

Cincinnati Psychological Building



7654 Montgomery Road
Kenwood, Ohio 45206

2,379 Square Feet
Asking \$379,900 for Sale



Sale Opportunity Highlights

- Signage:** Prominent monument sign facing Montgomery Road
- Ownership:** Tremendous small building ownership opportunity
- Location:** Immediate access to Kenwood Towne Centre
- Convenience:** Nine (9) off-street parking spaces in the rear
- Demographics:** Fantastic central location with accessibility
- Tremendous Value: Asking \$379,900 for Sale**

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Additional Photos



Nine (9) Off Street Parking Spaces



Parking Lot Entry

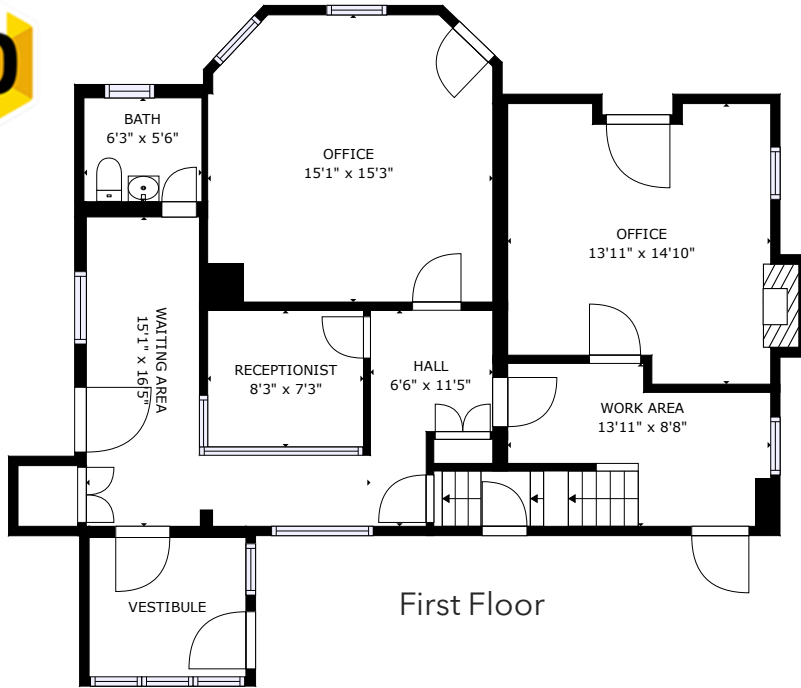


Adjacent to Kenwood Retail

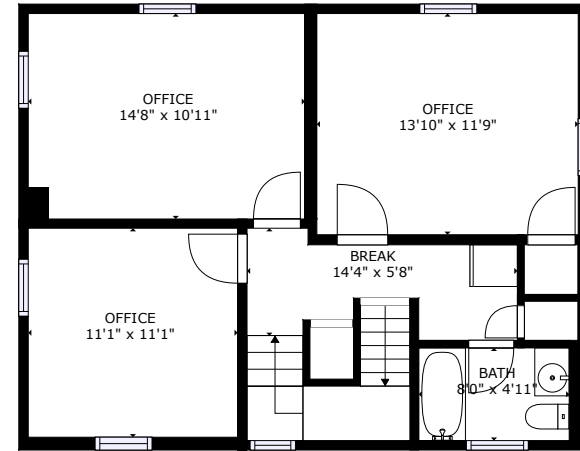
Interior Photos



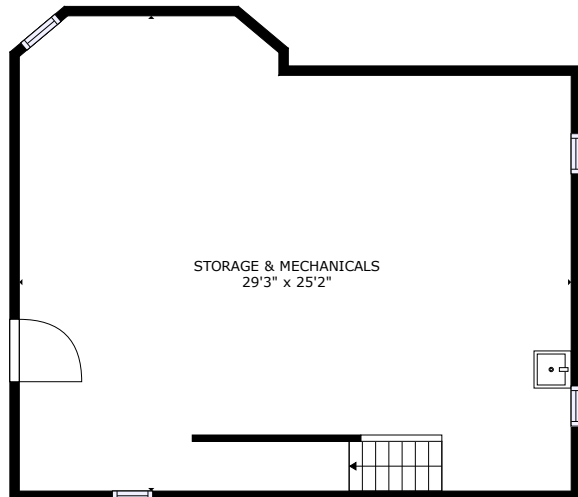
Floor Plan



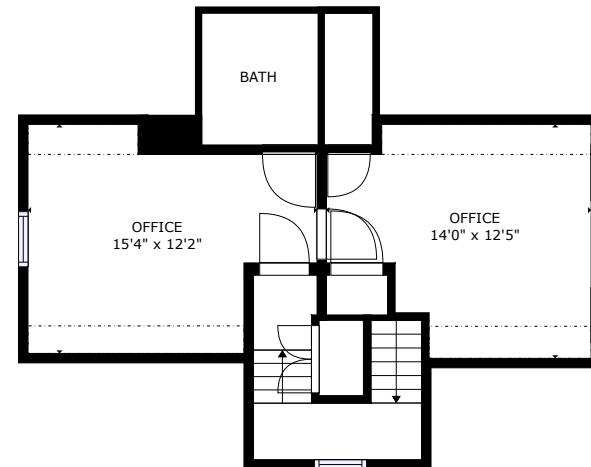
First Floor



