

RETAIL FOR LEASE

7420 MONTGOMERY ROAD

Cincinnati, OH 45236

Wawa

MONTGOMERY ROAD

RESIDENCES AT

Ag⁴⁷

SITE 1

14,168 VPD

SITE 2



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COMMERCIAL REAL ESTATE SERVICES

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RETAIL FOR LEASE

7420 MONTGOMERY ROAD

Cincinnati, OH 45236

SITE 1: 1,480 SF Retail Space
\$14.00 PSF + \$4.25 NNN

- Attractive office/retail space with in-line space available

Site 2: 0.39 Acres Land Parcel
Call for Details

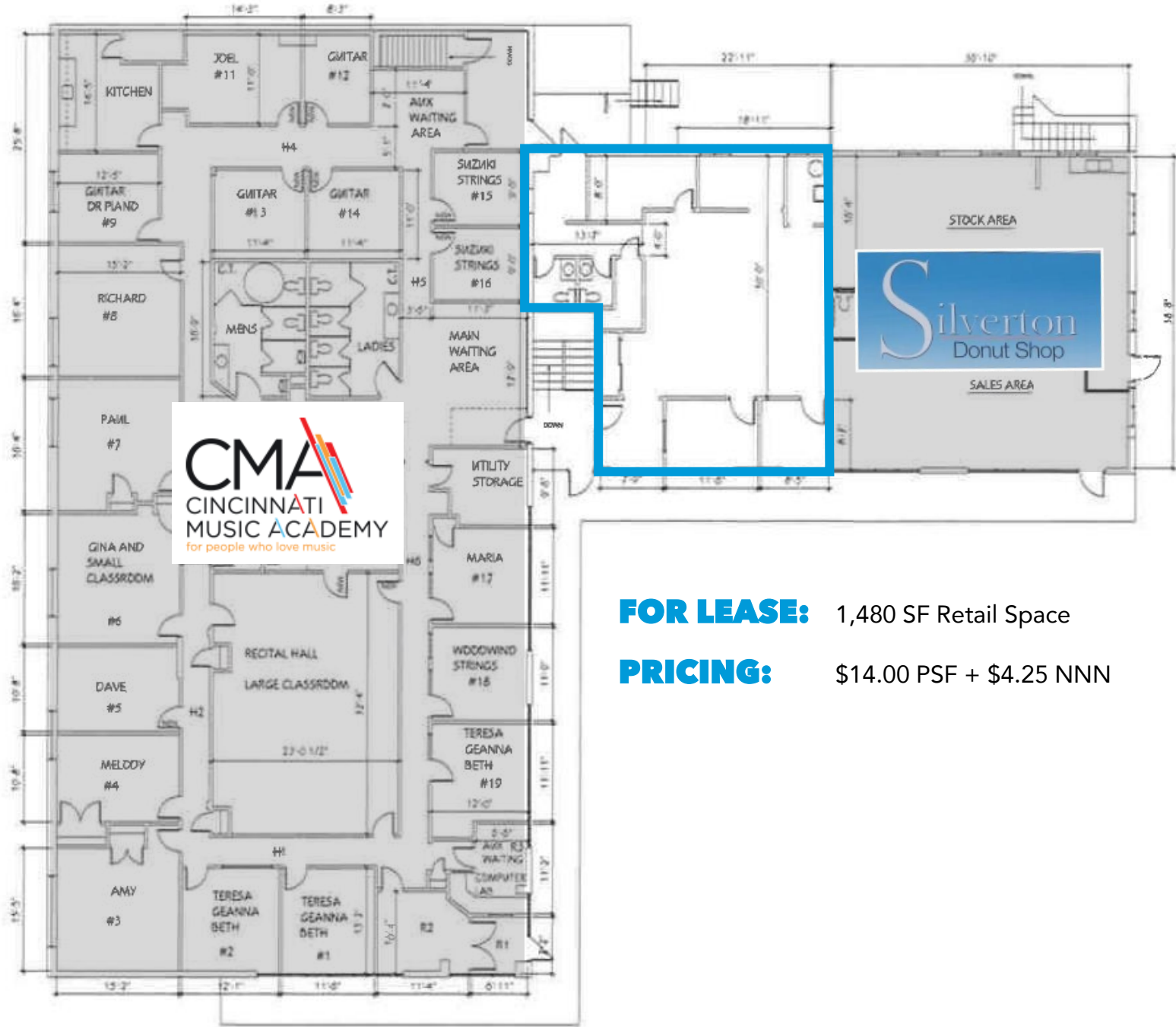
- Land at Montgomery & Home Streets available for development
- Parking lot pad already on back half of land
- Join the up-and-coming Silverton business district!
- Minutes from the popular Kenwood retail corridor
- New Wawa under construction across the street
- Construction starts Q1 2025 on additive 119 luxury apartment units at AG47

