

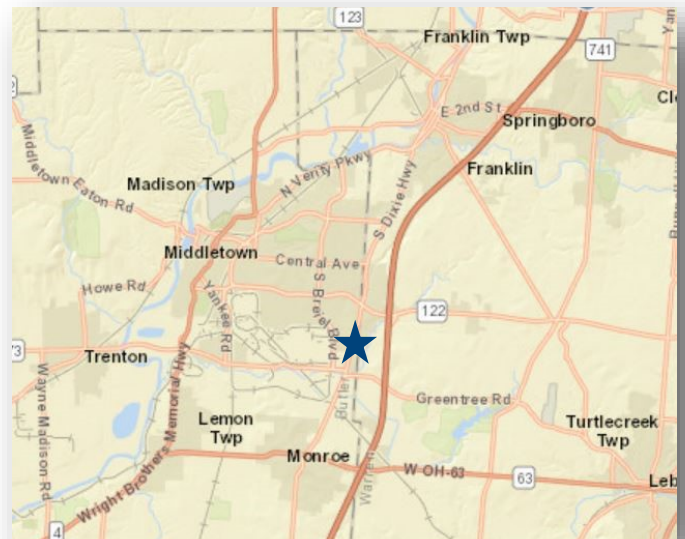
OFFICE SPACE FOR LEASE

4411 Montgomery Road
Cincinnati, OH 45212



PROPERTY HIGHLIGHTS

- Building Signage Available
- Suite sizes from 1,834 RSF to 20,000 RSF available
- Well located in the heart of Norwood
- Just Minutes from I-71, I-75 and CBD
- Numerous Business Amenities Nearby
- Ample Parking
- On the Bus Line
- Property Manager on-site



CONTACT FOR MORE INFO:

