



11907 Montgomery Rd

Cincinnati, Ohio 45249

Property Highlights

- 5,848+/- SF of Medical Office Space at \$12.99/SF/YR
- Additional 1,220+/- SF Residential Available (Mo-Mo Lease) for Total of 7,068+/- SF
- Prime location on Montgomery Road
- Ample parking for employees and visitors
- Large reception area for welcoming patients
- Multitude of plumbed offices for versatile use
- ADA accessibility for inclusivity and convenience
- Radiation-proof examination rooms for X-rays, etc.

Offering Summary

| | |
|-----------------------|---------------|
| Lease Rate: | \$12.99 SF/yr |
| Building Size: | 7,068+/- SF |
| Available SF: | 5,848+/- SF |
| Lot Size: | 1.54 Acres |

For More Information

Thomas Zipperstein

O: 513 322 8323

tzipperstein@bergman-group.com | OH #SAL.2023001646

Matt Hiudt

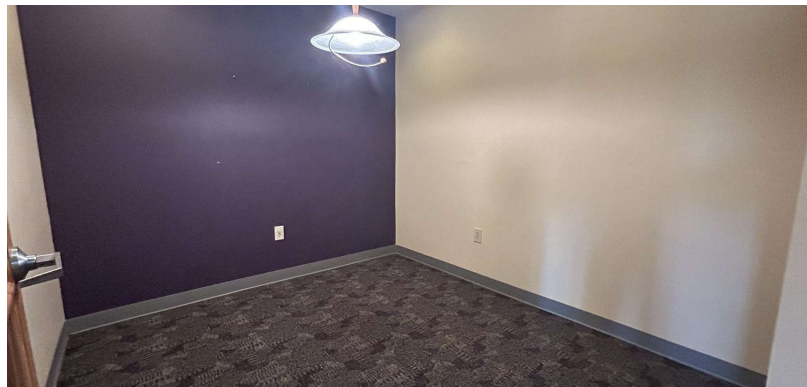
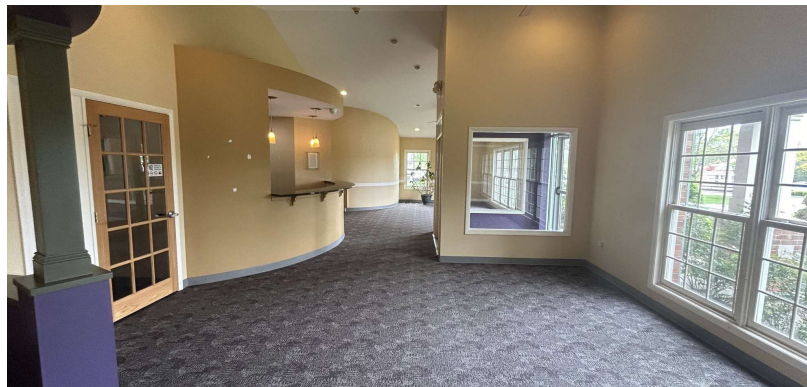
O: 513 322 6310

