

RETAIL FOR SALE

3500

Montgomery Road

Cincinnati, Ohio 45207

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*FORMER CHURCH  
REDEVELOPMENT OPPORTUNITY  
47,534 SF*

**Astonish**  
Commercial Real Estate Services



## 3500 Montgomery Road

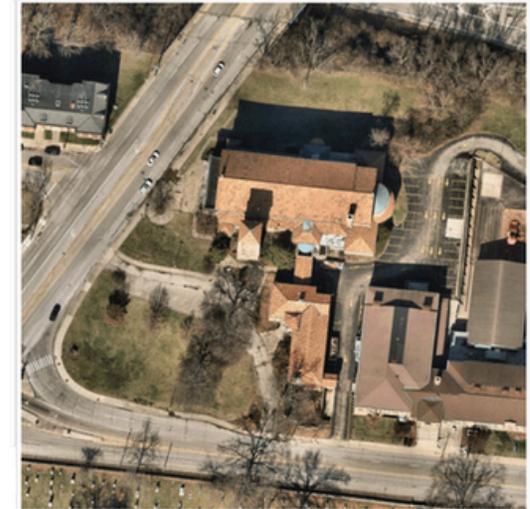
Introducing a remarkable investment opportunity in the heart of Cincinnati. This expansive 47,534 SF former church, constructed in 1940, offers versatile potential for a Special Purpose/Church investor or developer. Zoned SF-2, this property provides a solid foundation for a multitude of purposes. With a prime location minutes from Xavier, The University of Cincinnati, Hyde Park, and Downtown Cincinnati, this property presents an ideal canvas to bring your vision to life.

### Highlights

- Expansive 47,534 SF (Sanctuary: 32,819, Rectory: 13,949)
- Building Situated on 2.363 Acres
- Constructed in 1940
- Zoned SF-2
- I-71 Visibility

