

RETAIL FOR LEASE

KENWOOD GALLERIA

8118 Montgomery Road, Cincinnati, OH 45236

CONFIDENTIAL - BUSINESS STILL OPERATING



**SUITE 4-
5,093 SF
AVAILABLE**

**SUITE 3-
1,662 SF
AVAILABLE**

**SUITE 17-
4,775 SF
AVAILABLE**

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COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE: 1,662 SF - \$28.00 PSF + NNN (\$8.00)
4,775 SF - \$25.00 PSF + NNN (\$8.00)
5,093 SF - \$25.00 PSF + NNN (\$8.00)

- Rare opportunity to join the highly desirable Kenwood market
- Join FirstWatch, Jimmy Johns, Clarkson Eyecare, Willis Music, Salon Lofts, Penn Station, and other strong tenants
- Signage opportunities available along both Montgomery Road and Hosbrook Road
- Ample parking available throughout the property
- Located in busy Kenwood retail corridor with national tenants from regionally prominent Kenwood Towne Center as well as others such as Whole Foods, The Container Store, Crate & Barrel, TJMaxx, and more!

TRAFFIC COUNTS:

- Montgomery Road - 23,486 VPD
- I-71 - 110,501 VPD



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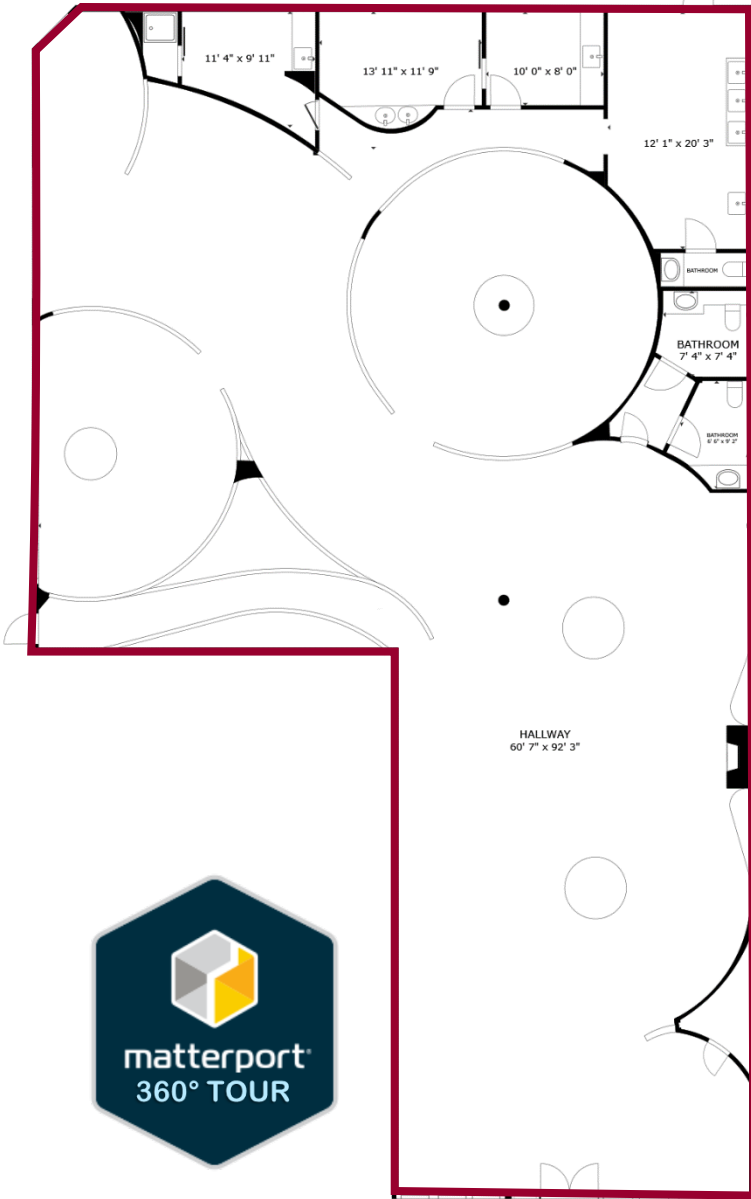
FOR LEASE: 1,662 | 4,775 SF | 5,093 SF

