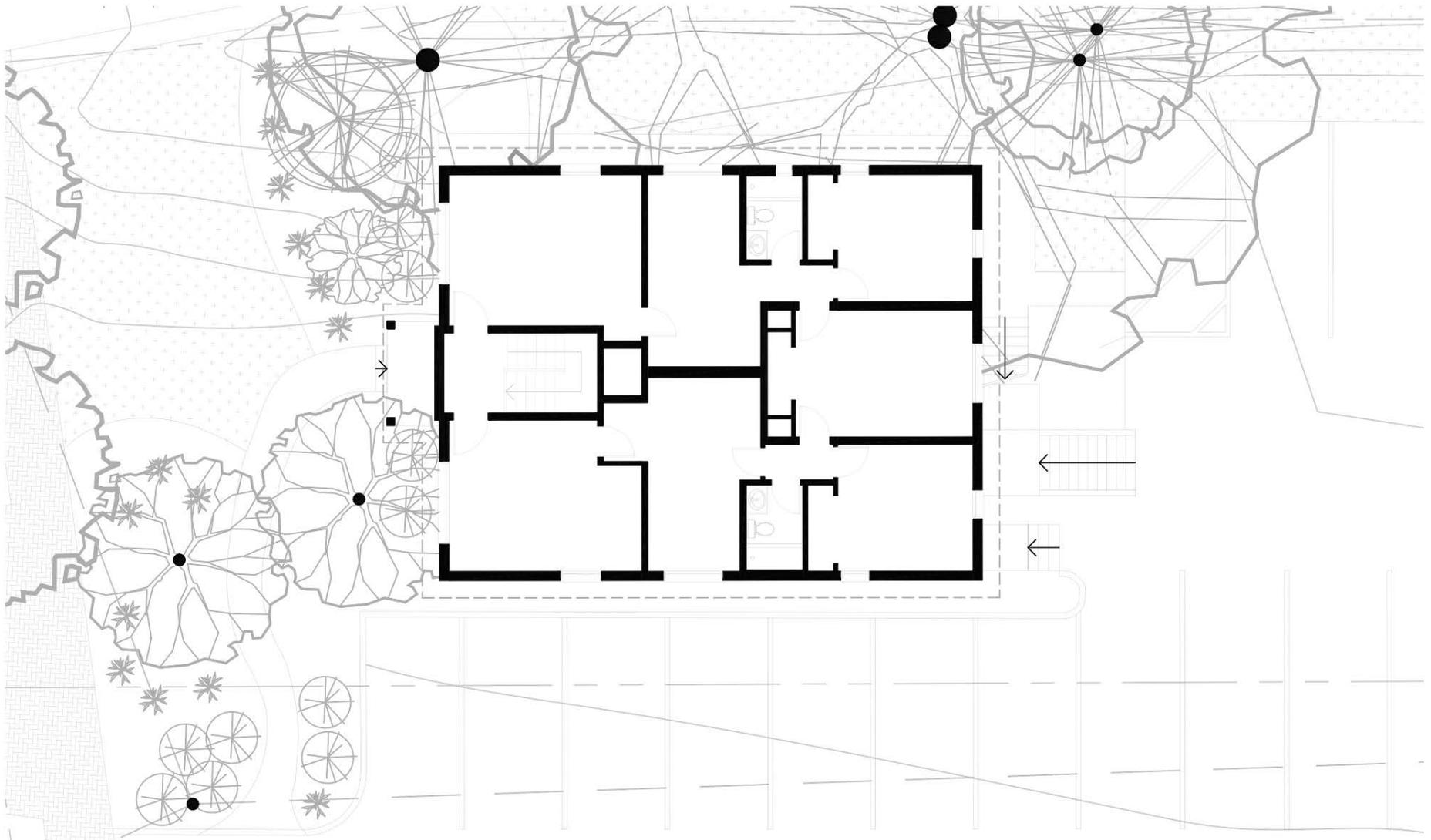
PROPERTY HIGHLIGHTS

- > Walking distance to downtown Montgomery
- > Nearby restaurants include Montgomery Inn, European Café, Napa Kitchen, Salon Bastille, Village Tavern & Corner Pub
- > Easy access to Ronald Reagan, I-71, & 275
- > Monument signage available