**47,534 SF +/-**

**2.353 Acres**

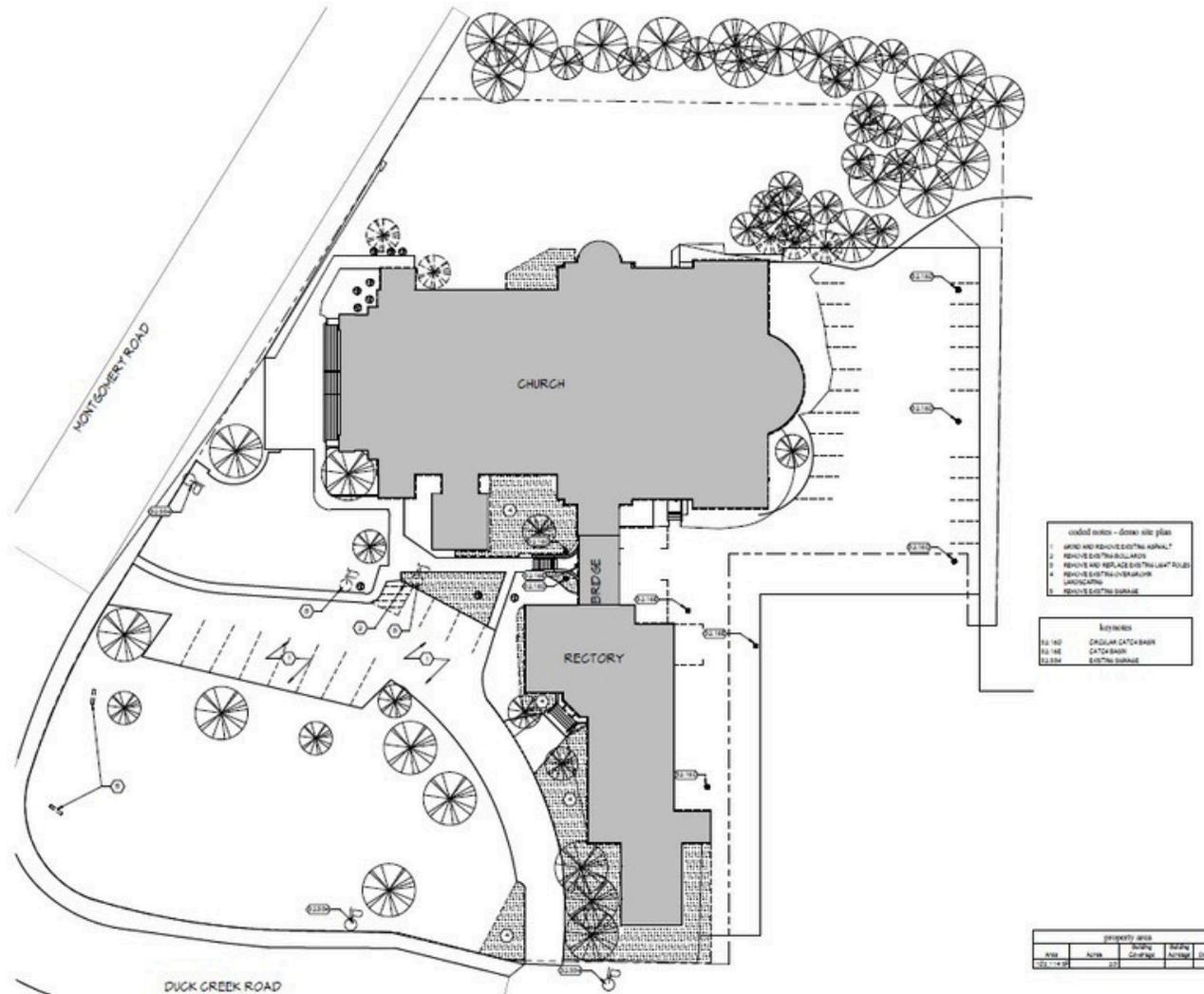


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Name	Area
<b>01 CHURCH</b>	
CHURCH BALCONY	987 SF
CHURCH BASEMENT	16,056 SF
CHURCH FIRST FLOOR	15,776 SF
	32,819 SF
<b>03 RECTORY</b>	
RECTORY BASEMENT	5,211 SF
RECTORY FIRST FLOOR	4,490 SF
RECTORY SECOND FLOOR	4,248 SF
	13,949 SF
<b>04 BRIDGE</b>	
BRIDGE	766 SF
	766 SF
	47,534 SF



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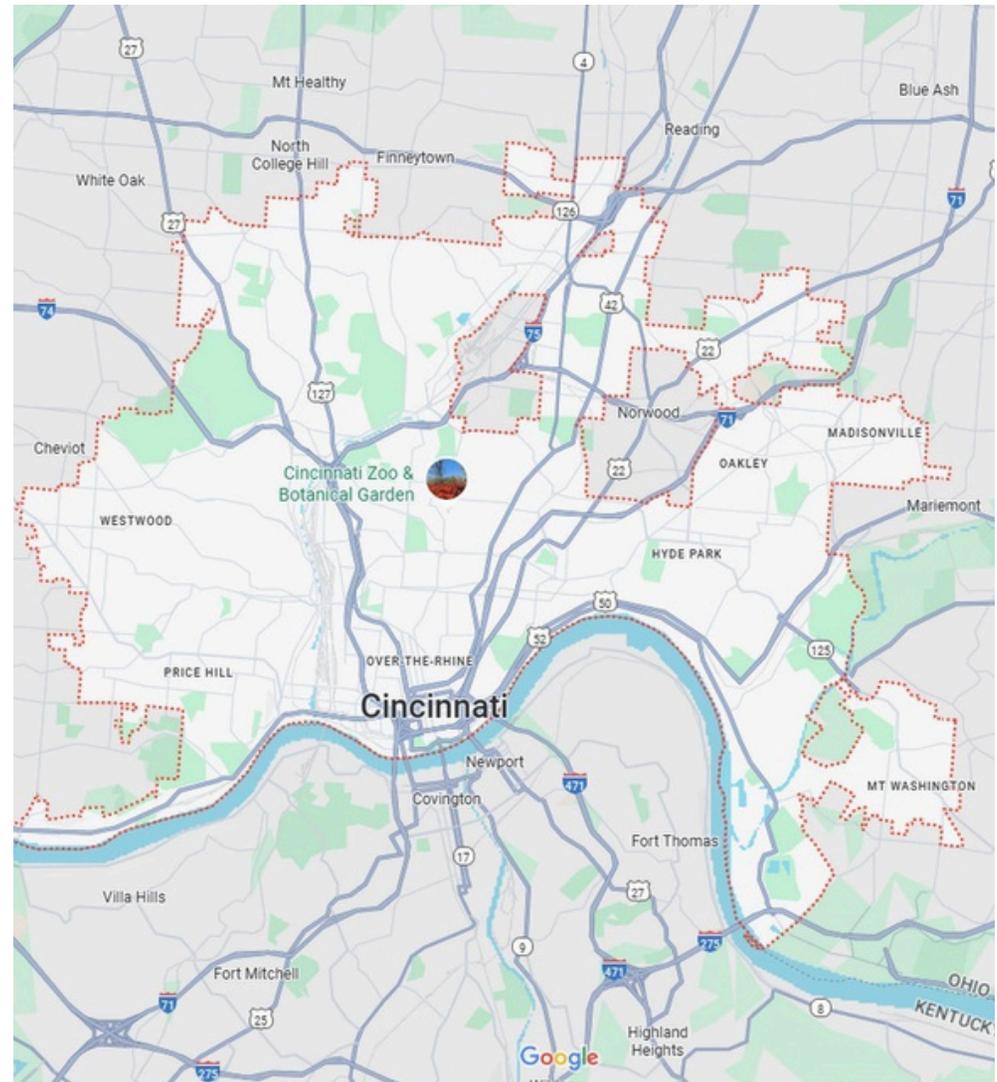
## CINCINNATI, OH

Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 30th largest city in the United States. Almost 60% of the U.S. Population lives within 500 miles of the Cincinnati Metro area. The Greater Cincinnati region encompasses a 15 county area, where Ohio, Kentucky, and Indiana meet. The City of Cincinnati includes 52 diverse neighborhoods, each unique with their own history. Cincinnati has a low cost of doing business and living.

