

RETAIL SPACE FOR LEASE

TOLLGATE SQUARE

9729 Montgomery Road, Montgomery, Ohio 45242



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FOR LEASE: 1,782 SF
PRICING: \$18.00 PSF Gross

- In-Line Retail Space
- 2 Minute drive from Downtown Montgomery
- Monument Signage on Montgomery Road
- 133,259 population within a 5-mile radius
- \$198,701 average household income within a 1-mile radius

TRAFFIC COUNTS:

- Montgomery Road – 16,995 VPD



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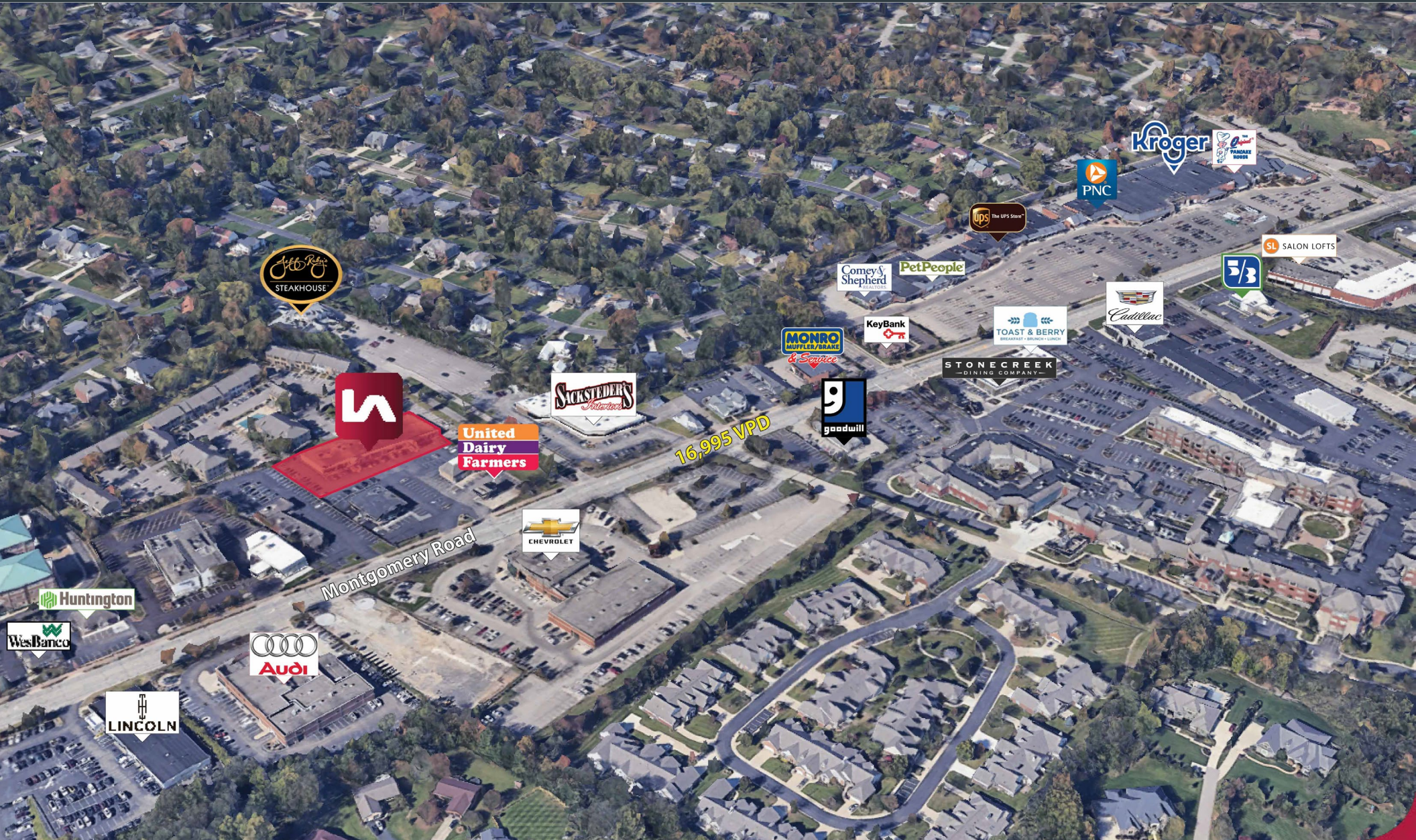
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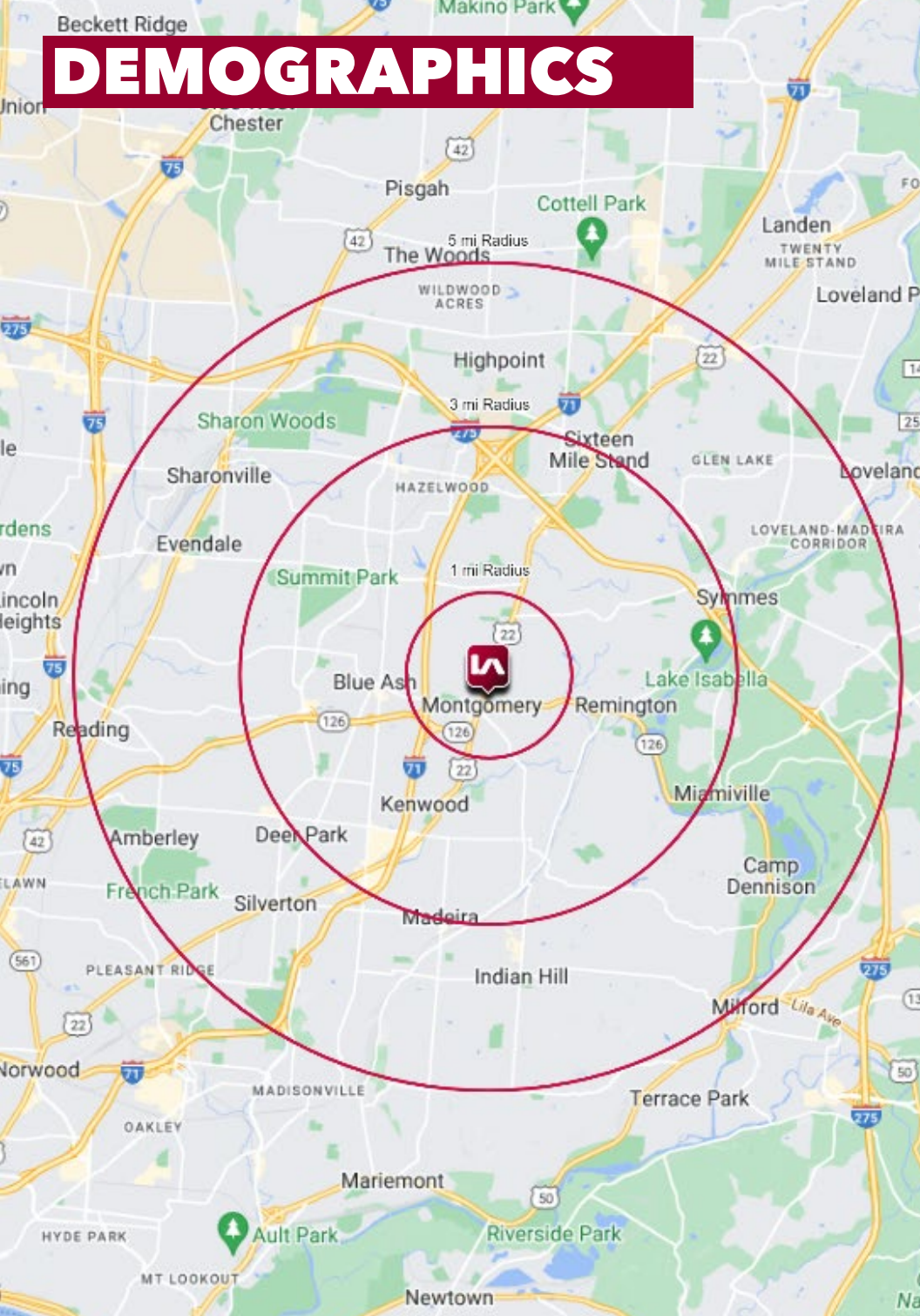
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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	5,267	48,072	131,196
2029 Projected Population	5,217	47,901	130,391
2020 Census Population	5,271	48,765	133,539
2010 Census Population	5,183	46,897	127,959
Projected Annual Growth 2024 to 2029	-0.2%	-	-0.1%
Historical Annual Growth 2010 to 2024	0.1%	0.2%	0.2%
HOUSEHOLDS			
2024 Estimated Households	1,947	19,288	54,262
2029 Projected Households	1,914	19,100	53,618
2020 Census Households	1,959	19,311	54,337
2010 Census Households	2,027	19,159	52,828
Projected Annual Growth 2024 to 2029	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	-0.3%	-	0.2%
AGE			
2024 Est. Population Under 10 Years	14.1%	13.9%	13.5%
2024 Est. Population 10 to 19 Years	14.1%	13.8%	13.5%
