

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

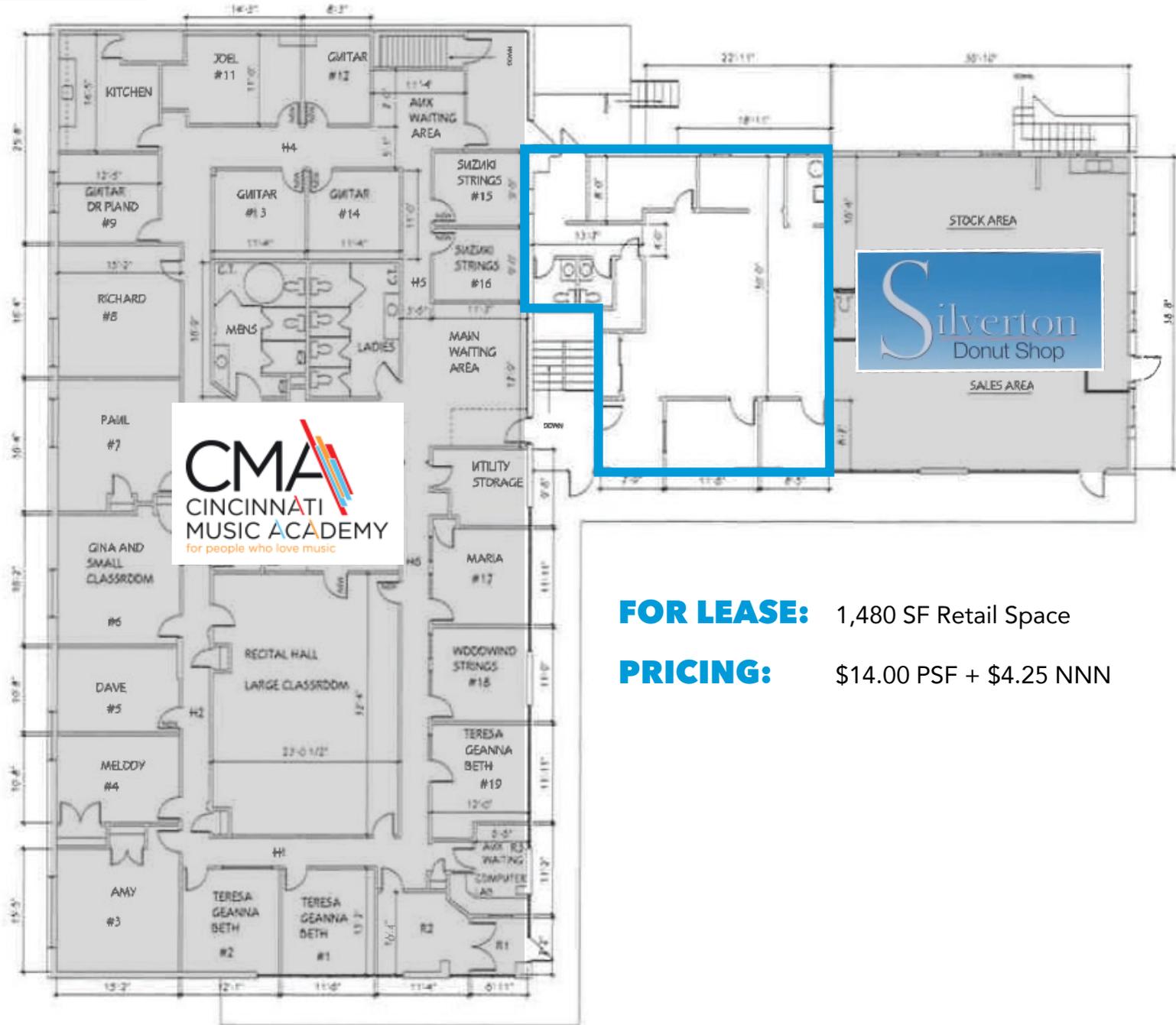
- Land at Montgomery & Home Streets available for development
- Parking lot pad already on back half of land
- Join the up-and-coming Silverton business district!
- Minutes from the popular Kenwood retail corridor
- New Wawa under construction across the street
- Construction starts Q1 2025 on additive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

