





## Former Freestanding Restaurant

12090 Mason Montgomery Road Cincinnati, Ohio 45249

### **Property Highlights**

- · High visibility retail building
- 9.952 SF +/-
- 1.88 AC
- Fully equipped kitchen
- Ample Parking
- Minutes from I-71 along strong retail corridor
- 11,000 +/- VPD

Sale Price:	\$1,990,000
Lease Rate:	\$21.50 SF/yr (NNN)
Building Size:	9,952 SF
Available SF:	9,952 SF
Lot Size:	1.88 Acres

### <u>View Property Video</u>

#### For More Information

### Laurence Bergman

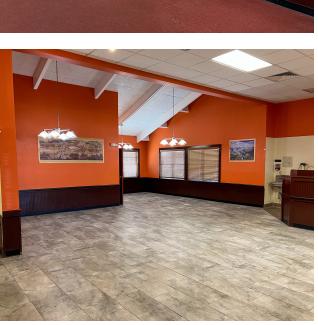
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# **N** Bergman

## For Sale & Lease 9,952 SF | \$1,990,000 Retail Space



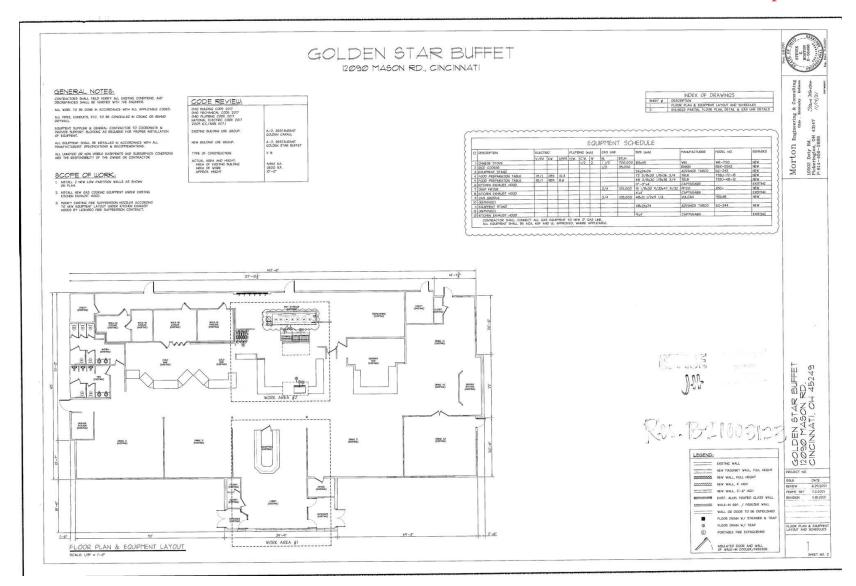






















Population	1 Mile	3 Miles	5 Miles
Total Population	7,026	67,322	146,153
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,779	26,288	56,620
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$153,673	\$156,362	\$153,872
Average House Value	\$485,893	\$440,794	\$424,243

Demographics data derived from AlphaMap

