

6201 / 6205 Montgomery Road
Cincinnati, Ohio 45213

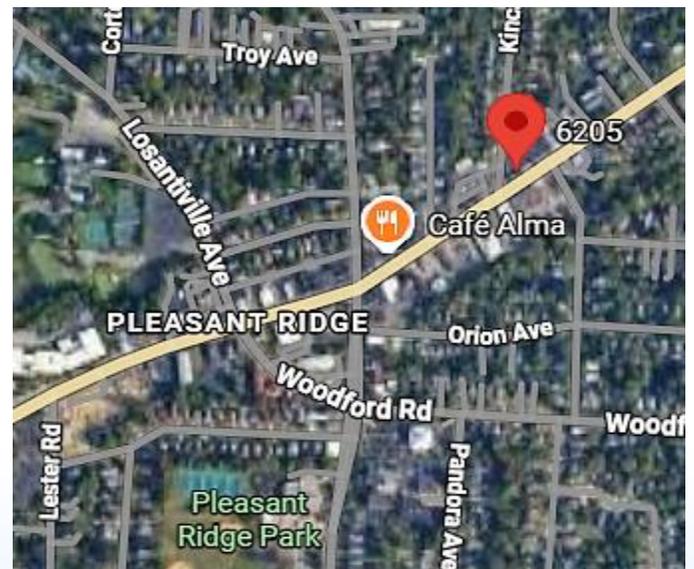
**Prime Corner
Location**



≈1,822 SF RETAIL FOR LEASE

PROPERTY FEATURES

- Units 6201 and 6205 with approximately 1,822 SF in shell form for lease
- Prime corner location in the heart of Pleasant Ridge Business District
- Shell form – ready for your custom build-out
- Fully renovated building with new façade, windows and modern systems
- Excellent visibility, signage and walkability
- Ideal for boutique retail, café, studio or creative office use
- Gross lease includes utilities
- Lease Rate: \$18.00 PSF (includes water, taxes and property insurance). Tenant is responsible for gas and electric



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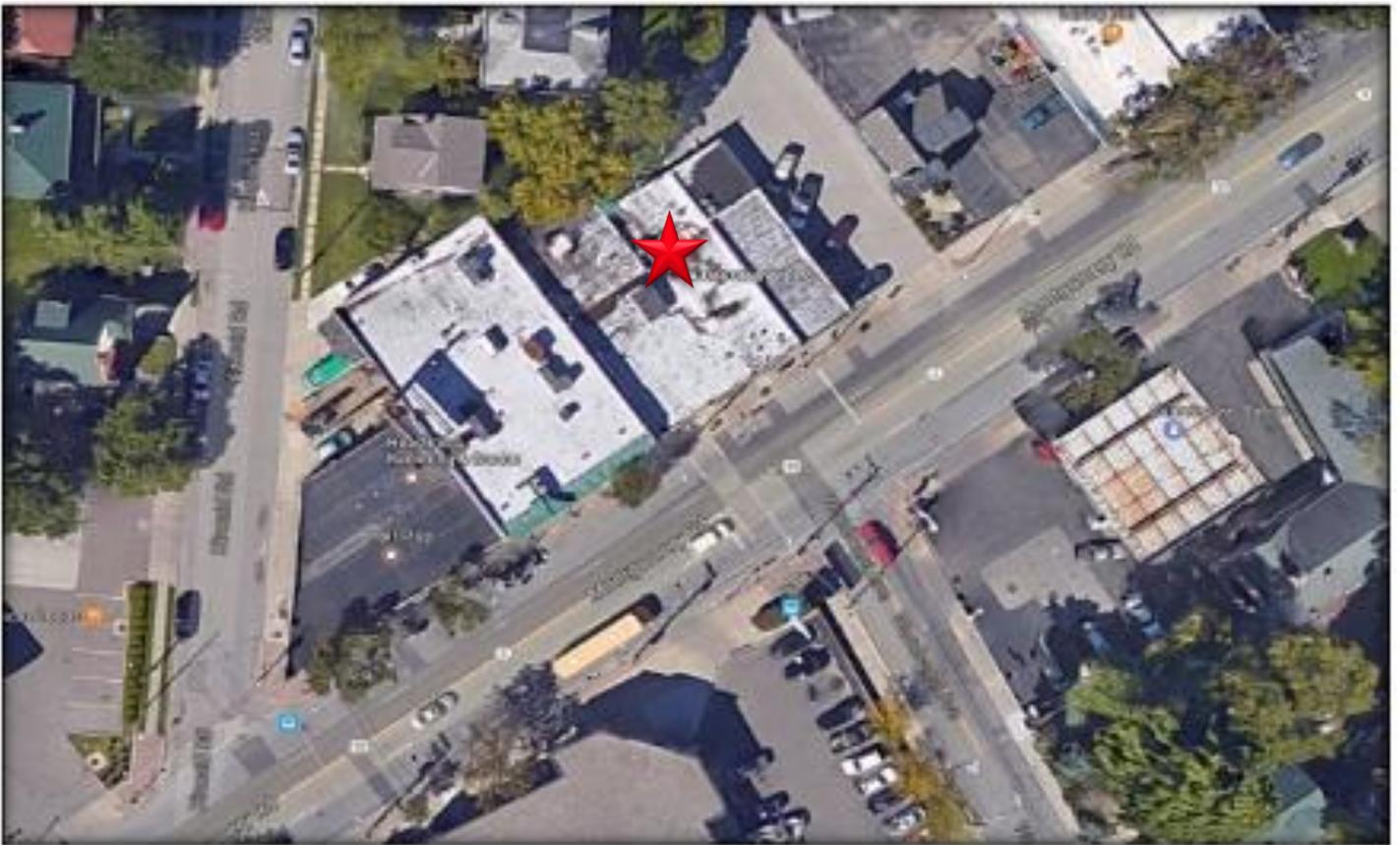
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PROPERTY DESCRIPTION

Bring your vision to life in this 1,822 SF corner retail space at one of Pleasant Ridge's most dynamic intersections. Fully renovated inside and out, the building blends historic charm with modern upgrades, offering timeless character and updated systems throughout. This high-visibility corner location delivers outstanding street exposure, foot traffic, and a prime presence in one of Cincinnati's most walkable and desirable neighborhoods.

The suite is delivered in shell condition, providing a clean slate to create a custom space tailored to your business - ideal for boutique retail, café, restaurant, or creative studio use. Surrounded by neighborhood favorites such as Nine Giant Brewery and The Overlook Lodge, this location perfectly combines walkability, community energy, and modern convenience.

Join the vibrant energy of Pleasant Ridge, where local business, dining, and culture come together to create a thriving neighborhood experience.



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