TRAFFIC COUNTS:

- Montgomery Road – 14,168 VPD



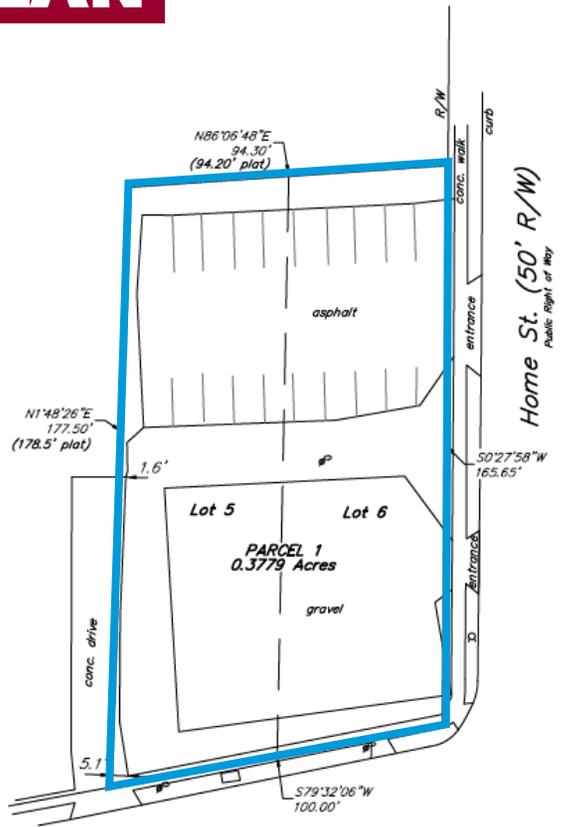
FLOORPLAN



FOR LEASE: 1,480 SF Retail Space

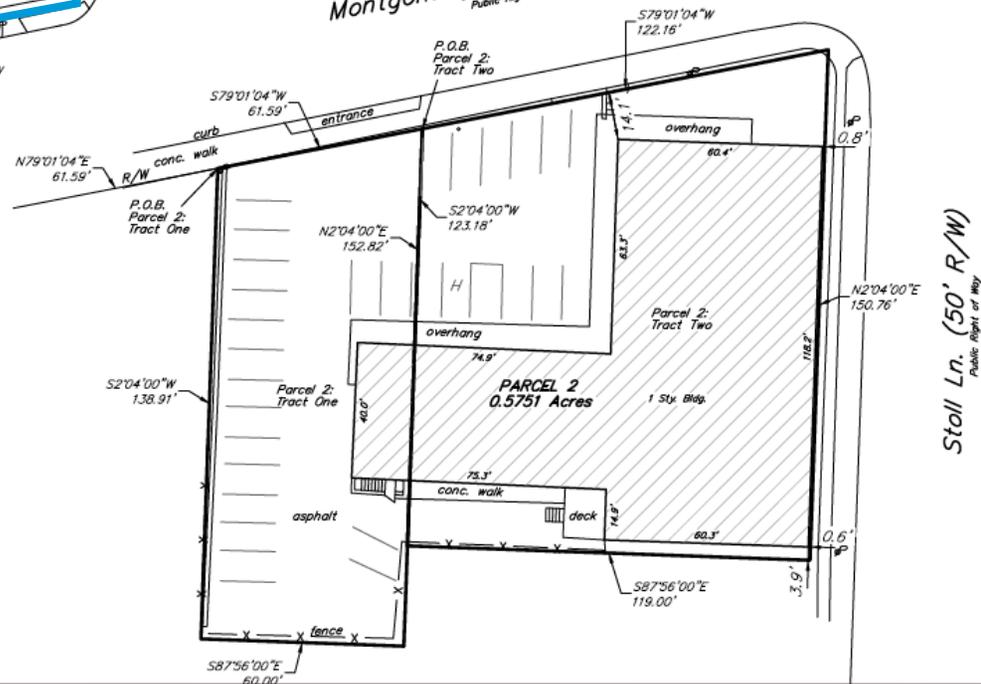
PRICING: \$14.00 PSF + \$4.25 NNN

FLOORPLAN



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