TRAFFIC COUNTS:

- Montgomery Road – 14,168 VPD

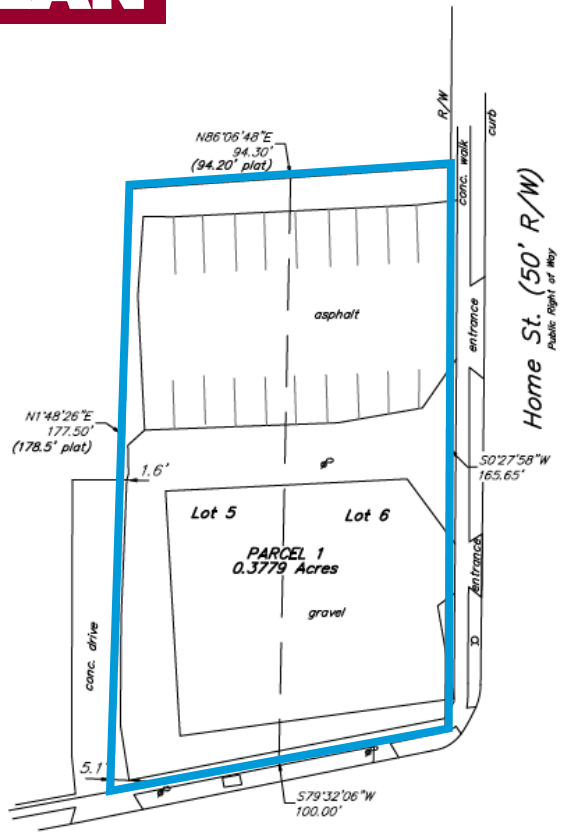


FLOORPLAN



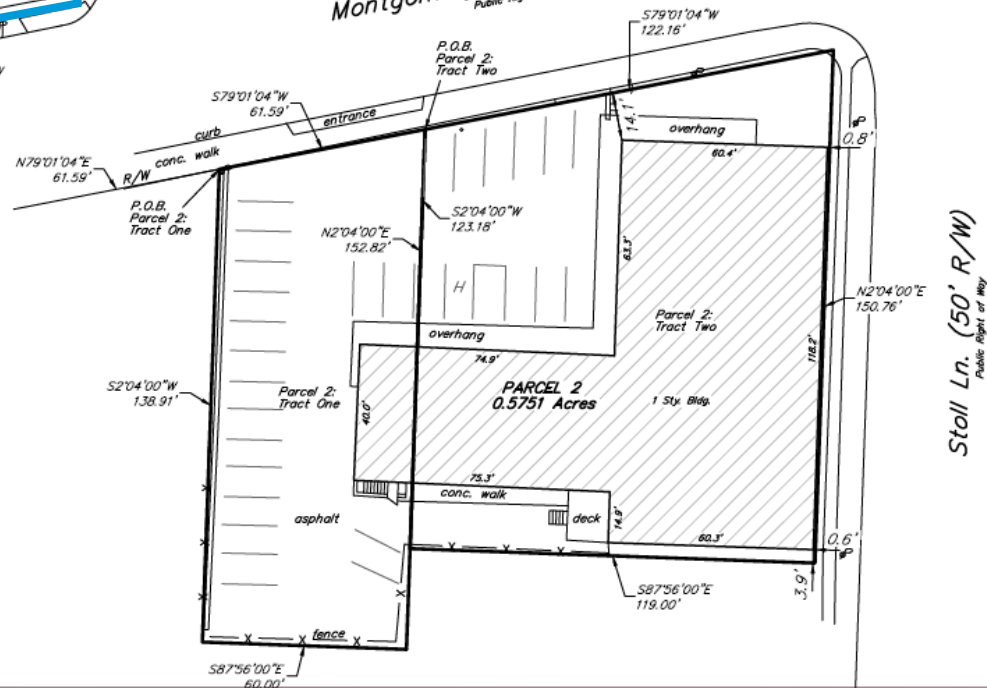
FOR LEASE: 1,480 SF Retail Space
PRICING: \$14.00 PSF + \$4.25 NNN