PRICING: Call for Details

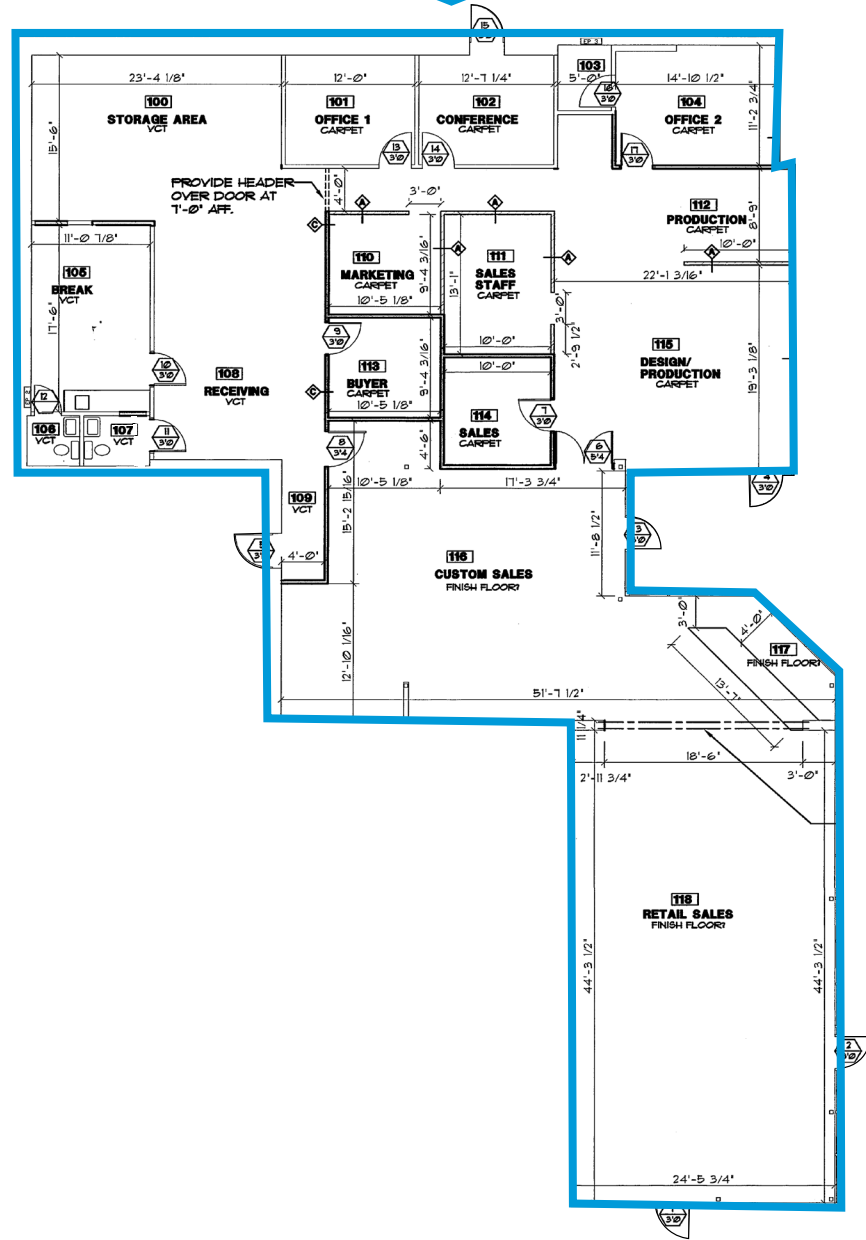
TENANT LIST	SQUARE FEET
1. Hoppin Vines Brew Pub	9,100 SF
2. Penn Station	1,600 SF
3. AVAILABLE	1,662 SF
4. AVAILABLE	5,093 SF
5. Allstate	1,030 SF
6. Body Alive	7,747 SF
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8. Salon Lofts	4,061 SF
9. Half Price Books	10,591 SF
10. Willis Music Co.	6,475 SF
11. Golf Exchange	5,521 SF
12. FirstWatch	3,400 SF
13. Jimmy John's	1,673 SF
14. Clarkson Eyecare	3,269 SF
15. Pro Martial Arts	2,121 SF
16. Waxspot	1,269 SF
17. AVAILABLE	4,775 SF
18. Plaza Art	5,869 SF
TOTAL GLA:	75,265 SF



