

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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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

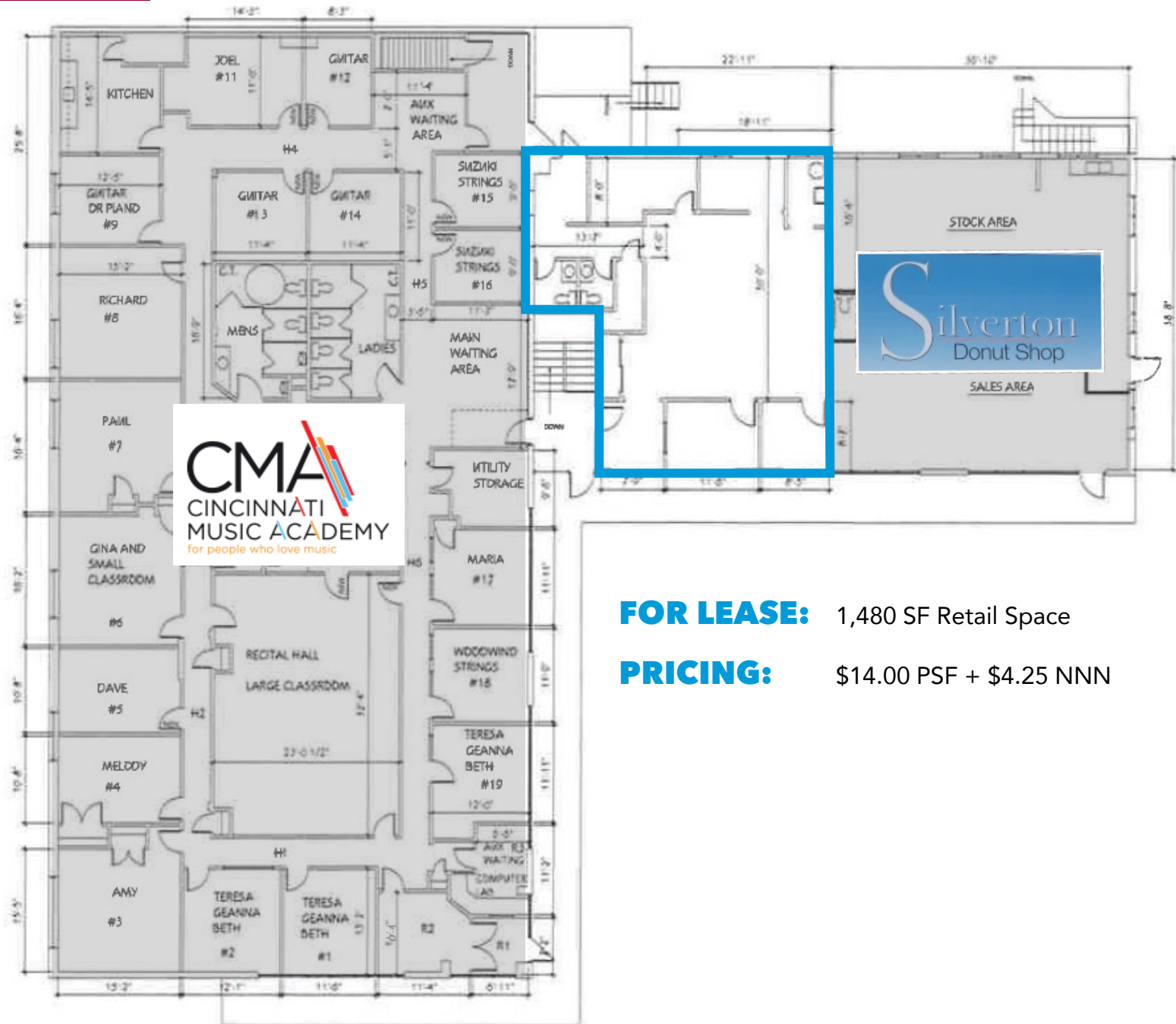
- Land at Montgomery & Home Streets available for development
- Parking lot pad already on back half of land
- Join the up-and-coming Silverton business district!
- Minutes from the popular Kenwood retail corridor
- New Wawa under construction across the street
- Construction starts Q1 2025 on additive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