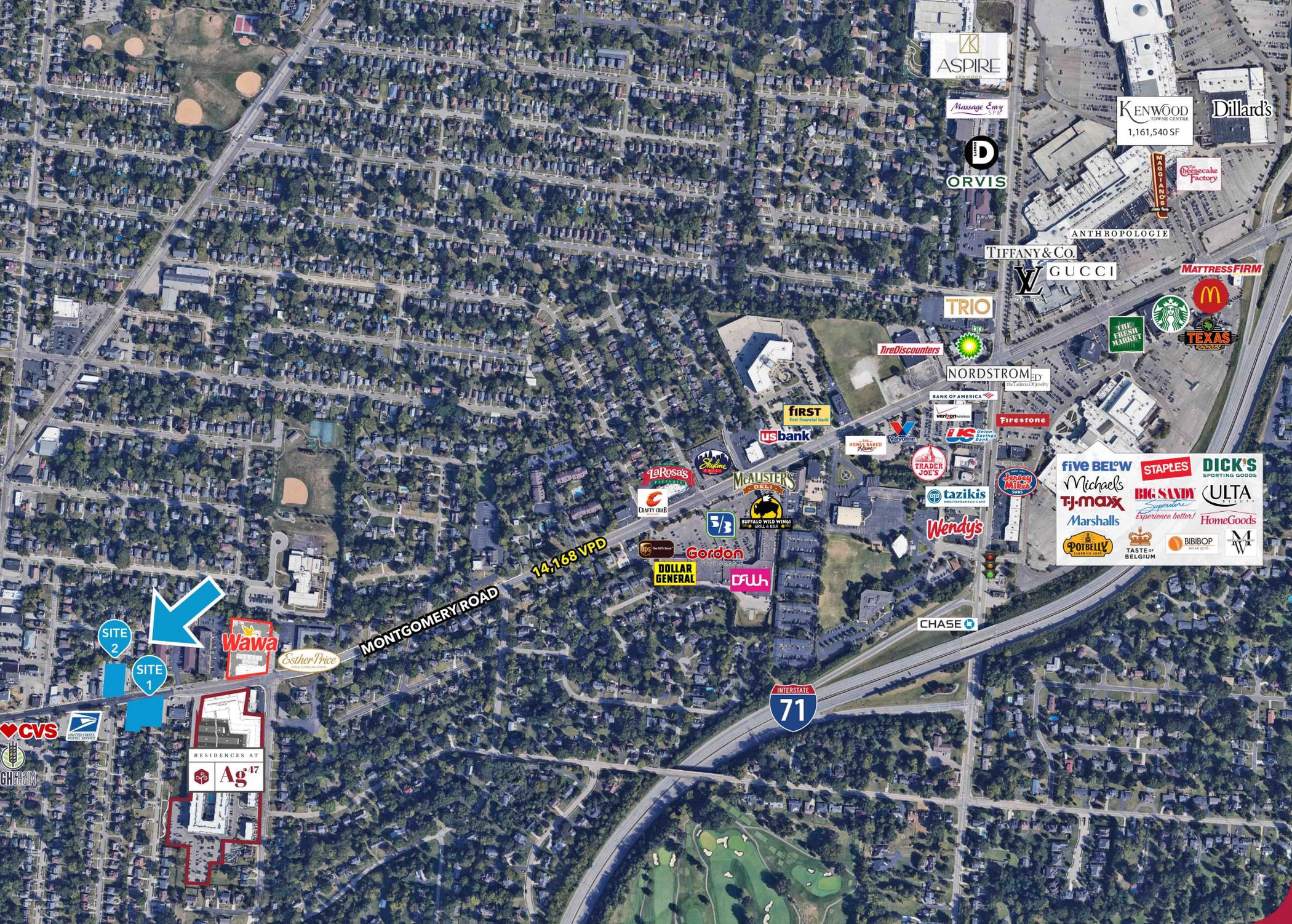
MONTGOMERY ROAD

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

Massage Envy

ORVIS

KENWOOD TOWNE CENTRE
1,161,540 SF

Dillard's

THE CHEESECAKE FACTORY

ANTHROPOLOGIE

TIFFANY & CO.