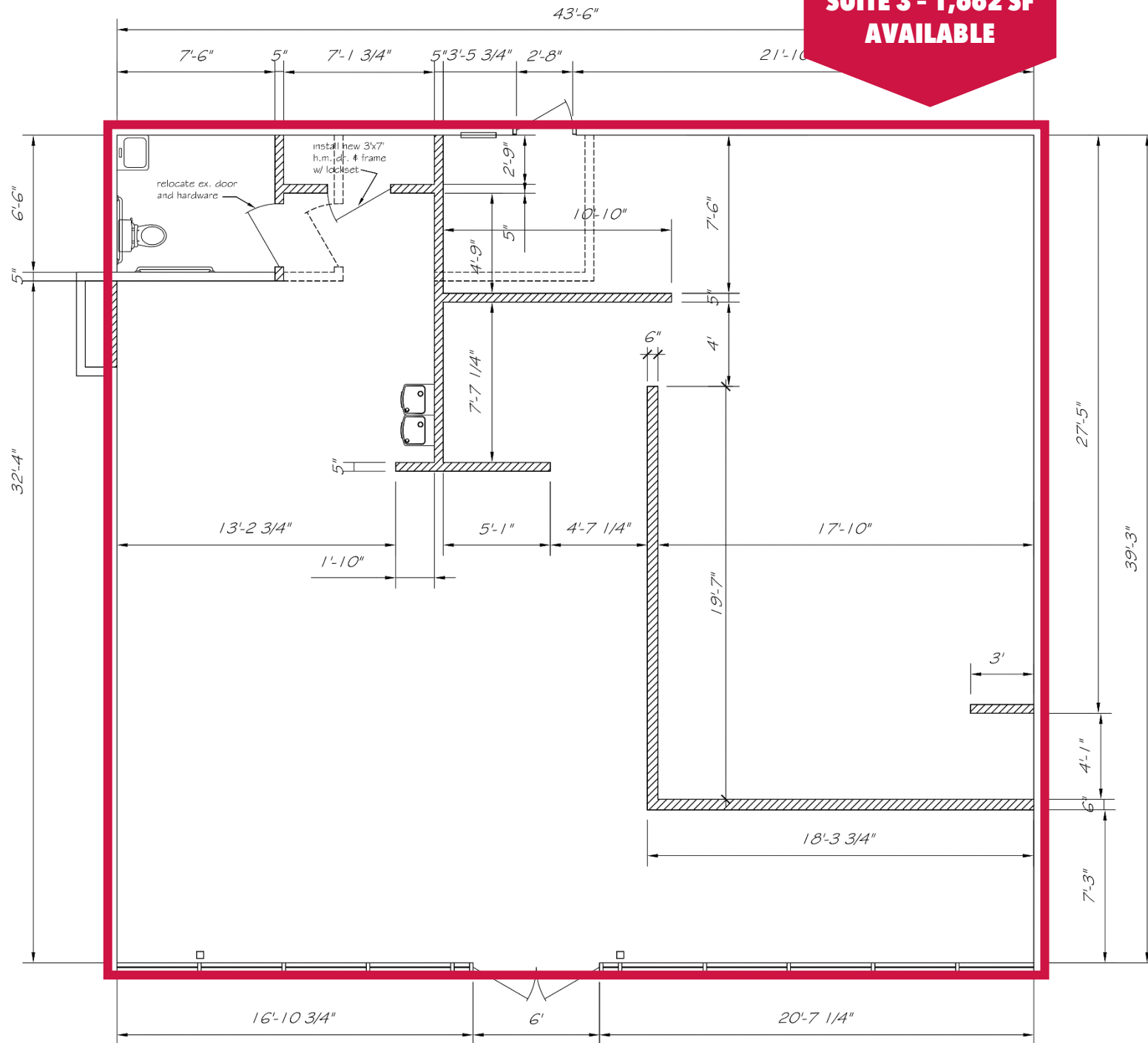
**SUITE 17 - 4,775 SF
AVAILABLE**



**SUITE 4 - 5,093 SF
AVAILABLE**



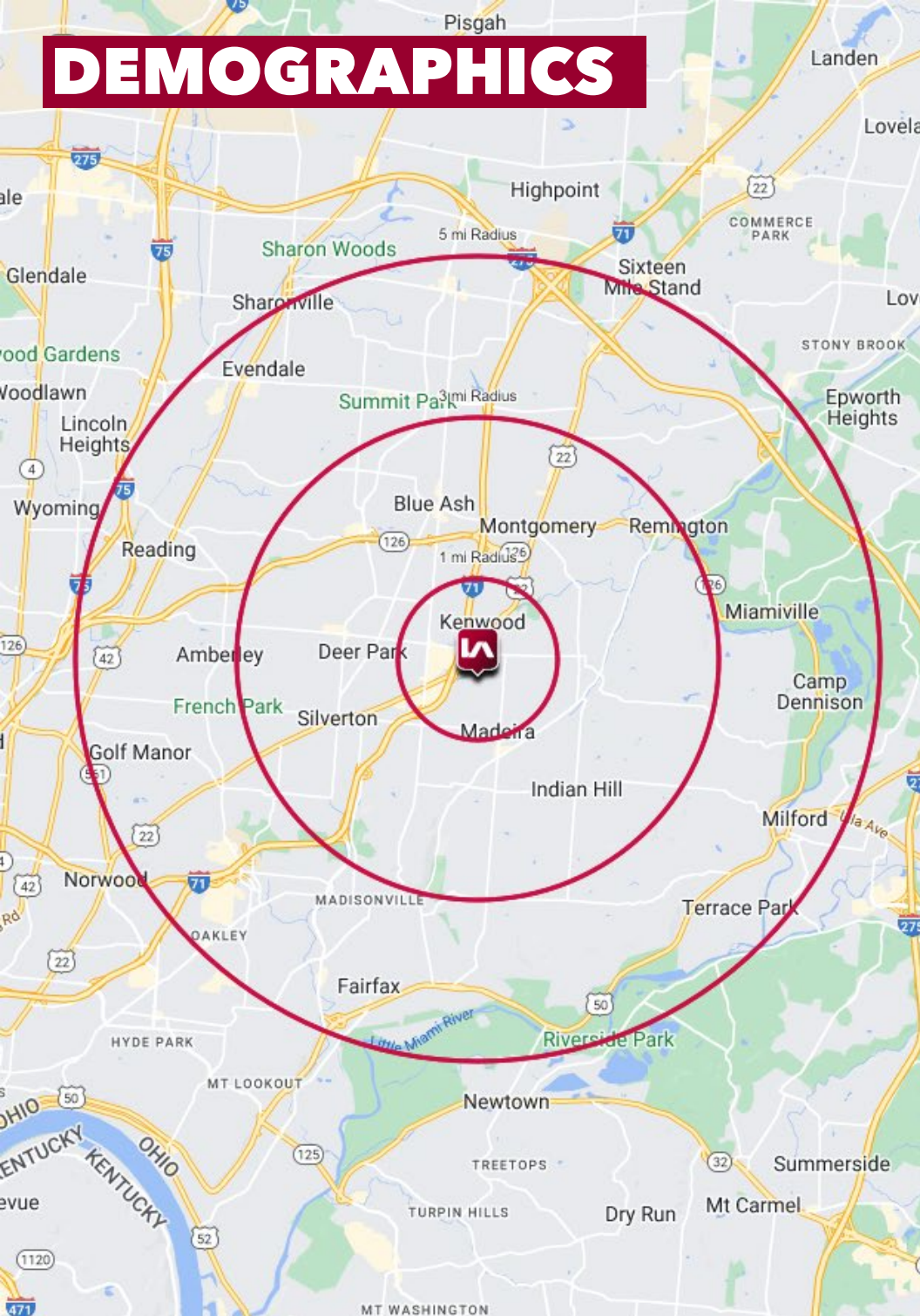
**SUITE 3 - 1,662 SF
AVAILABLE**







DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	9,983	59,235	151,122
2029 Projected Population	9,976	58,389	151,062
2020 Census Population	9,907	61,096	154,414
2010 Census Population	9,582	58,475	147,391
Projected Annual Growth 2024 to 2029	-	-0.3%	-
Historical Annual Growth 2010 to 2024	0.3%		0.2%
HOUSEHOLDS			
2024 Estimated Households	3,900	25,081	67,257
2029 Projected Households	3,870	24,518	66,925
2020 Census Households	3,864	25,428	67,204
2010 Census Households	4,078	24,971	64,609
Projected Annual Growth 2024 to 2029	-0.2%	-0.4%	-