TRAFFIC COUNTS:

- Montgomery Road – 14,168 VPD



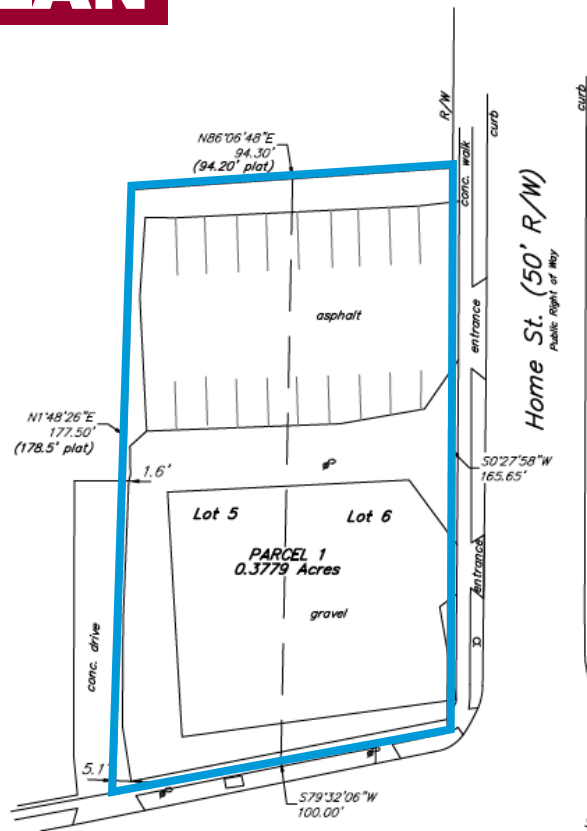
FLOORPLAN



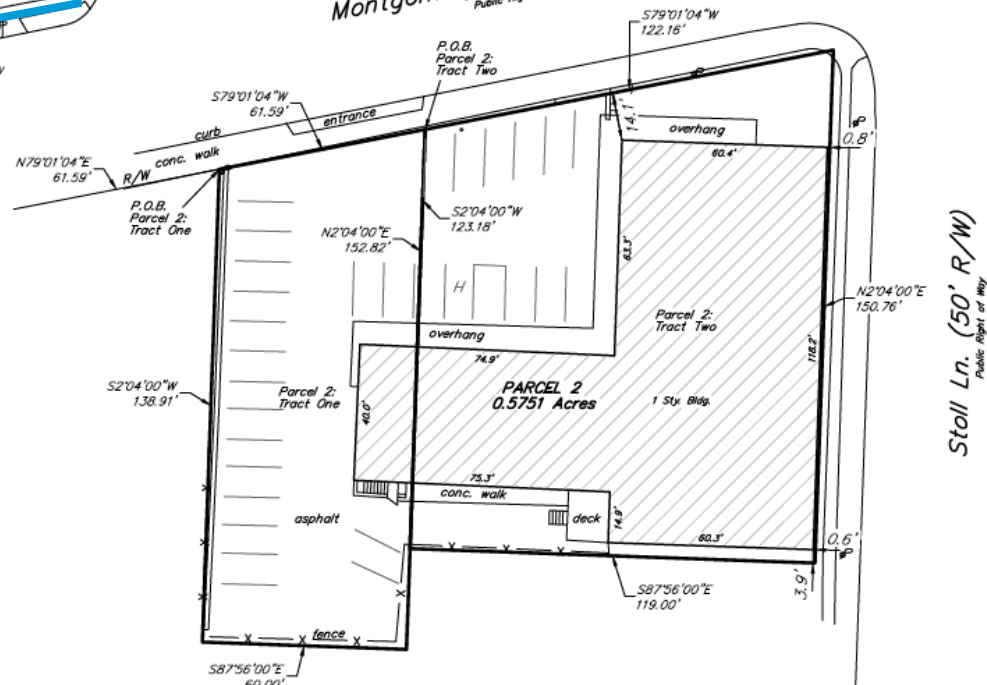
FOR LEASE: 1,480 SF Retail Space

