

# FOR LEASE

**Retail: 4,166 SF**

**Office: 11,675 SF**

(May Divide Office)



Commercial Real Estate Solutions®

## The Montgomery Pointe

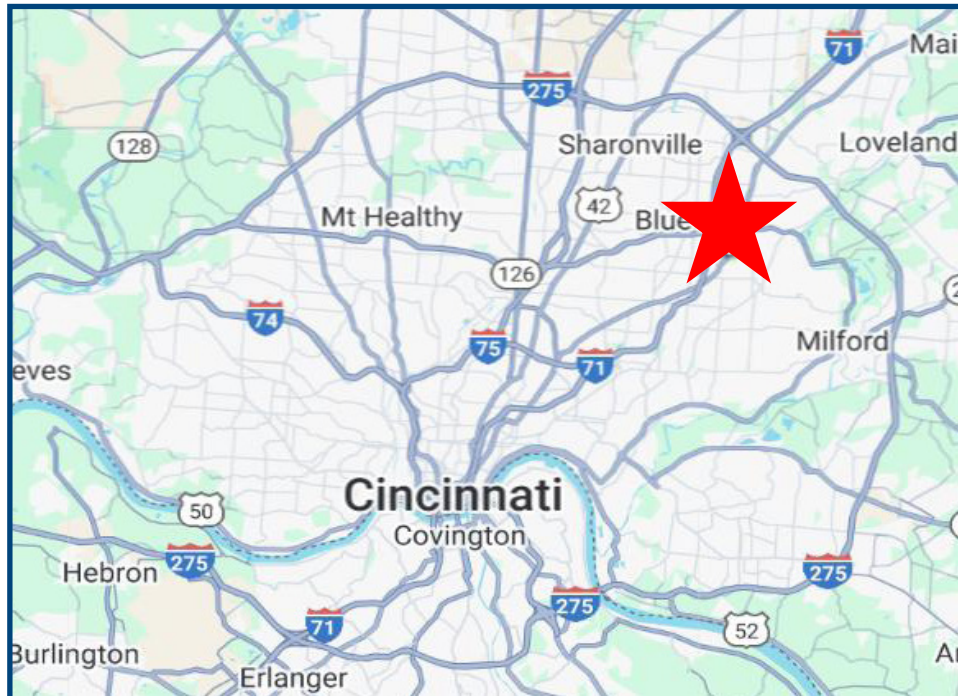
8740 Montgomery Rd. Cincinnati, OH 45236



**RETAIL SPACE: 4,166 SF • \$20/SF NNN**

### Property Details:

- Located on the north side of Kenwood Mall trade area
- Adjacent to affluent Montgomery, Kenwood, Madeira, & Indian Hill
- Locally owned & managed
- Minutes from Kenwood Towne Center
- Directly across from Mercedes Benz of Cincinnati
- **Retail Space: \$20/SF NNN**



## Get In Touch

[www.equity.net](http://www.equity.net)

**Lauri Stefanou (Sullivan)**

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## equity®

Commercial Real Estate Solutions®

### The Montgomery Pointe

8740 Montgomery Rd. Cincinnati, OH 45236



**11,675 SF**

Office Space Available  
(Lower Level)

Includes 50 covered  
parking spaces

**\$10.00/SF NNN**

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## The Montgomery Pointe

8740 Montgomery Rd. Cincinnati, OH 45236



### Key Facts

8740 Montgomery Rd, Cincinnati, Ohio, 45236 3  
Rings: 5 mile radii

#### KEY FACTS

145,897

Population



Average  
Household Size

41.6

Median Age

\$95,952

Median Household  
Income

#### EDUCATION

4%

No High School  
Diploma



19%

High School  
Graduate



20%

Some College



57%

Bachelor's/Grad/Pr  
of Degree

#### BUSINESS



8,798

Total Businesses



125,934

Total Employees

#### EMPLOYMENT



75.3%

White Collar



12.4%

Blue Collar



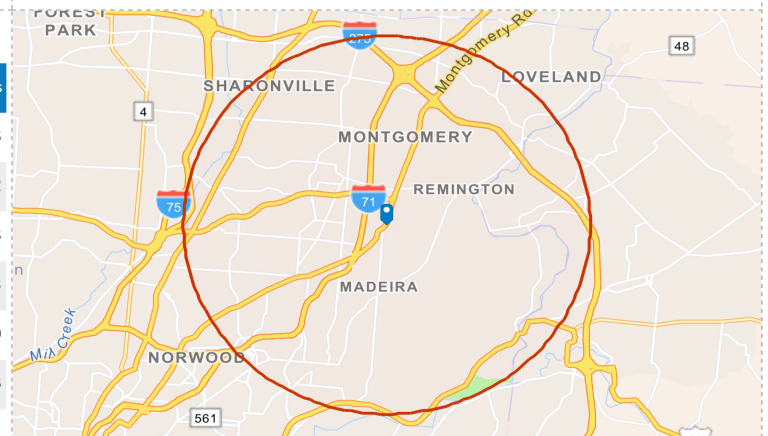
12.3%

Services

2.8%

Unemployment  
Rate

Variables	5 miles
2023 Per Capita Income	\$63,668
2023 Median Household Income	\$95,952
2023 Average Household Income	\$150,548
2028 Per Capita Income	\$71,933
2028 Median Household Income	\$110,340
2028 Average Household Income	\$170,598