Second Floor



Basement



Third Floor

Demographic Information

Location Facts & Demographics

Demographics are determined by a 10-minute drive from 7654 Montgomery Rd, Kenwood, OH 45236



CITY, STATE

Cincinnati, OH

POPULATION

162,786

AVG. HH SIZE

2.26

MEDIAN HH INCOME

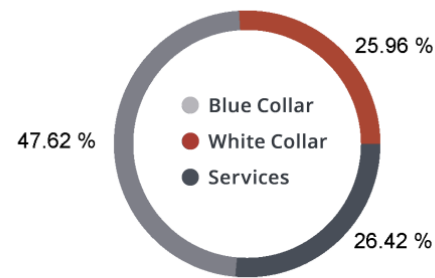
\$62,358

HOME OWNERSHIP

Renters: **29,738**

Owners: **43,085**

EMPLOYMENT



49.88 %
Employed

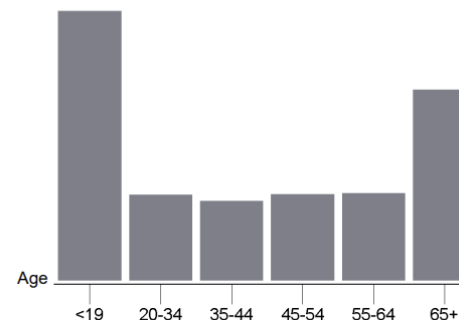
1.63 %
Unemployed

EDUCATION

High School Grad: **24.08 %**
Some College: **18.91 %**
Associates: **5.49 %**
Bachelors: **40.13 %**

GENDER & AGE

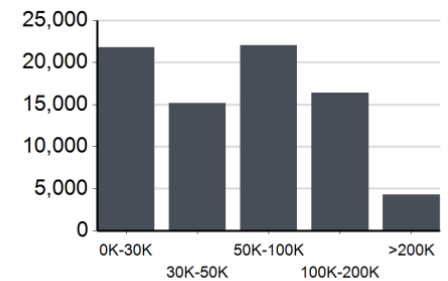
47.47 % 52.53 %



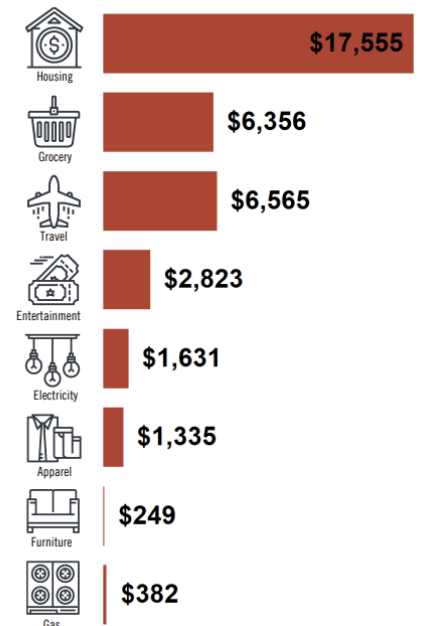
RACE & ETHNICITY

White: **69.38 %**
Asian: **1.52 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **24.65 %**
Hispanic: **2.36 %**
Two or More Races: **2.10 %**