PRICING: \$14.00 PSF + \$4.25 NNN

FLOORPLAN



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

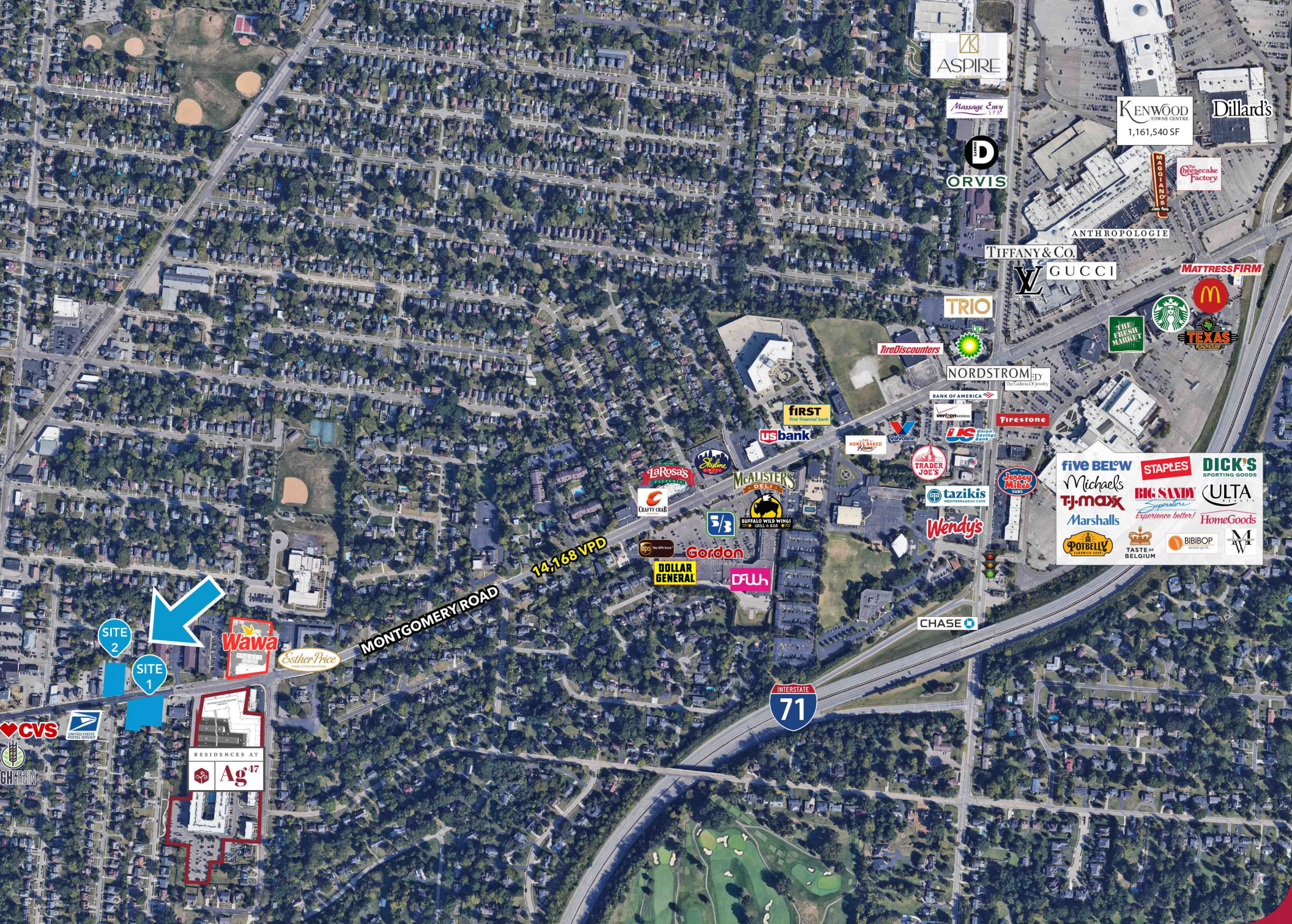
PROPOSED 4-STORY BUILDING
-138,140 S.F.