Contact:
Elaine Gillespie
513.253.3004
egillespie@equity.net

455 Delta Avenue, Suite 200
Cincinnati, OH 45226

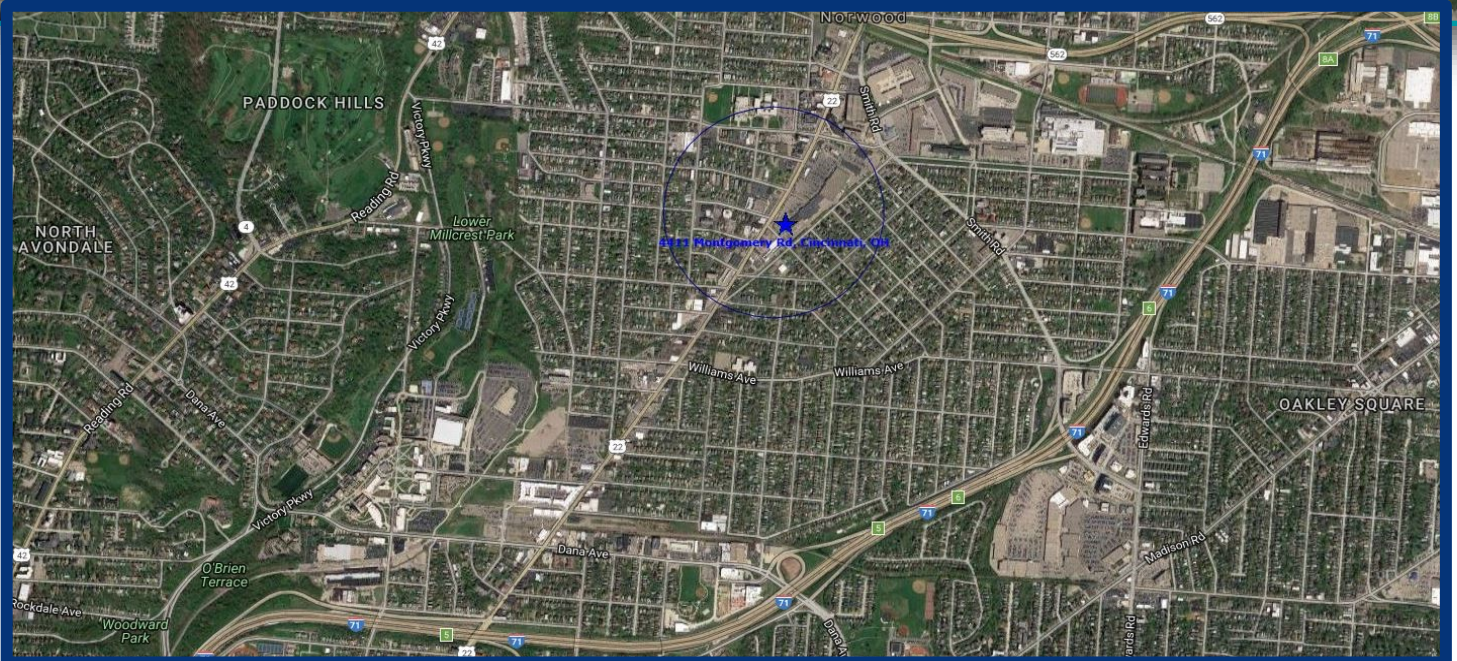


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Commercial Real Estate Solutions®