INCOME BY HOUSEHOLD

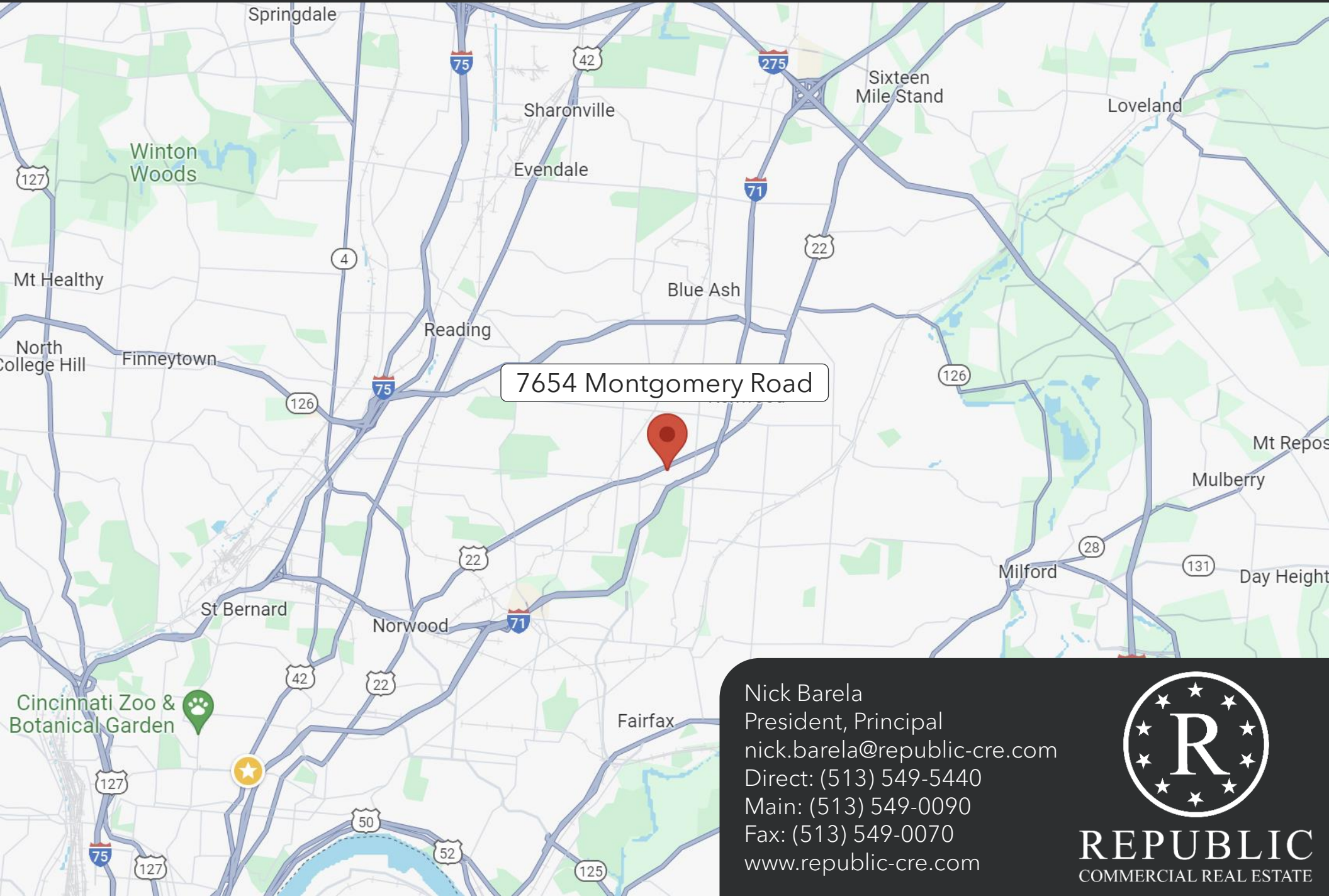


HH SPENDING



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Location Map



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