Historical Annual Growth 2010 to 2024	-0.3%	-	0.3%
AGE			
2024 Est. Population Under 10 Years	15.0%	14.0%	13.6%
2024 Est. Population 10 to 19 Years	13.8%	13.4%	12.8%
2024 Est. Population 20 to 29 Years	7.7%	9.7%	11.4%
2024 Est. Population 30 to 44 Years	21.0%	19.9%	20.6%
2024 Est. Population 45 to 59 Years	16.3%	16.8%	16.4%
2024 Est. Population 60 to 74 Years	15.3%	17.1%	17.2%
2024 Est. Population 75 Years or Over	10.9%	9.1%	8.0%
2024 Est. Median Age	39.3	38.8	38.2
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.8%	49.8%	49.2%
2024 Est. Female Population	50.2%	50.2%	50.8%
2024 Est. Never Married	21.0%	27.6%	32.0%
2024 Est. Now Married	58.2%	52.2%	48.1%
2024 Est. Separated or Divorced	10.8%	12.2%	13.5%
2024 Est. Widowed	10.0%	7.9%	6.3%
INCOME			
2024 Est. HH Income \$200,000 or More	23.1%	16.2%	14.1%
2024 Est. HH Income \$150,000 to \$199,999	14.1%	10.9%	9.5%
2024 Est. HH Income \$100,000 to \$149,999	16.5%	19.1%	17.1%
2024 Est. HH Income \$75,000 to \$99,999	10.3%	12.0%	12.5%
2024 Est. HH Income \$50,000 to \$74,999	14.0%	14.0%	15.0%
2024 Est. HH Income \$35,000 to \$49,999	9.6%	8.5%	10.2%
2024 Est. HH Income \$25,000 to \$34,999	3.7%	7.2%	7.3%
2024 Est. HH Income \$15,000 to \$24,999	3.6%	4.1%	5.0%
2024 Est. HH Income Under \$15,000	5.0%	7.9%	9.2%
2024 Est. Average Household Income	\$162,045	\$160,971	\$143,312
2024 Est. Median Household Income	\$114,982	\$100,317	\$90,978
2024 Est. Per Capita Income	\$63,656	\$68,389	\$63,945
2024 Est. Total Businesses	861	3,274	8,654
2024 Est. Total Employees	16,318	42,997	121,959