









7208, 7202 & 7144 Montgomery Road, Cincinnati, OH 45236

### PROPERTY HIGHLIGHTS

-  7,503 SF Retail - 2,118 SF Office - 2,592 SF Bar
-  In the Heart of Silverton's Resurging Neighborhood
-  Minutes away from Kenwood Mall & Easy Access to I-71
-  On-Site Parking
-  Close Proximity to a Variety of Retailers & Restaurants
-  Traffic Counts - 17,226 ADT Montgomery Road

### DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	14,307	91,477	208,538
Median Income	\$65,616	\$88,003	\$91,564
Average HH Income	92,302	\$122,451	\$130,868
Daytime Population	7,424	56,380	145,258



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[CLICK HERE](#) TO VIEW OUR OTHER LISTINGS!





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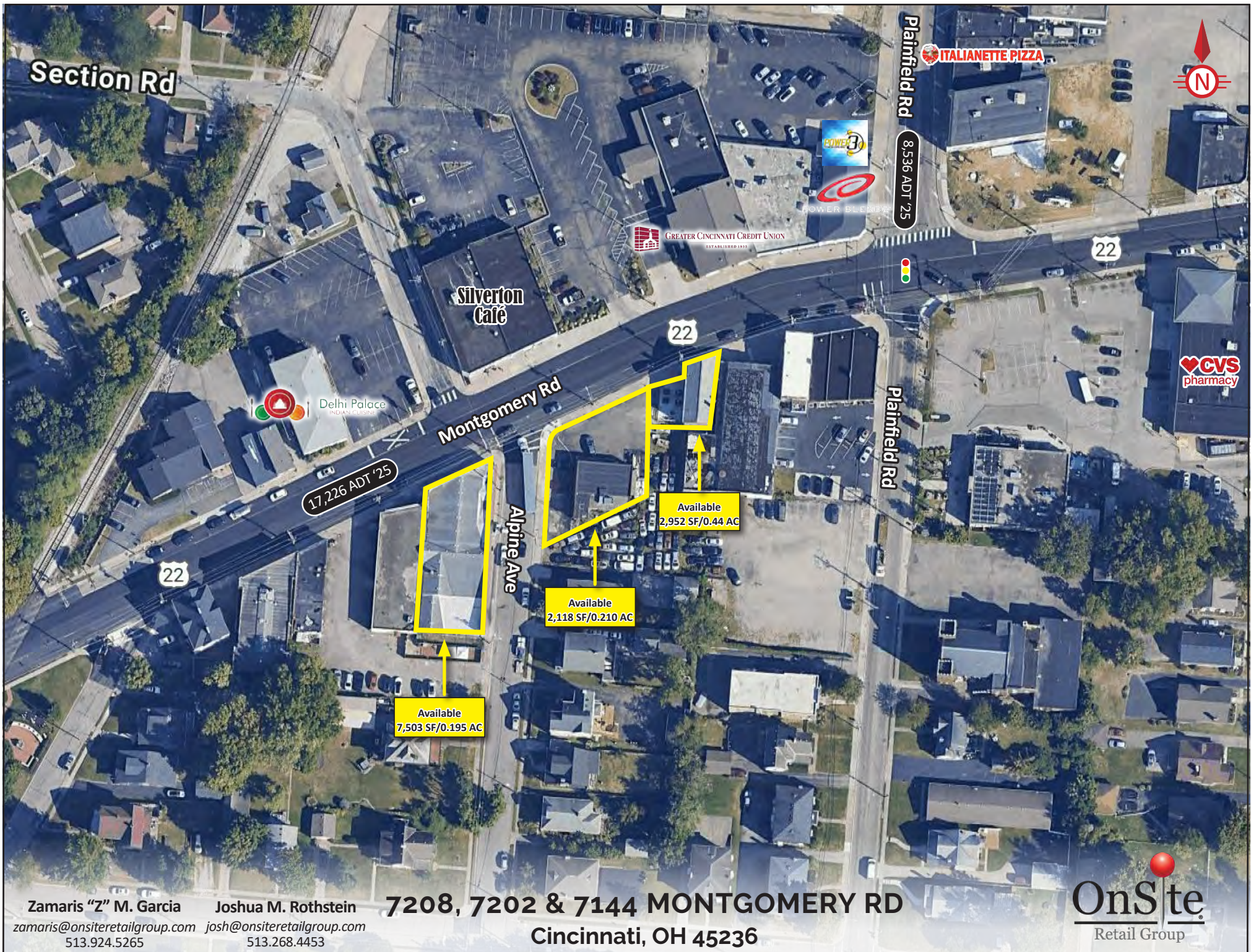
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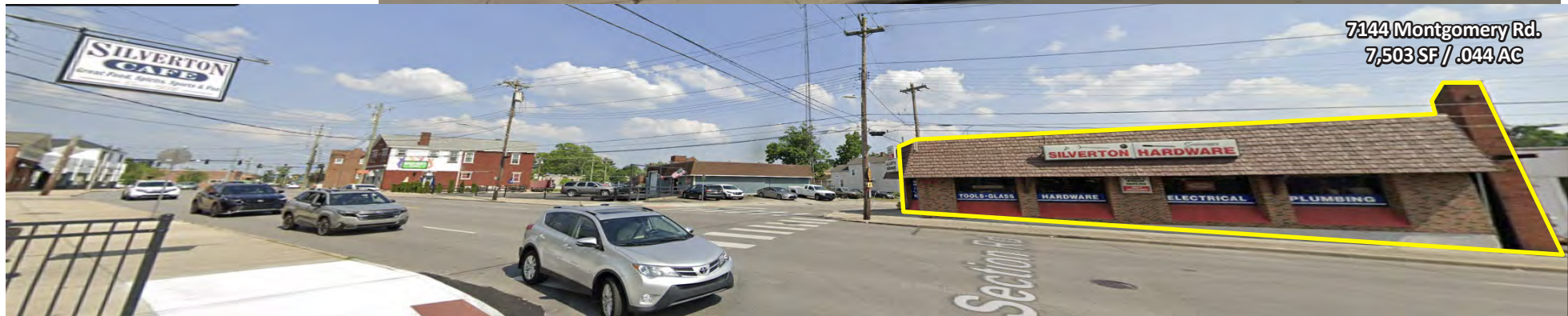