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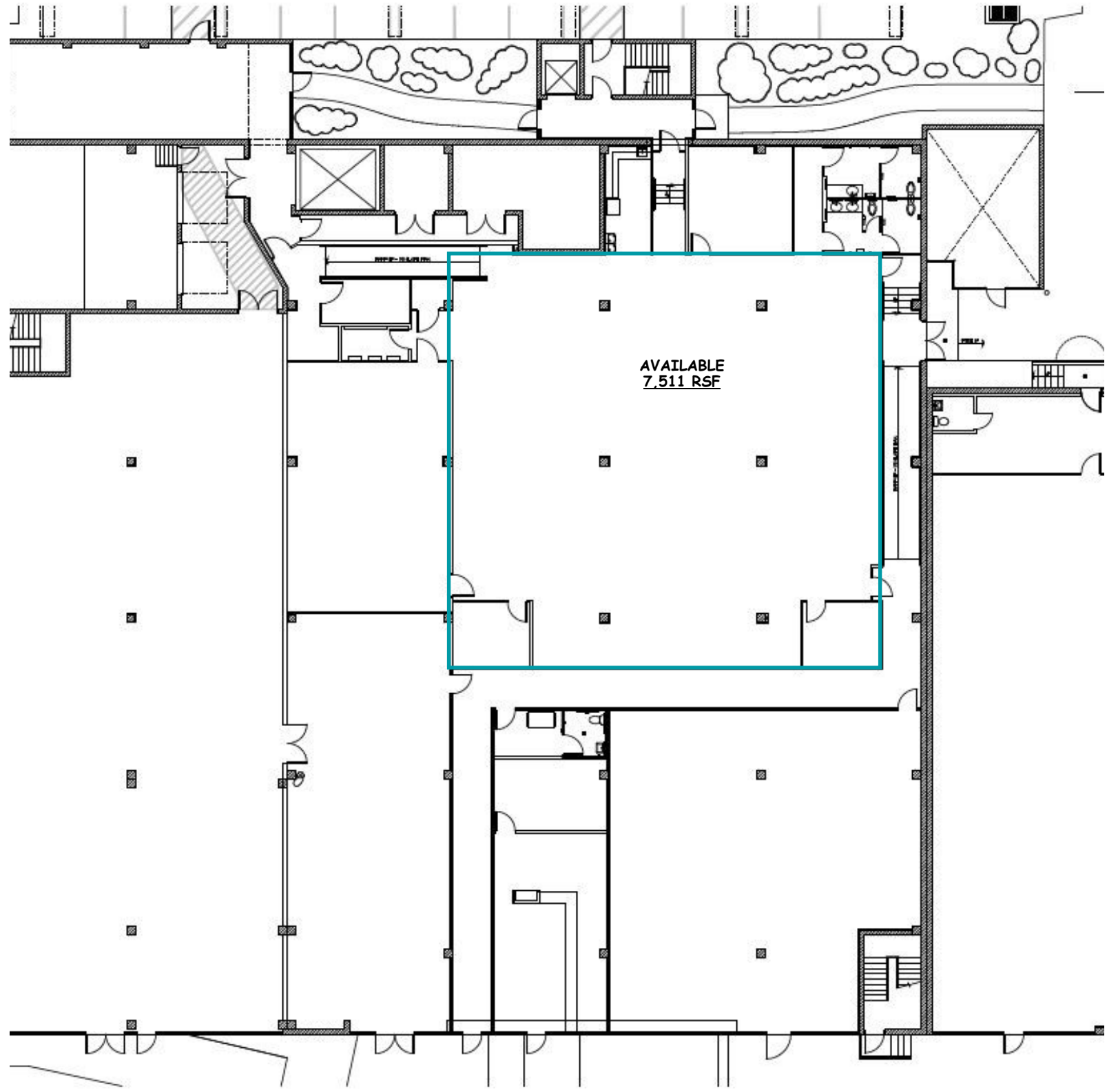
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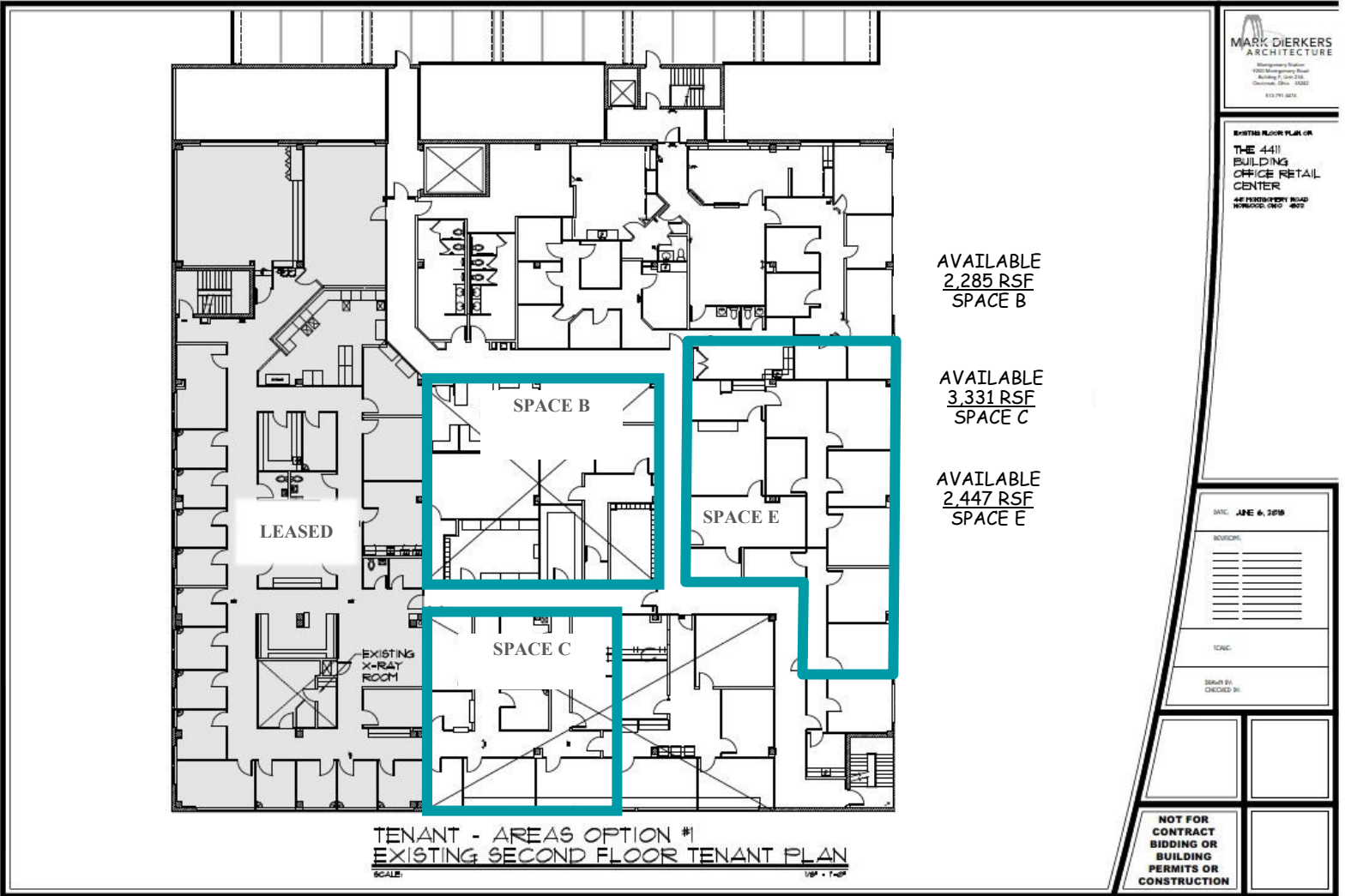