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

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## The Montgomery Pointe

8740 Montgomery Rd. Cincinnati, OH 45236



### What's in My Community?

Places that make your life richer and community better

8740 Montgomery Rd, Cincinnati, Ohio, 45236  
5 miles



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). \* Indicates the number of locations has reached the maximum. © 2025 Esri

Traffic	
Street	VPD
Montgomery Rd.	16,094
I-71 N/S	125,895

2025 Estimates	1 Mile	3 Miles	5 Miles
Population	6,741	57,743	145,897
Households	2,604	24,895	66,186
Avg. HH Income	\$218,149	\$169,324	\$150,548
Total Employees	6,911	53,161	125,934

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# Retail Demand by Industry

8740 Montgomery Rd, Cincinnati, Ohio, 45236 2  
8740 Montgomery Rd, Cincinnati, Ohio, 45236  
Ring of 5 miles



NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	126	\$38,355.58	\$2,368,111,726
44-45	Retail Trade	125	\$32,396.57	\$2,000,196,840
722	Food Services & Drinking Places	127	\$5,959.00	\$367,914,886

NAICS Code	Industry Subsector & Group	Index	Average Spending	Total
441	Motor Vehicle & Parts Dealers	128	\$4,135.25	\$255,314,605
4411	Automobile Dealers	129	\$3,583.16	\$221,227,777
4412	Other Motor Vehicle Dealers	120	\$263.56	\$16,272,435
4413	Auto Parts, Accessories & Tire Stores	122	\$288.53	\$17,814,393
442	Furniture and Home Furnishings Stores	129	\$1,277.40	\$78,867,665
4421	Furniture Stores	128	\$820.92	\$50,684,476
4422	Home Furnishings Stores	131	\$456.47	\$28,183,189
443, 4431	Electronics and Appliance Stores	126	\$360.00	\$22,226,848
444	Bldg Material & Garden Equipment & Supplies Dealers	127	\$1,772.65	\$109,445,035
4441	Building Material and Supplies Dealers	127	\$1,599.77	\$98,771,228
4442	Lawn and Garden Equipment and Supplies Stores	128	\$172.88	\$10,673,806
445	Food and Beverage Stores	125	\$7,130.36	\$440,235,773
4451	Grocery Stores	125	\$6,671.59	\$411,910,785
4452	Specialty Food Stores	125	\$224.48	\$13,859,556
4453	Beer, Wine, and Liquor Stores	129	\$234.29	\$14,465,432
446, 4461	Health and Personal Care Stores	127	\$1,050.03	\$64,830,015
447, 4471	Gasoline Stations	120	\$4,601.27	\$284,087,215
448	Clothing and Clothing Accessories Stores	126	\$1,591.23	\$98,243,834
4481	Clothing Stores	126	\$1,261.59	\$77,892,127
4482	Shoe Stores	123	\$303.02	\$18,708,648
4483	Jewelry, Luggage, and Leather Goods Stores	130	\$26.61	\$1,643,059
451	Sporting Goods, Hobby, Musical Inst., and Book Stores	126	\$586.56	\$36,214,553
4511	Sporting Goods, Hobby, and Musical Inst Stores	126	\$463.68	\$28,628,148
4512	Book Stores and News Dealers	129	\$122.87	\$7,586,406
452	General Merchandise Stores	125	\$5,538.77	\$341,969,056
4522	Department Stores	126	\$499.75	\$30,855,359
4523	Merch. Stores, incl. Warehouse Clubs, Supercenters	125	\$5,039.01	\$311,113,697

 [Source:](#) Esri 2025 Consumer Spending.

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Ring of 5 miles



NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
453	Miscellaneous Store Retailers	126	\$793.40	\$48,985,047
4531	Florists	128	\$36.97	\$2,282,765
4532	Office Supplies, Stationery, and Gift Stores	127	\$127.68	\$7,883,251
4533	Used Merchandise Stores	129	\$113.91	\$7,032,974
4539	Other Miscellaneous Store Retailers	125	\$514.83	\$31,786,057
454	Nonstore Retailers	128	\$3,559.66	\$219,777,194
4541	Electronic Shopping and Mail-Order Houses	127	\$3,019.03	\$186,397,913
4542	Vending Machine Operators	123	\$56.96	\$3,516,585
4543	Direct Selling Establishments	135	\$483.68	\$29,862,697
722	Food Services & Drinking Places	127	\$5,959.00	\$367,914,886
7223	Special Food Services	128	\$21.74	\$1,342,018
7224	Drinking Places (Alcoholic Beverages)	132	\$160.65	\$9,918,499
7225	Restaurants and Other Eating Places	127	\$5,776.62	\$356,654,368

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



**Source:** Esri 2025 Consumer Spending data are derived from the 2019, 2020, and 2022 Consumer Expenditure Surveys Bureau of Labor Statistics; and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.

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