

FOR SALE OR LEASE

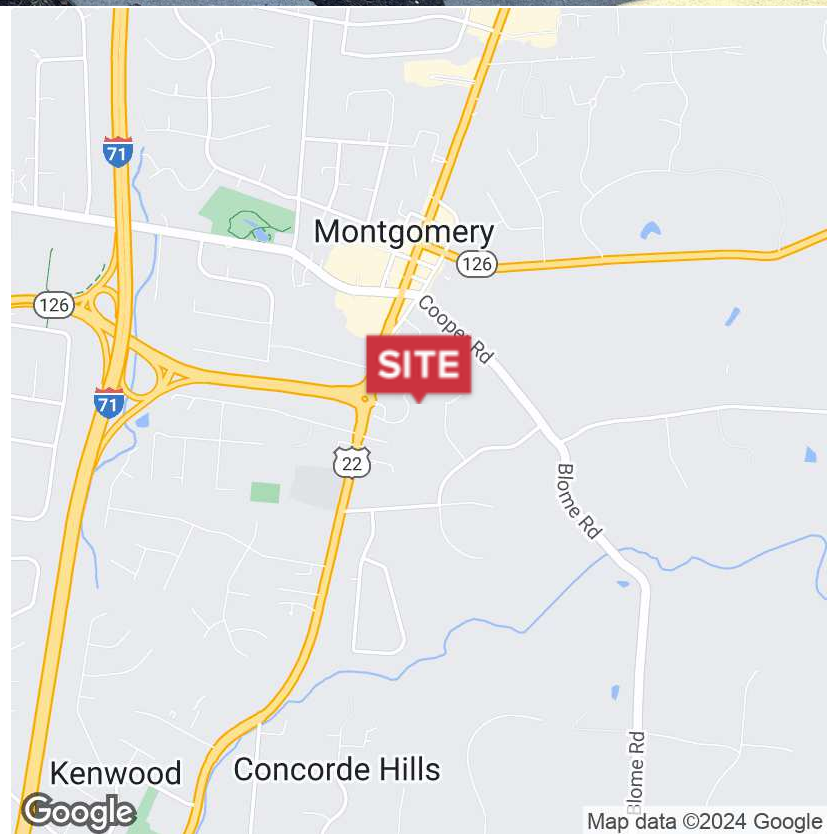
9200 Montgomery Rd Ste 1 B Cincinnati, OH 45242

NAIBergman



Office | 2,400 SF

- 2,400 SF condo suitable for office/medical use
- Excellent location in Cincinnati area
- Plumbed exam rooms built out
- Modern and well-maintained property
- Versatile space adaptable to various business needs
- Ample parking for tenants and clients
- Easy accessibility from Montgomery Rd
- Professional and attractive exterior and interior design
- Sale price: \$348,000.00
- Lease rate: \$17.50/sf NNN



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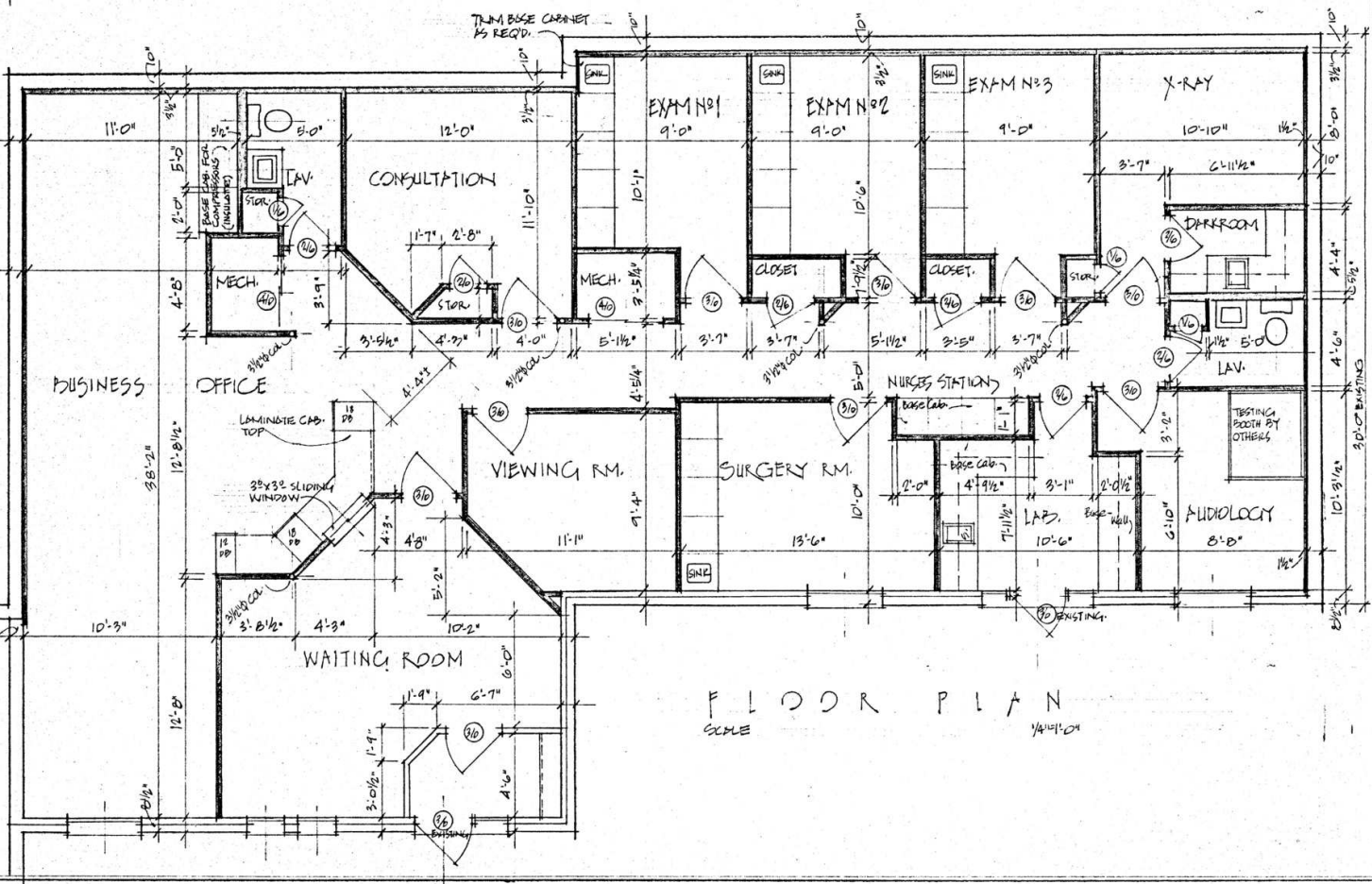
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📍 **4695 Lake Forest Drive**
Cincinnati, OH 45242
bergmancommercial.com