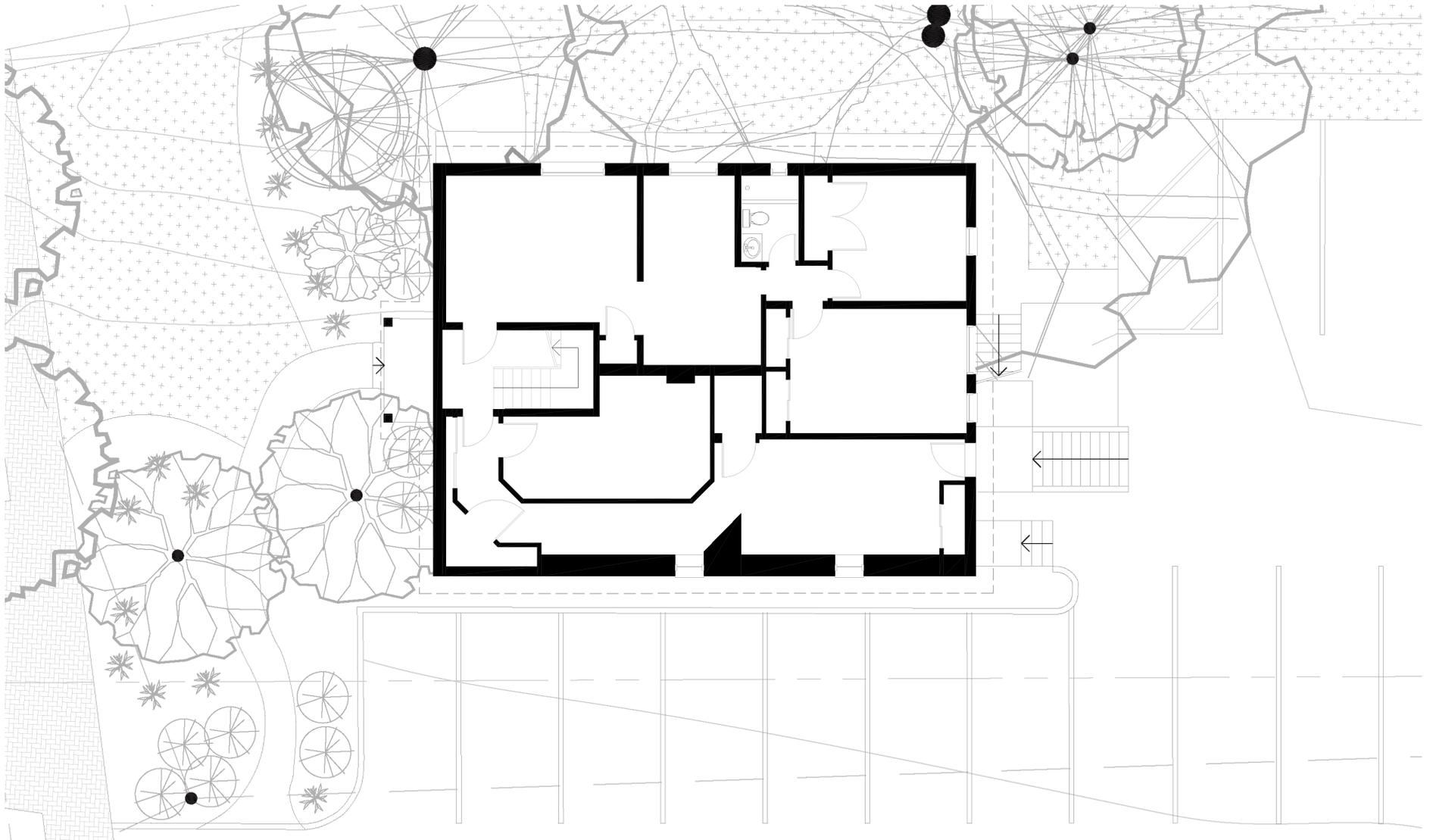
1ST FLOOR - FLOOR PLAN



2ND FLOOR - FLOOR PLAN



BASEMENT - FLOOR PLAN





PROPERTY AERIAL



NEARBY AMENITIES



















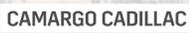












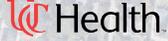






MONTGOMERY QUARTER
 \$140M Development including:

- Hotel
- +/-38,000 SF Retail
- +/-260,000 SF Office
- Luxury Apartments
- 48 Condominiums
- +/-940 parking spaces in multiple parking garages