GUCCI

MATTRESS FIRM

McDonald's

Starbucks

TEXAS ROADHOUSE

THE FRESH MARKET

TRIO

TireDiscounters

NORDSTROM

FIRST

usbank

BANK OF AMERICA

Firestone

verizon

Wendy's

TRADER JOE'S

FIVE BELOW

STAPLES

DICK'S SPORTING GOODS

Michaels

TJ-maxx

Marshall's

BIG SANDY

ULTA

HomeGoods

tazikis

Wendy's

Jockey

POTBELLY

TASTE OF BELGIUM

BIBIBOP

LaRosas

McALISTER'S DELICATESSEN

CLUBHOUSE

CRAFTY CRAB

3/B

BUFFALO WILD WINGS

DOLLAR GENERAL

DFW

Gordon

14,168 VPD

MONTGOMERY ROAD

INTERSTATE 71

SITE 2

SITE 1

Wawa

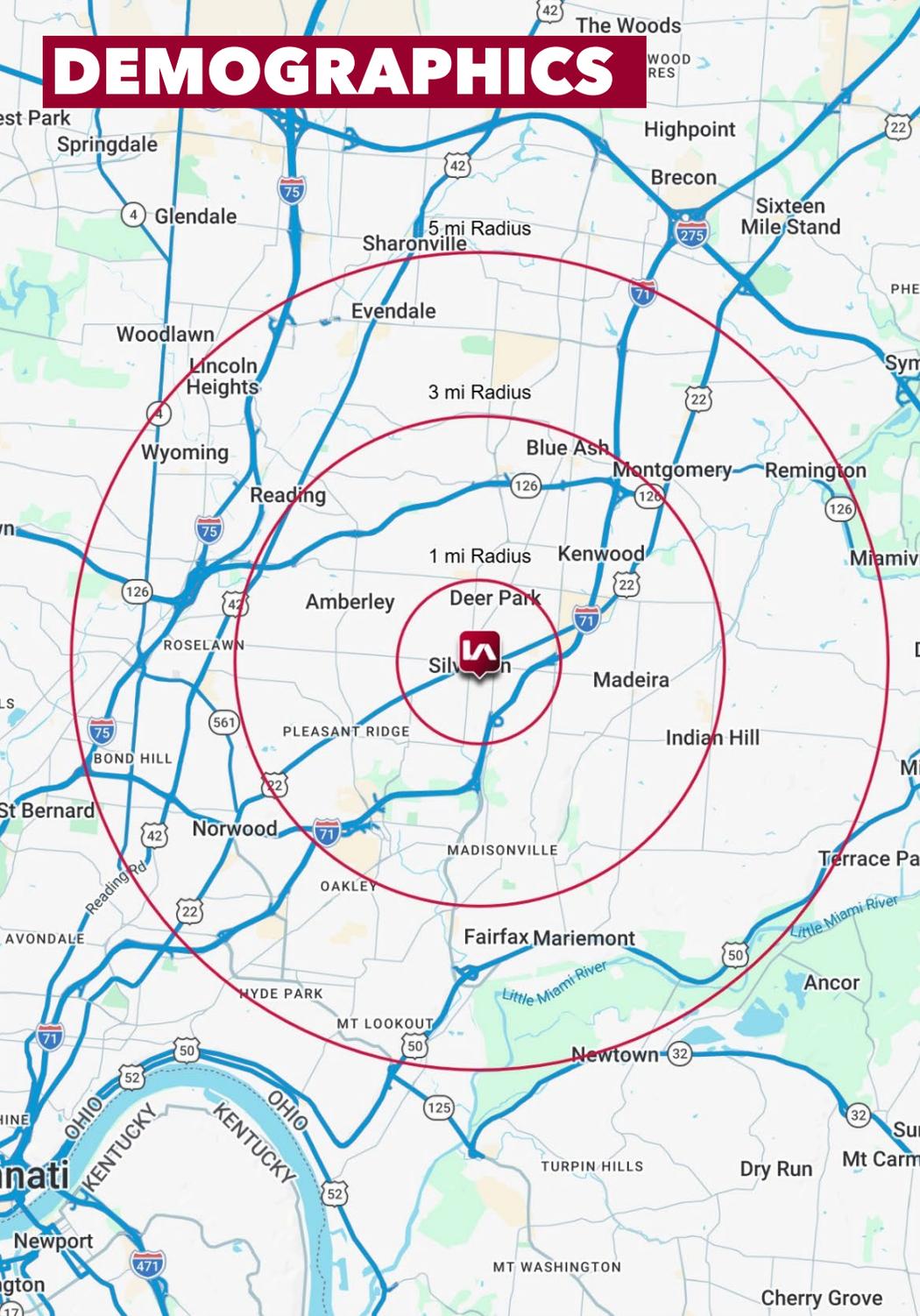
Esther Price

RESIDENCES AT Ag¹⁷

CVS

OH GRAIN

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	13,813	86,752	201,718
2030 Projected Population	13,318	85,908	198,848
2020 Census Population	14,572	87,938	200,860
2010 Census Population	14,628	83,431	192,873
Projected Annual Growth 2025 to 2030	-0.7%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2025	-0.4%	0.3%	0.3%
HOUSEHOLDS			
2025 Estimated Households	6,719	38,848	89,761
2030 Projected Households	6,505	38,872	89,094
2020 Census Households	6,986	38,588	89,318
2010 Census Households	6,871	37,147	85,923
Projected Annual Growth 2025 to 2030	-0.6%	-	-0.1%
Historical Annual Growth 2010 to 2025	-0.1%	0.3%	0.3%
AGE			
2025 Est. Population Under 10 Years	10.9%	12.1%	12.1%
2025 Est. Population 10 to 19 Years	10.1%	11.1%	11.5%