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MONTGOMERY STATION
 MONTICMERY, OHIO
 CINCINNATI, OHIO
 OFFICE CONDOMINIUMS
 CROSS COUNTY HWY AT MONTICMERY ROAD
 JAY BUILDERS, INC.
 SHEETS [Lot 1 IMPROVING UNIT 100100]

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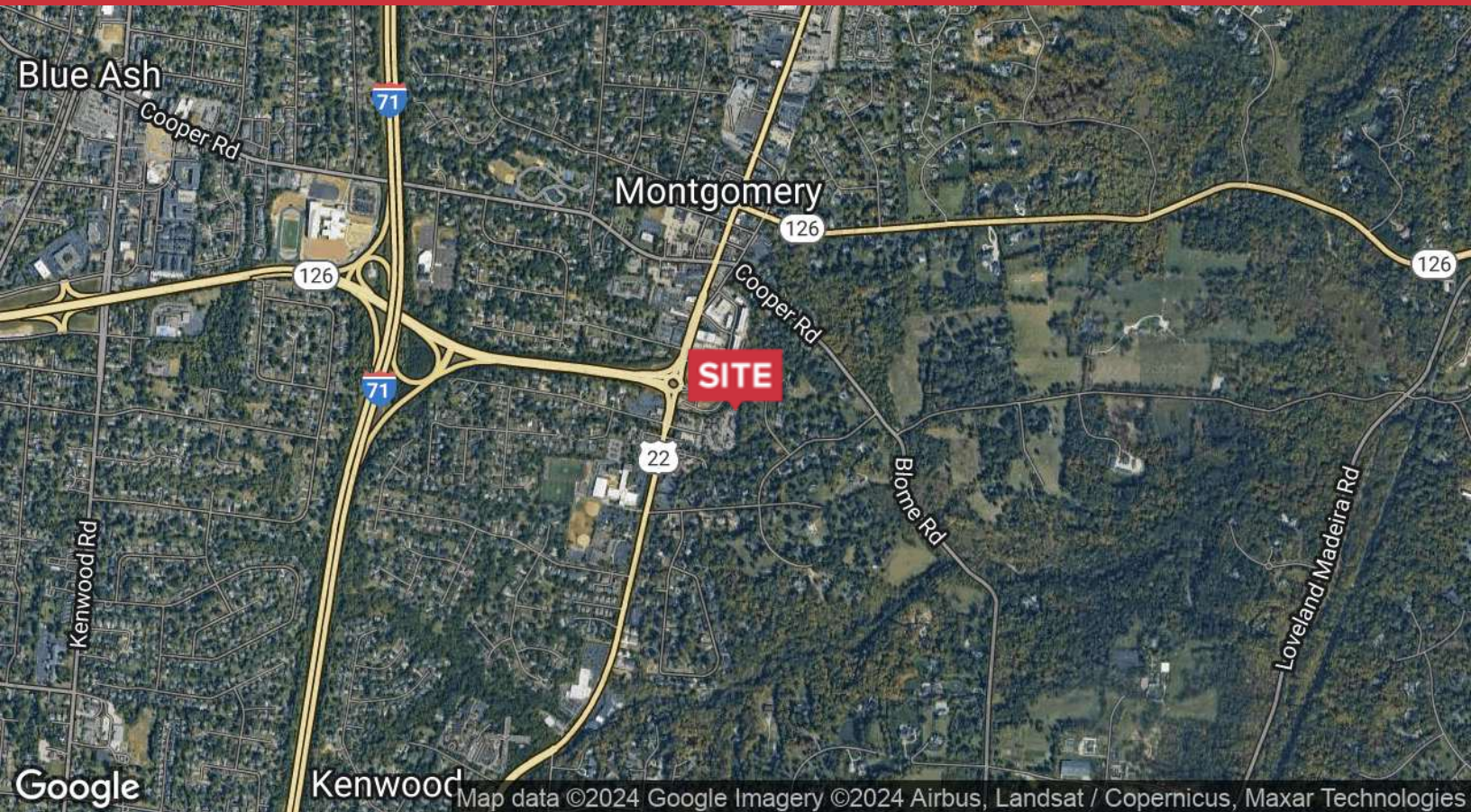
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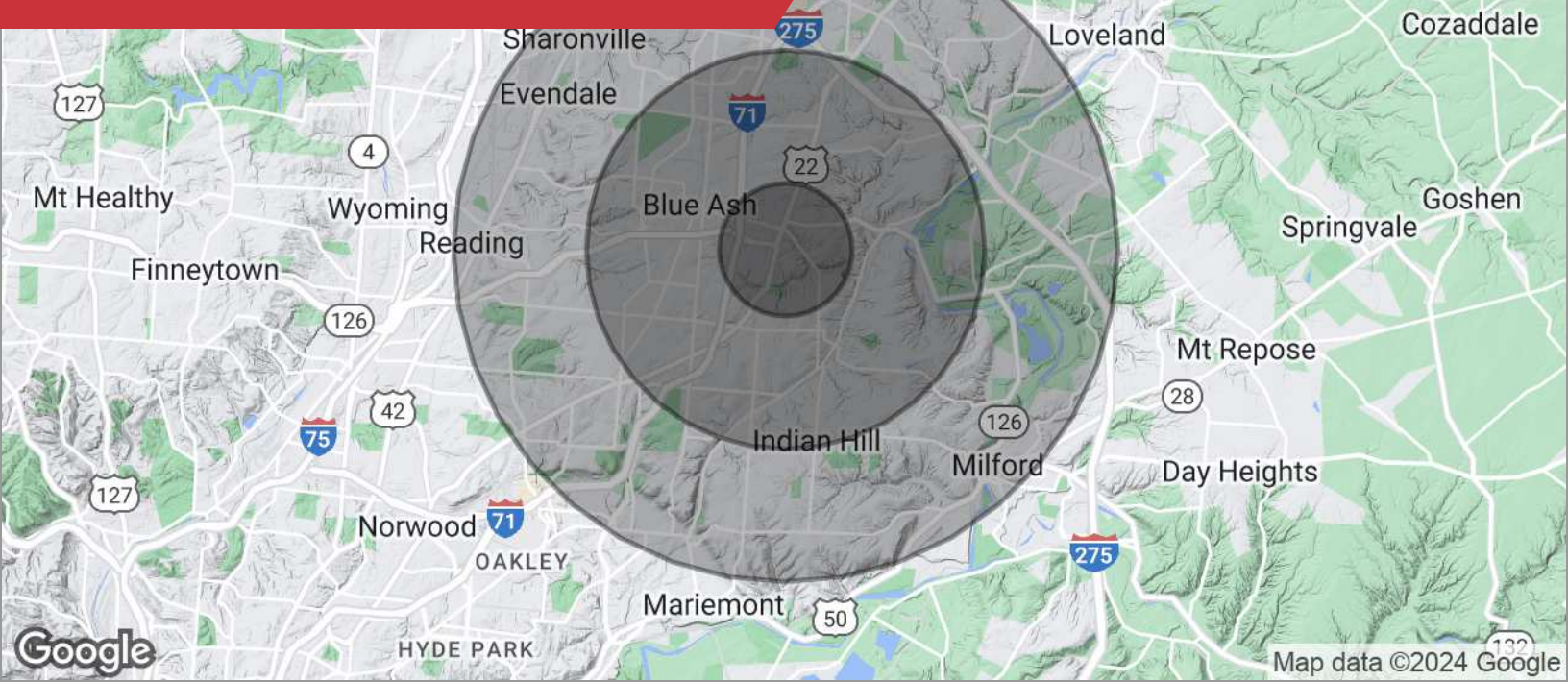
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,243	49,611	133,421
Median age	48.8	44.2	43.5
Median age (male)	45.2	43.1	42.2
Median age (Female)	50.6	45.0	45.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,824	22,354	59,617
# of persons per HH	2.3	2.2	2.2
Average HH income	\$156,505	\$117,973	\$110,549
Average house value	\$427,815	\$310,094	\$274,483

* Demographic data derived from 2020 ACS - US Census

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