FLOORPLAN



Vicinity Map

Montgomery Rd. (R/W Varies)
Public Right of Way



AVAILABLE FOR
GROUND LEASE: 0.39 Acres
PRICING: Call for Details



SITE 2

SITE 1

MONTGOMERY ROAD

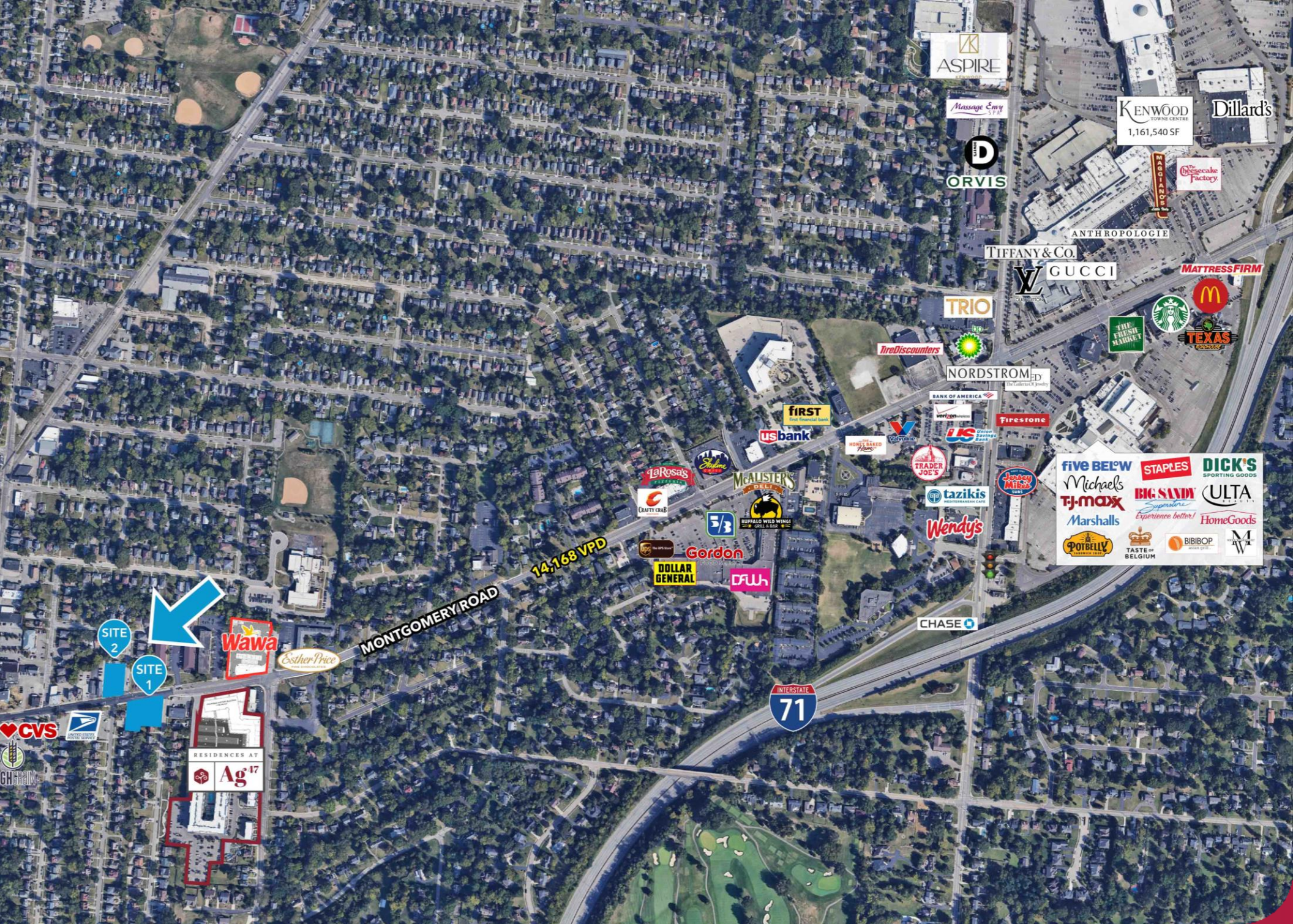
14,168 VPD

PROPOSED 4-STORY BUILDING
-138,140 S.F.