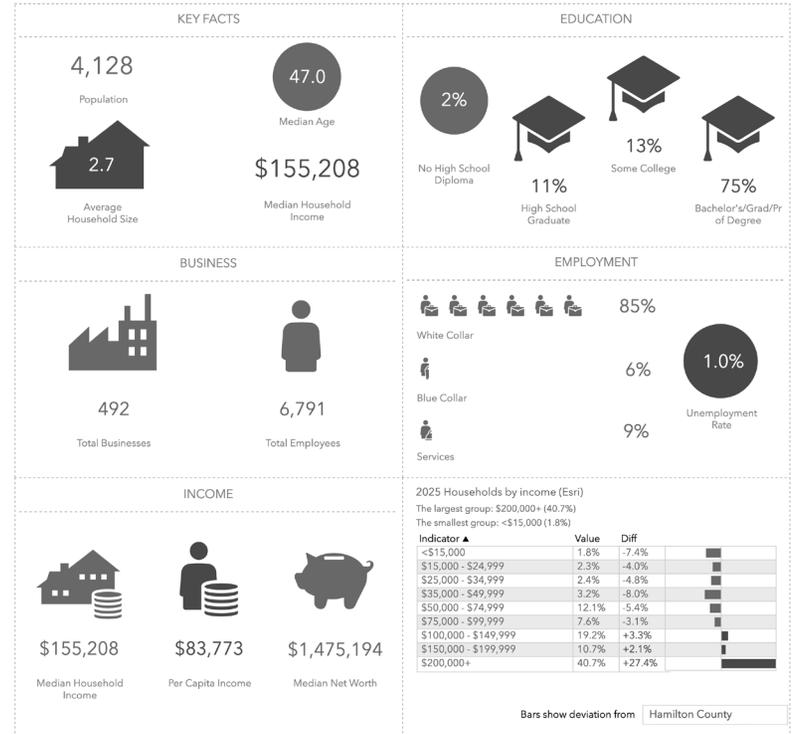



1 MILE KEY FACTS

DEMOGRAPHICS

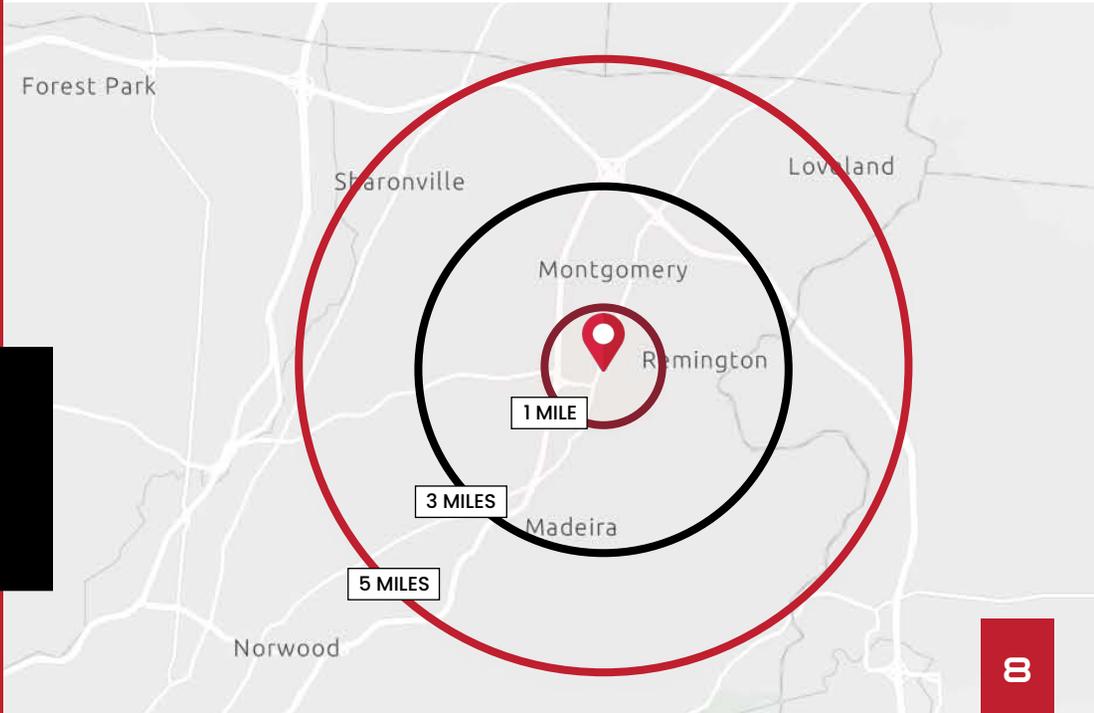
2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,128	553,109	138,870
Households	1,489	20,852	56,454
Families	1,088	13,855	35,792
Average Household Size	2.66	2.50	2.42
Owner Occupied Housing Units	1,210	15,357	40,294
Renter Occupied Housing Units	279	5,495	16,160
Median Age	47.0	42.1	42.2
Median Household Income	\$155,208	\$116,448	\$104,337
Average Household Income	\$230,404	\$177,266	\$159,107

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,256	53,875	139,948
Households	1,529	21,064	56,691
Families	1,111	13,886	35,639
Average Household Size	2.67	2.51	2.43
Owner Occupied Housing Units	1,254	15,707	40,964
Renter Occupied Housing Units	276	5,357	15,727
Median Age	48.1	43.1	43.3
Median Household Income	\$198,556	\$139,576	\$121,177
Average Household Income	\$269,261	\$202,405	\$180,776



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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138,870

5-Mile Population



\$104,337

5-Mile Median Household Income



56,454

5-Mile Households

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