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OFFICE SPACE FOR LEASE
1ST FLOOR ~ FLOOR PLAN



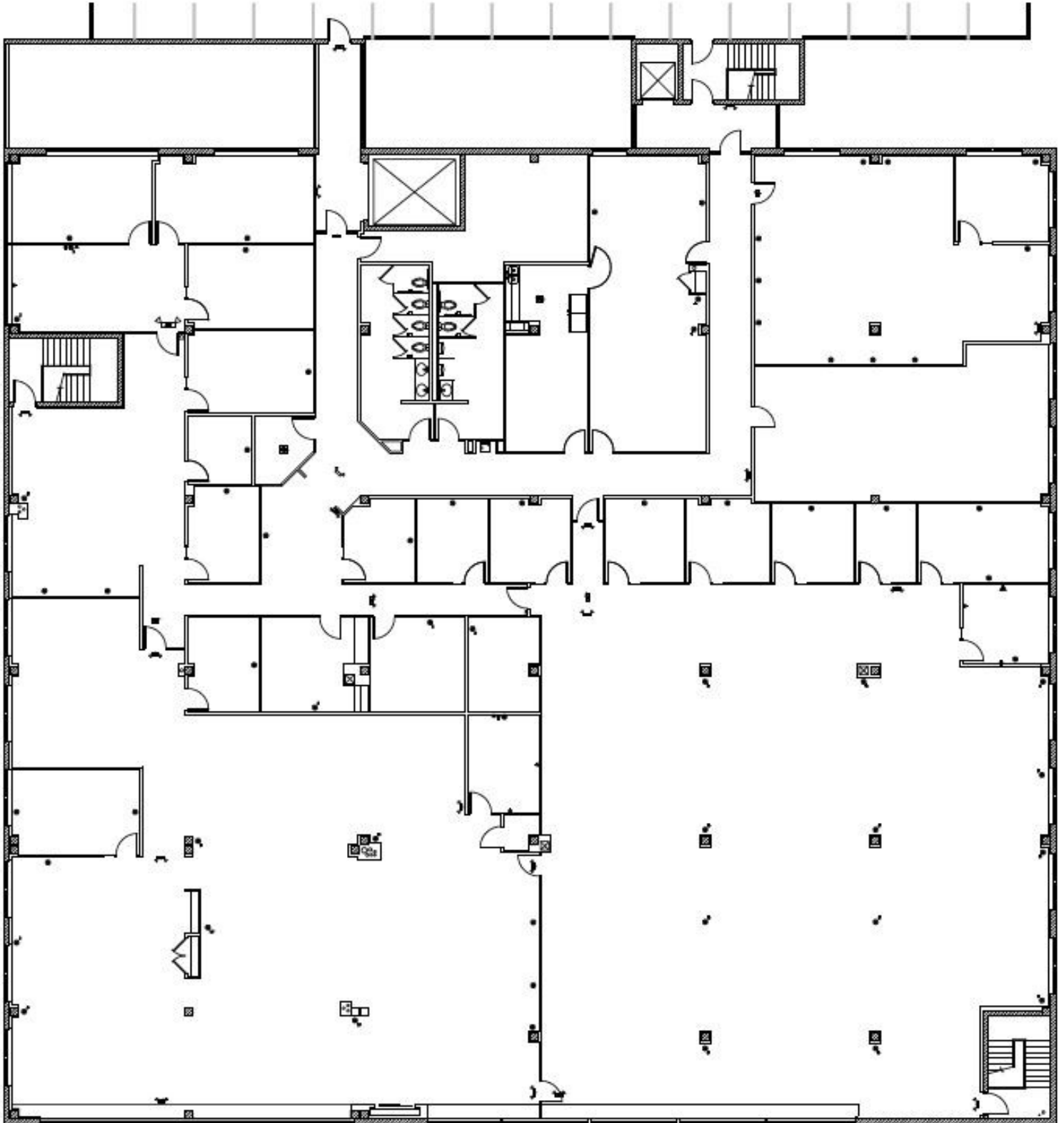
OFFICE SPACE FOR LEASE
2nd FLOOR ~ FLOOR PLAN





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OFFICE SPACE FOR LEASE
3rd FLOOR ~ FLOOR PLAN (20,000) SF AVAILABLE





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4411 Montgomery Road, Cincinnati OH 45212