2024 Est. Population 20 to 29 Years	6.1%	9.2%	10.0%
2024 Est. Population 30 to 44 Years	17.9%	20.0%	19.8%
2024 Est. Population 45 to 59 Years	18.4%	17.2%	17.3%
2024 Est. Population 60 to 74 Years	17.8%	17.4%	17.7%
2024 Est. Population 75 Years or Over	11.6%	8.5%	8.2%
2024 Est. Median Age	42.6	39.3	39.3
MARITAL STATUS & GENDER			
2024 Est. Male Population	51.0%	49.7%	49.7%
2024 Est. Female Population	49.0%	50.3%	50.3%
2024 Est. Never Married	19.9%	23.6%	25.9%
2024 Est. Now Married	61.8%	57.8%	55.9%
2024 Est. Separated or Divorced	7.6%	11.3%	11.8%
2024 Est. Widowed	10.7%	7.3%	6.4%
INCOME			
2024 Est. HH Income \$200,000 or More	27.6%	20.3%	17.9%
2024 Est. HH Income \$150,000 to \$199,999	13.5%	11.8%	11.6%
2024 Est. HH Income \$100,000 to \$149,999	24.3%	20.5%	18.3%
2024 Est. HH Income \$75,000 to \$99,999	10.7%	11.7%	13.1%
2024 Est. HH Income \$50,000 to \$74,999	12.6%	13.6%	14.4%
2024 Est. HH Income \$35,000 to \$49,999	4.1%	8.2%	8.7%
2024 Est. HH Income \$25,000 to \$34,999	3.5%	5.8%	6.1%
2024 Est. HH Income \$15,000 to \$24,999	1.8%	3.8%	3.8%
2024 Est. HH Income Under \$15,000	1.9%	4.3%	6.0%
2024 Est. Average Household Income	\$225,588	\$170,643	\$160,727
2024 Est. Median Household Income	\$129,590	\$112,527	\$106,262
2024 Est. Per Capita Income	\$83,672	\$68,640	\$66,625
2024 Est. Total Businesses	412	4,119	8,217
2024 Est. Total Employees	3,626	62,857	123,026