

9823 Montgomery Rd
Cincinnati, OH 45242

FOR LEASE

Retail Space
2,492 SF

Asking Rate: \$3,950/MO NNN
(\$19.02/SF NNN)



NALBergman

 +1 513 769 1700

 bergmancommercial.com

 4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

9823 Montgomery Rd

9823 Montgomery Rd is a freestanding, single-tenant building consisting of approximately 2,492 SF situated on a 0.29-acre parcel. The one-story, wood-frame structure is currently built out as a salon, with a flexible layout that can accommodate continued salon use or conversion to a variety of retail, service, medical, or office users. The property includes approximately 16 on-site surface parking spaces and offers direct access, strong frontage, and zoning that supports a broad range of commercial uses. The space is offered for lease at an asking rent of \$3,950 per month NNN.

Highlights

- Single-story, wood-frame construction
- Approximately 16 on-site surface parking spaces
- Strong frontage along Montgomery Road with direct access to the street and sidewalk
- Excellent visibility along a high-traffic corridor
- Close proximity to I-71 and the broader northeast Cincinnati submarket
- Freestanding, single-tenant commercial building
- Zoned GB (City of Montgomery), allowing for a wide range of commercial uses
- Approximately 2,492 SF situated on a 0.29-acre parcel
- Asking rental rate of \$3,950 per month NNN
- Currently built out as a salon with existing infrastructure in place



FOR LEASE | 9823 MONTGOMERY RD



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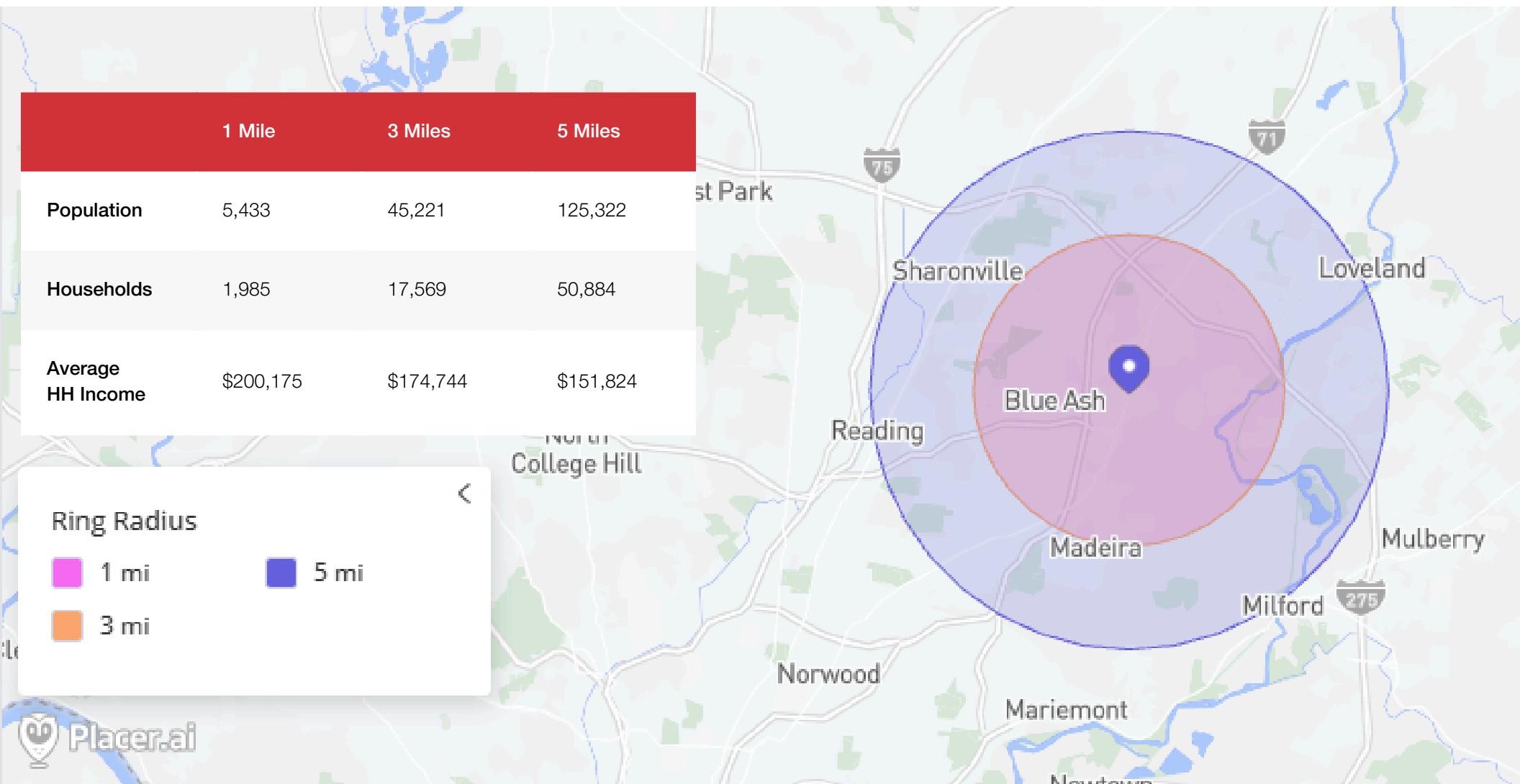
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THANK YOU

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