Demographic and Income Profile

4411 Montgomery Rd, Cincinnati, Ohio, 45212
Ring: 7 mile radius

Prepared by Esri
Latitude: 39.15775
Longitude: -84.45805

Summary	Census 2010	2016	2021
Population	481,223	492,389	501,625
Households	209,859	215,542	220,316
Families	109,170	109,693	110,876
Average Household Size	2.21	2.20	2.19
Owner Occupied Housing Units	103,405	98,003	99,511
Renter Occupied Housing Units	106,454	117,539	120,805
Median Age	35.2	36.1	36.8
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.37%	0.24%	0.84%
Households	0.44%	0.30%	0.79%
Families	0.21%	0.15%	0.72%
Owner HHs	0.31%	0.24%	0.73%
Median Household Income	1.98%	2.30%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	44,513	20.7%	44,888	20.4%
\$15,000 - \$24,999	27,050	12.6%	26,034	11.8%
\$25,000 - \$34,999	23,500	10.9%	26,012	11.8%
\$35,000 - \$49,999	27,387	12.7%	18,268	8.3%
\$50,000 - \$74,999	32,450	15.1%	34,818	15.8%
\$75,000 - \$99,999	20,727	9.6%	23,298	10.6%
\$100,000 - \$149,999	21,157	9.8%	25,030	11.4%
\$150,000 - \$199,999	8,669	4.0%	10,712	4.9%
\$200,000+	10,083	4.7%	11,250	5.1%
Median Household Income	\$40,832		\$45,044	
Average Household Income	\$64,985		\$70,979	
Per Capita Income	\$28,992		\$31,707	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	32,481	6.7%	30,991	6.3%	31,343	6.2%
5 - 9	29,026	6.0%	29,430	6.0%	28,728	5.7%
10 - 14	27,852	5.8%	27,957	5.7%	28,394	5.7%
15 - 19	34,435	7.2%	32,919	6.7%	32,539	6.5%
20 - 24	42,288	8.8%	43,137	8.8%	41,517	8.3%
25 - 34	73,534	15.3%	74,883	15.2%	76,285	15.2%
35 - 44	58,131	12.1%	58,661	11.9%	62,051	12.4%
45 - 54	69,223	14.4%	62,626	12.7%	57,719	11.5%
55 - 64	55,366	11.5%	63,151	12.8%	63,355	12.6%
65 - 74	29,210	6.1%	37,958	7.7%	46,525	9.3%
75 - 84	20,335	4.2%	20,372	4.1%	22,702	4.5%
85+	9,343	1.9%	10,304	2.1%	10,468	2.1%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	299,271	62.2%	298,821	60.7%	296,469	59.1%
Black Alone	155,418	32.3%	161,354	32.8%	167,069	33.3%
American Indian Alone	1,073	0.2%	1,026	0.2%	1,076	0.2%
Asian Alone	9,112	1.9%	11,376	2.3%	13,344	2.7%
Pacific Islander Alone	254	0.1%	302	0.1%	342	0.1%
Some Other Race Alone	4,936	1.0%	5,862	1.2%	7,082	1.4%
Two or More Races	11,158	2.3%	13,649	2.8%	16,243	3.2%
Hispanic Origin (Any Race)	12,470	2.6%	15,518	3.2%	19,148	3.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