Wawa
CONSTRUCTION
STARTING
NOVEMBER 2024

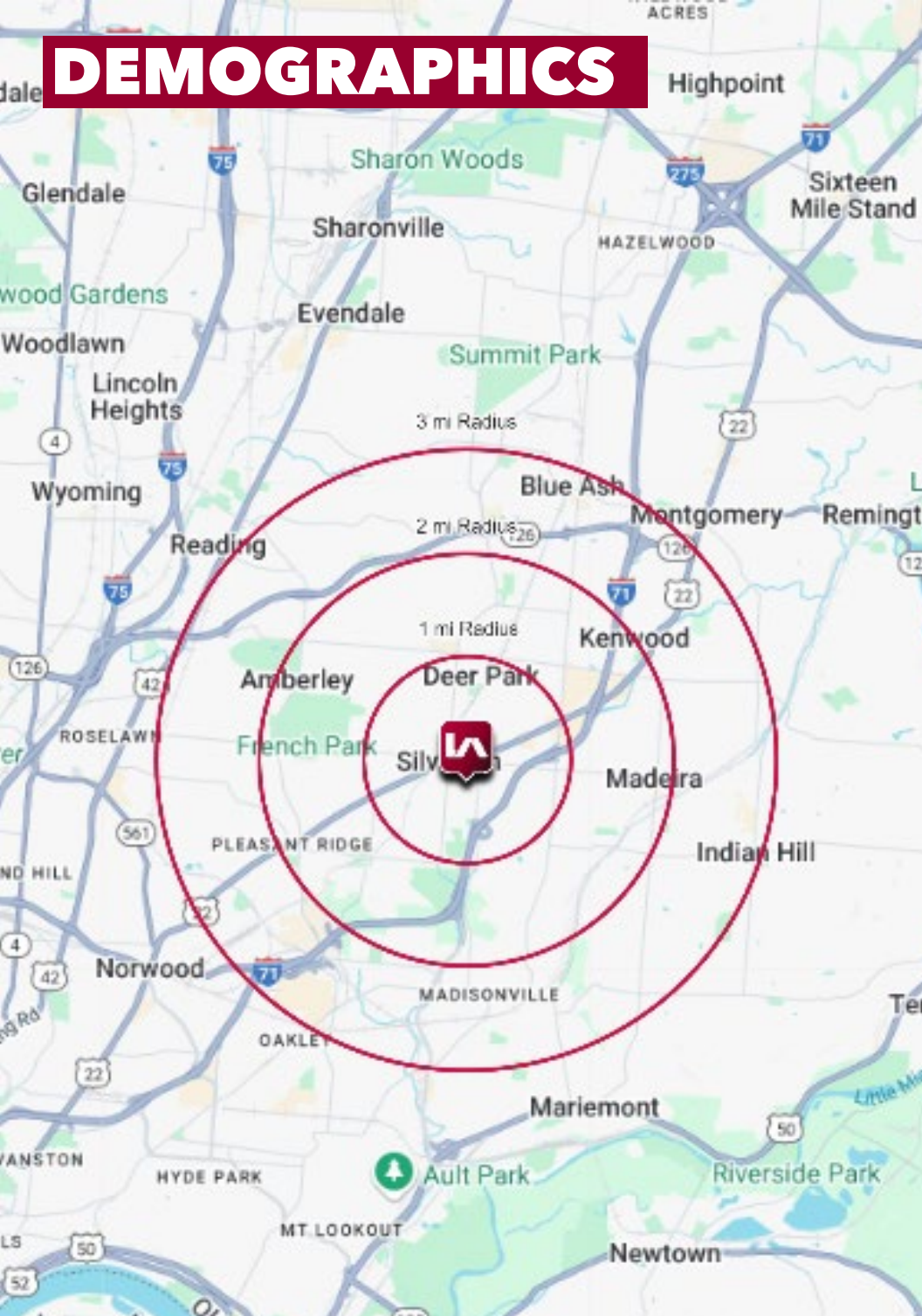
EXPECTED
COMPLETION
END OF 2025

RESIDENCES AT
Ag⁴⁷
PHASE 2 LUXURY
APARTMENTS

CONSTRUCTION
STARTING Q1 2025



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