2025 Est. Population 20 to 29 Years	13.1%	12.7%	13.5%
2025 Est. Population 30 to 44 Years	23.1%	22.2%	22.1%
2025 Est. Population 45 to 59 Years	16.9%	16.0%	16.1%
2025 Est. Population 60 to 74 Years	17.9%	17.3%	16.9%
2025 Est. Population 75 Years or Over	8.0%	8.5%	7.7%
2025 Est. Median Age	38.9	38.7	38.1
MARITAL STATUS & GENDER			
2025 Est. Male Population	48.6%	49.2%	49.2%
2025 Est. Female Population	51.4%	50.8%	50.8%
2025 Est. Never Married	35.1%	34.6%	37.5%
2025 Est. Now Married	42.4%	46.7%	43.7%
2025 Est. Separated or Divorced	14.9%	12.1%	12.8%
2025 Est. Widowed	7.6%	6.6%	6.0%
INCOME			
2025 Est. HH Income \$200,000 or More	7.0%	13.6%	15.6%
2025 Est. HH Income \$150,000 to \$199,999	7.4%	10.7%	9.8%
2025 Est. HH Income \$100,000 to \$149,999	17.3%	17.8%	16.4%
2025 Est. HH Income \$75,000 to \$99,999	14.1%	11.3%	10.4%
2025 Est. HH Income \$50,000 to \$74,999	17.6%	15.7%	15.3%
2025 Est. HH Income \$35,000 to \$49,999	12.5%	9.6%	10.2%
2025 Est. HH Income \$25,000 to \$34,999	7.1%	6.4%	6.7%
2025 Est. HH Income \$15,000 to \$24,999	4.9%	5.0%	5.8%
2025 Est. HH Income Under \$15,000	12.0%	9.8%	9.9%
2025 Est. Average Household Income	\$94,508	\$127,280	\$131,224
2025 Est. Median Household Income	\$69,155	\$91,425	\$92,617
2025 Est. Per Capita Income	\$46,105	\$57,187	\$58,576
2025 Est. Total Businesses	551	3,952	10,585
2025 Est. Total Employees	7,488	53,904	144,733