7208 Montgomery Rd.  
2,592 SF / .044 AC



7202 Montgomery Rd.  
2,113 SF / .210 AC



7144 Montgomery Rd.  
7,503 SF / .044 AC

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## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.1929/-84.4015

7202 Montgomery Rd Cincinnati, OH 45236	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	14,307	91,477	208,538
2030 Projected Population	13,621	89,944	205,517
2020 Census Population	15,117	93,091	207,514
2010 Census Population	14,972	88,469	199,038
Projected Annual Growth 2025 to 2030	-1.0%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	-0.3%	0.2%	0.3%
2025 Median Age	39.4	38.8	38.0
<b>Households</b>			
2025 Estimated Households	7,016	41,436	91,920
2030 Projected Households	6,700	40,991	90,976
2020 Census Households	7,296	41,560	91,642
2010 Census Households	7,070	39,921	88,206
Projected Annual Growth 2025 to 2030	-0.9%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	-	0.3%	0.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	59.1%	67.9%	67.3%
2025 Estimated Black or African American	32.4%	23.0%	23.8%
2025 Estimated Asian or Pacific Islander	2.4%	3.7%	3.1%
2025 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.2%
2025 Estimated Other Races	5.9%	5.3%	5.7%
2025 Estimated Hispanic	4.3%	4.0%	4.5%
<b>Income</b>			
2025 Estimated Average Household Income	\$92,302	\$122,451	\$130,868
2025 Estimated Median Household Income	\$65,616	\$88,003	\$91,564
2025 Estimated Per Capita Income	\$45,400	\$55,654	\$57,935
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.4%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	4.2%	3.9%	4.1%
2025 Estimated High School Graduate	24.9%	20.3%	21.0%
2025 Estimated Some College	16.1%	14.2%	13.9%
2025 Estimated Associates Degree Only	10.2%	7.9%	7.3%
2025 Estimated Bachelors Degree Only	29.5%	30.9%	28.6%
2025 Estimated Graduate Degree	13.8%	21.4%	23.6%
<b>Business</b>			
2025 Estimated Total Businesses	582	4,125	10,646
2025 Estimated Total Employees	7,424	56,380	145,258
2025 Estimated Employee Population per Business	12.8	13.7	13.6
2025 Estimated Residential Population per Business	24.6	22.2	19.6