mhiudt@bergman-group.com | OH #SAL.2018002042

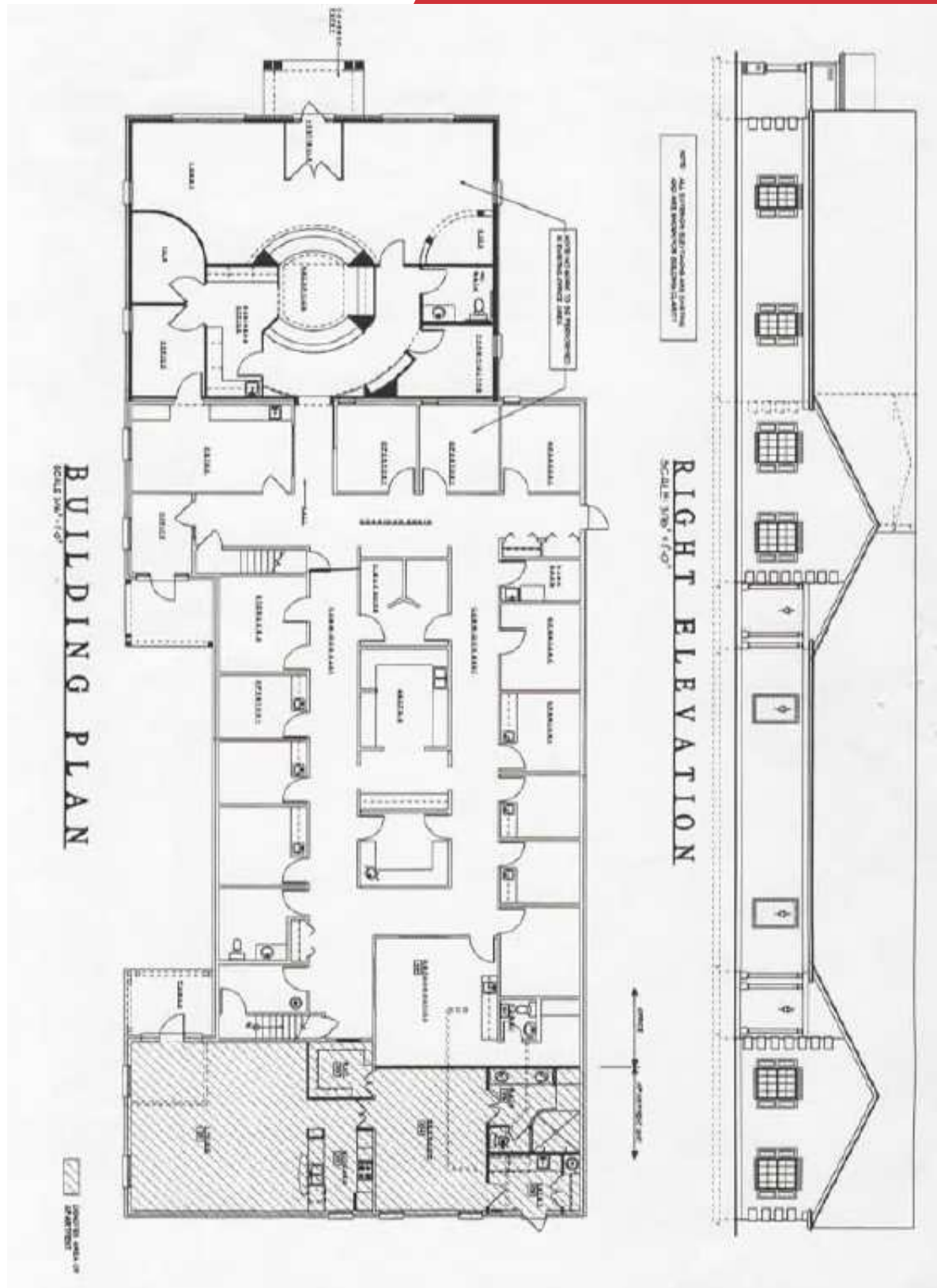
Laurence Bergman

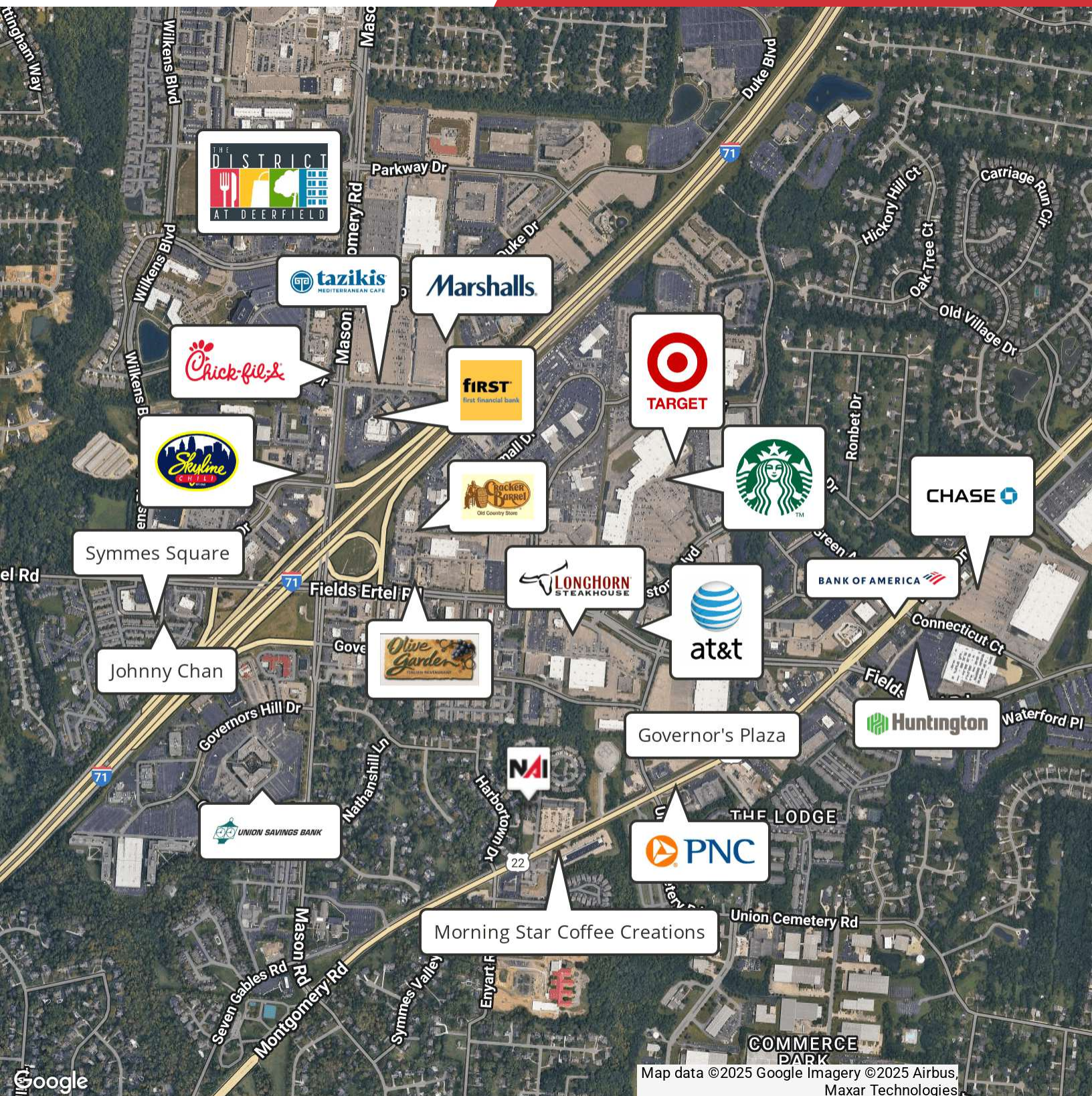
O: 513 322 6307

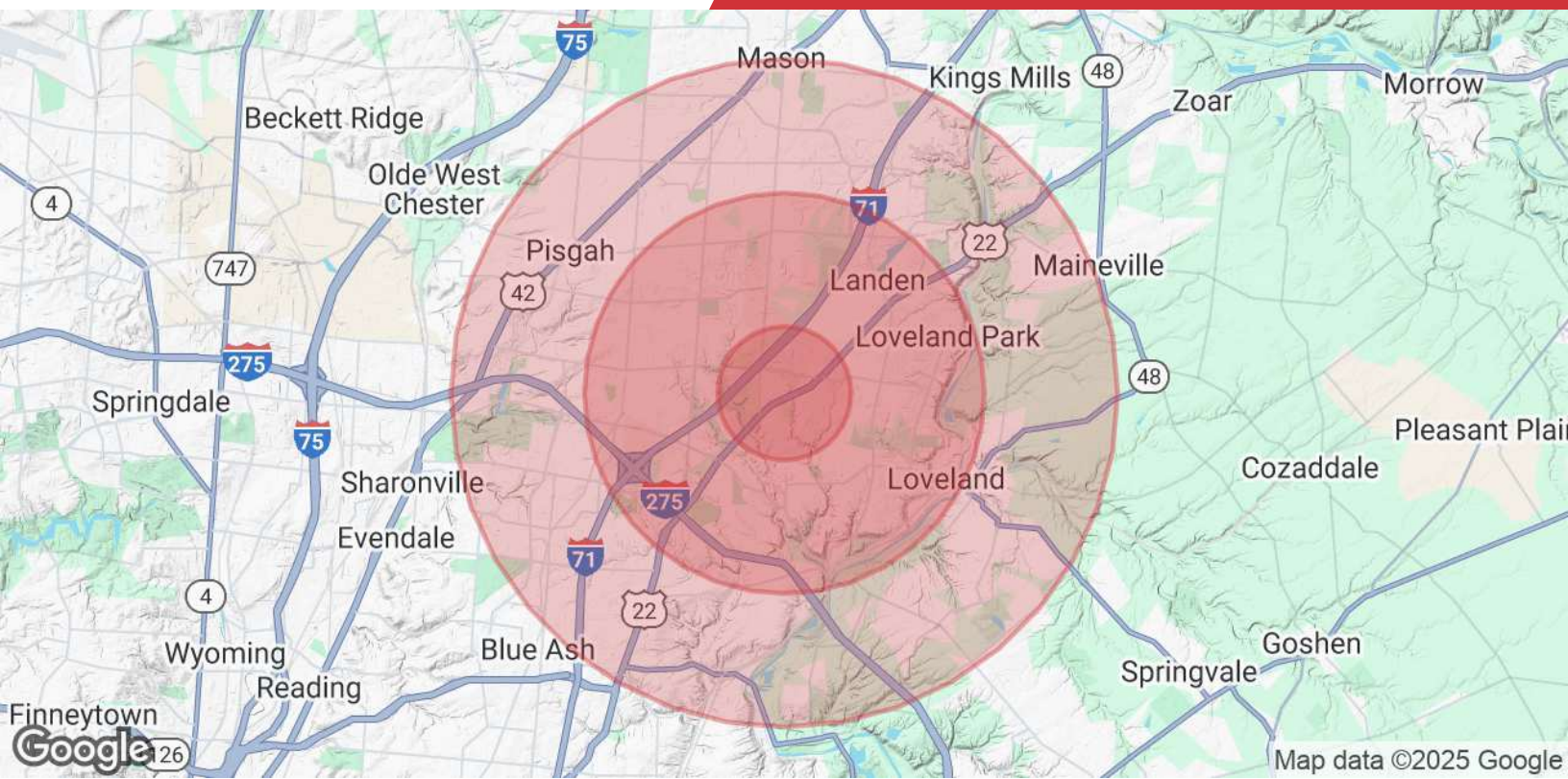
larry@bergman-group.com | OH #BRKP.0000348029











Population

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| Total Population | 7,189 | 65,585 | 150,579 |
| Average Age | 41 | 40 | 41 |
| Average Age (Male) | 39 | 39 | 40 |
| Average Age (Female) | 42 | 41 | 42 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|-----------|-----------|-----------|
| Total Households | 2,960 | 25,703 | 58,110 |
| # of Persons per HH | 2.4 | 2.6 | 2.6 |
| Average HH Income | \$146,175 | \$156,437 | \$155,303 |
| Average House Value | \$447,485 | \$441,467 | \$428,111 |

Demographics data derived from AlphaMap