Wawa
CONSTRUCTION
STARTING
NOVEMBER 2024

EXPECTED
COMPLETION
END OF 2025

RESIDENCES AT
Ag⁴⁷
PHASE 2 LUXURY
APARTMENTS
CONSTRUCTION
STARTING Q1 2025



ASPIRE

Message Emv

D

ORVIS

KENWOOD
TOWNE CENTRE
1,161,540 SF

Dillard's

Chocolates
Factory

ANTHROPOLOGIE

TIFFANY & CO.

LV
GUCCI

MATTRESS FIRM

TRIO

Starbucks
McDonald's

THE FRESH MARKET
TEXAS
BREADS

TireDiscounters

NORDSTROM
ED

FIRST

usbank

BANK OF AMERICA
verizon
Firestone

LaRosas
CRAFTY CRAB

McALISTER'S
DELICIOUS

3/B
BUFFALO WILD WINGS

DOLLAR GENERAL

Gordon
DUNKIN'

TRADER JOE'S

tazikis
Wendy's

Jordan Market

five BEL'W
Michaels
TJ-maxx
Marshall's

STAPLES
BIG SANDY
Experience better!

DICK'S
SPORTING GOODS
ULTA
HomeGoods

POTBELLY

TASTE OF BELGIUM

BIBIBOP

M

CHASE

MONTGOMERY ROAD

14,168 VPD

INTERSTATE
71

Wawa

Esther Price

RESIDENCES AT
Ag 17

SITE 2

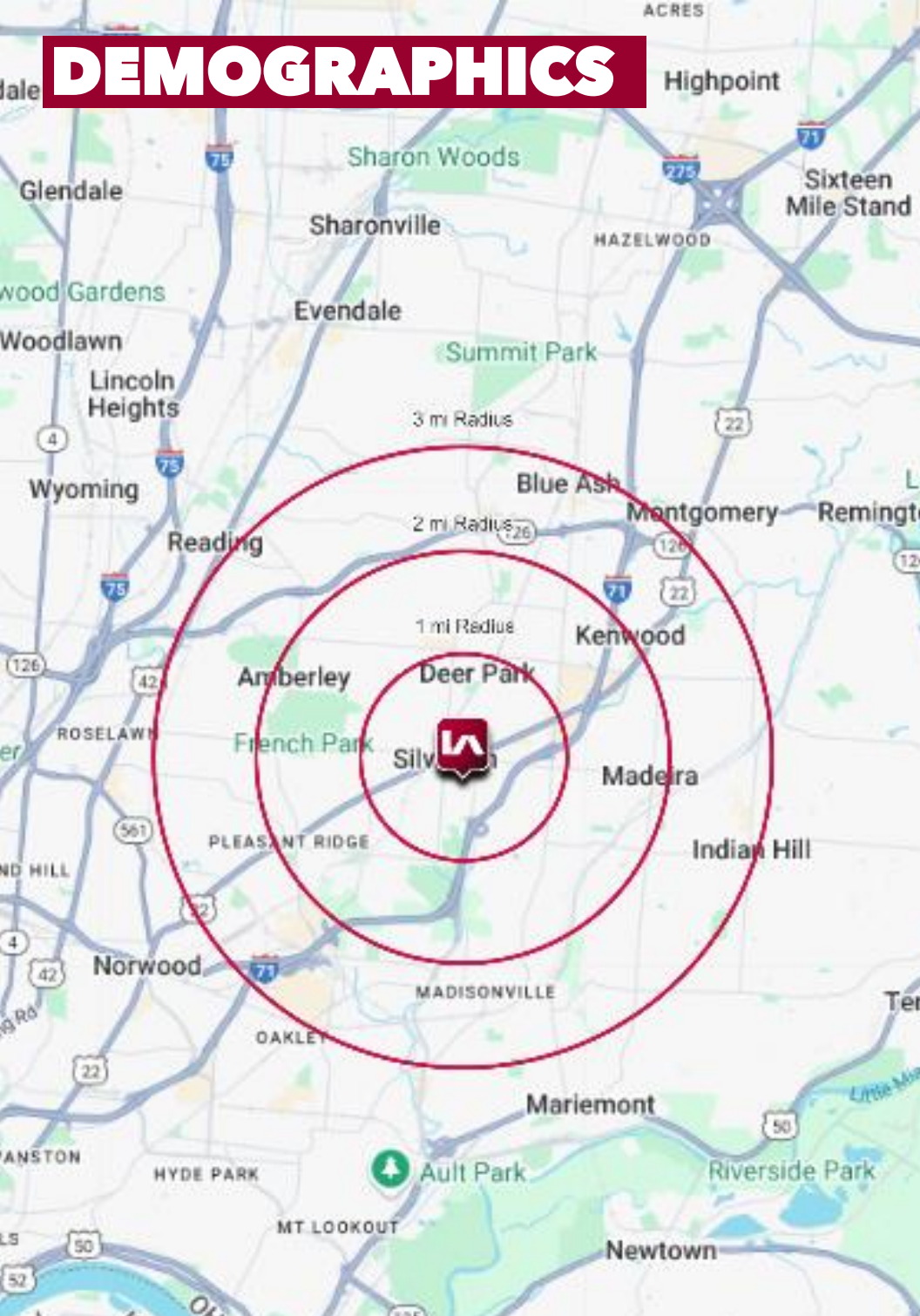
SITE 1

CVS

UNITED STATES
POSTAL SERVICE

GH
GRAIN

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	13,300	85,171	197,821
2029 Projected Population	13,020	84,964	197,522
2020 Census Population	14,058	87,512	199,950
2010 Census Population	14,176	82,989	191,996
Projected Annual Growth 2024 to 2029	-0.4%	-	-
Historical Annual Growth 2010 to 2024	-0.4%	0.2%	0.2%
HOUSEHOLDS			
2024 Estimated Households	6,560	38,381	88,983
2029 Projected Households	6,379	38,138	88,352
2020 Census Households	6,773	38,367	88,821
2010 Census Households	6,670	36,932	85,425
Projected Annual Growth 2024 to 2029	-0.6%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2024	-0.1%	0.3%	0.3%