With the national average at 100, Cincinnati has a cost of living rating of 85. Cincinnati is home to seven Fortune 500 companies and is a well-connected city with strengths in manufacturing, financial services, and healthcare. Cincinnati is centrally located, which makes it easily accessible by land, water, or air, which proves advantageous for companies as well as their customers. The accessibility combined with Cincinnati’s top ranked business climate has made it a choice location for businesses small and large.

#1 Best Places to Live in Ohio	#1 Largest Economy in Ohio	#5 Best City for Young Professionals	#30 Largest US Metro
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Sources: <https://www.cincinnati-oh.gov/cityofcincinnati>, <https://en.wikipedia.org/wiki/Cincinnati>, Forbes 2023, US News & World Report, 2023





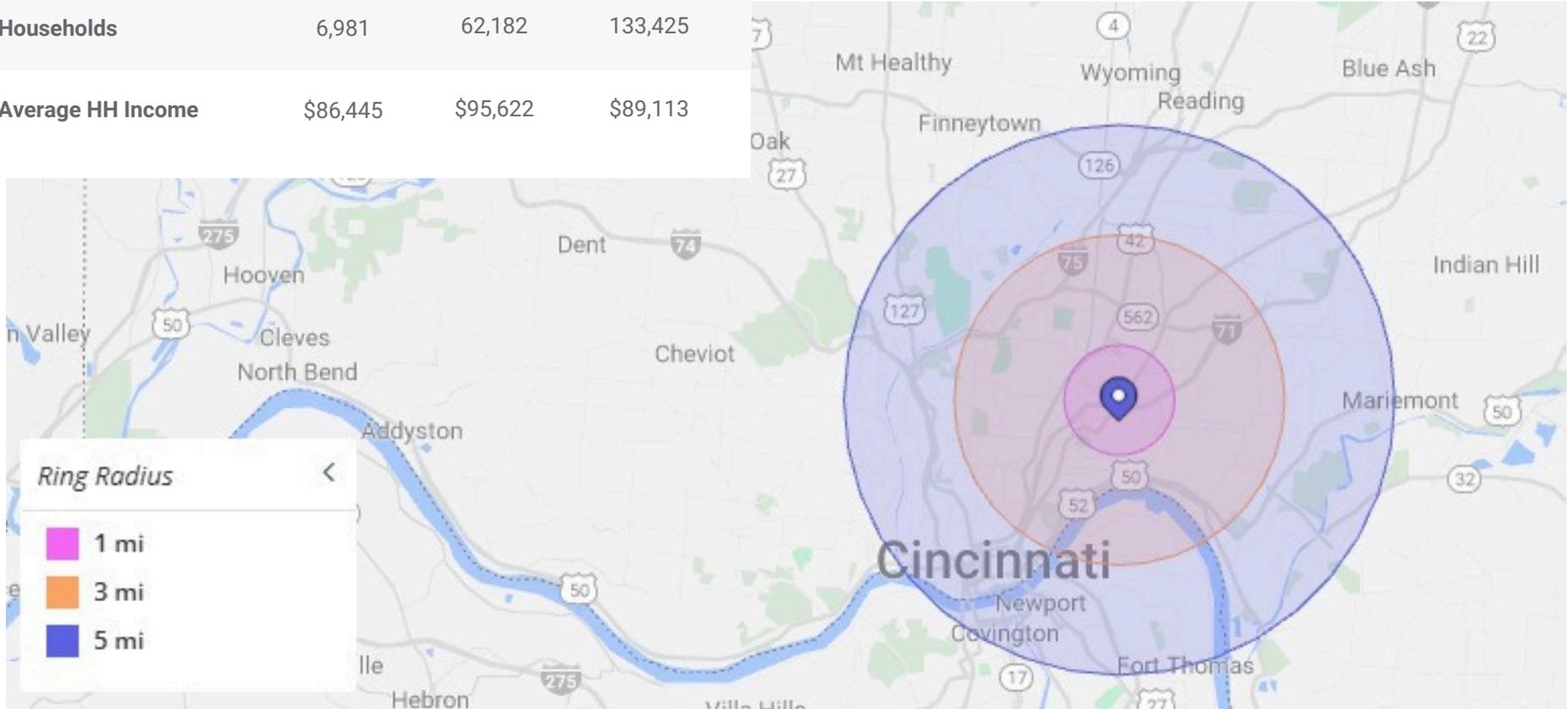
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	1 Mile	3 Miles	5 Miles
Population	17,732	138,143	292,253
Households	6,981	62,182	133,425
Average HH Income	\$86,445	\$95,622	\$89,113





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*STAY CONNECTED*