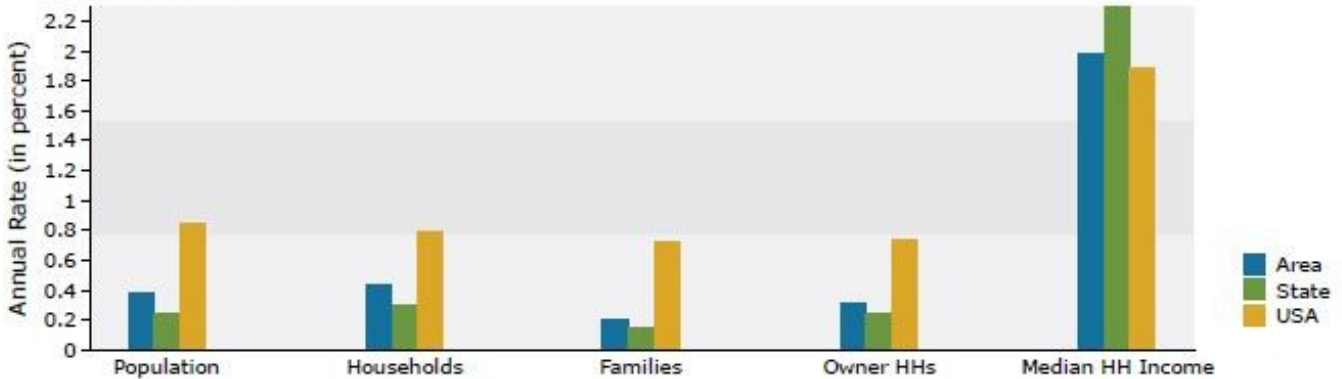


Demographic and Income Profile

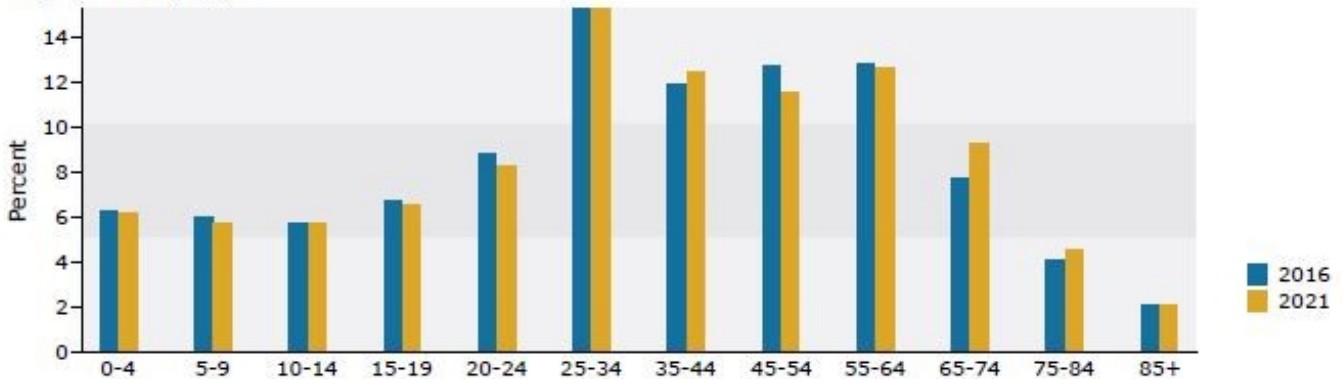
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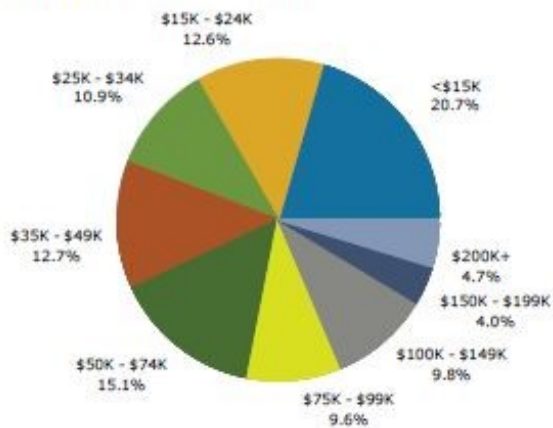
Trends 2016-2021



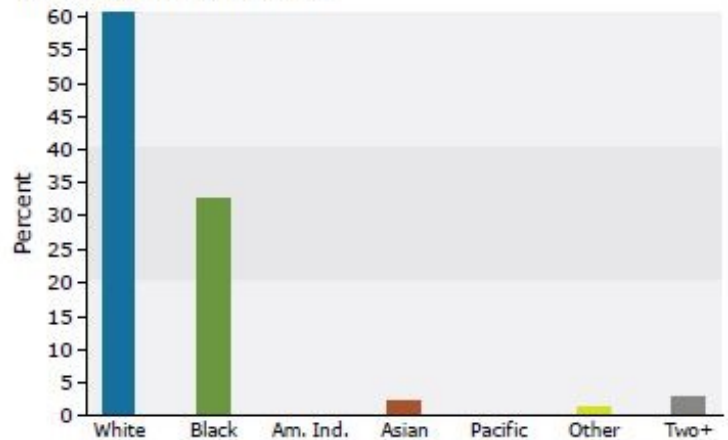
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 3.2%