AGE			
2024 Est. Population Under 10 Years	10.4%	12.1%	12.1%
2024 Est. Population 10 to 19 Years	9.7%	10.9%	11.2%
2024 Est. Population 20 to 29 Years	13.4%	12.3%	13.3%
2024 Est. Population 30 to 44 Years	23.4%	22.0%	21.9%
2024 Est. Population 45 to 59 Years	17.5%	16.6%	16.7%
2024 Est. Population 60 to 74 Years	17.9%	17.7%	17.2%
2024 Est. Population 75 Years or Over	7.6%	8.4%	7.5%
2024 Est. Median Age	39.2	39.2	38.5
MARITAL STATUS & GENDER			
2024 Est. Male Population	48.6%	49.2%	49.1%
2024 Est. Female Population	51.4%	50.8%	50.9%
2024 Est. Never Married	35.4%	34.9%	37.8%
2024 Est. Now Married	39.3%	44.6%	42.0%
2024 Est. Separated or Divorced	16.8%	13.8%	14.1%
2024 Est. Widowed	8.5%	6.8%	6.1%
INCOME			
2024 Est. HH Income \$200,000 or More	4.1%	11.3%	12.5%
2024 Est. HH Income \$150,000 to \$199,999	5.3%	9.8%	9.2%
2024 Est. HH Income \$100,000 to \$149,999	18.9%	17.4%	15.7%
2024 Est. HH Income \$75,000 to \$99,999	15.7%	13.4%	11.8%
2024 Est. HH Income \$50,000 to \$74,999	16.6%	15.3%	15.6%
2024 Est. HH Income \$35,000 to \$49,999	11.2%	10.3%	10.7%
2024 Est. HH Income \$25,000 to \$34,999	10.9%	7.9%	8.1%
2024 Est. HH Income \$15,000 to \$24,999	4.8%	4.6%	5.8%
2024 Est. HH Income Under \$15,000	12.6%	9.9%	10.5%
2024 Est. Average Household Income	\$86,621	\$120,414	\$121,930
2024 Est. Median Household Income	\$64,026	\$85,835	\$84,710
2024 Est. Per Capita Income	\$42,872	\$54,467	\$55,036
2024 Est. Total Businesses	533	3,616	10,233
2024 Est. Total Employees	7,467	50,932	142,878