

9823 Montgomery Rd  
Cincinnati, OH 45242

# FOR LEASE

**Retail Space**  
**2,492 SF**

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



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## 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





FOR LEASE | 9823 MONTGOMERY RD

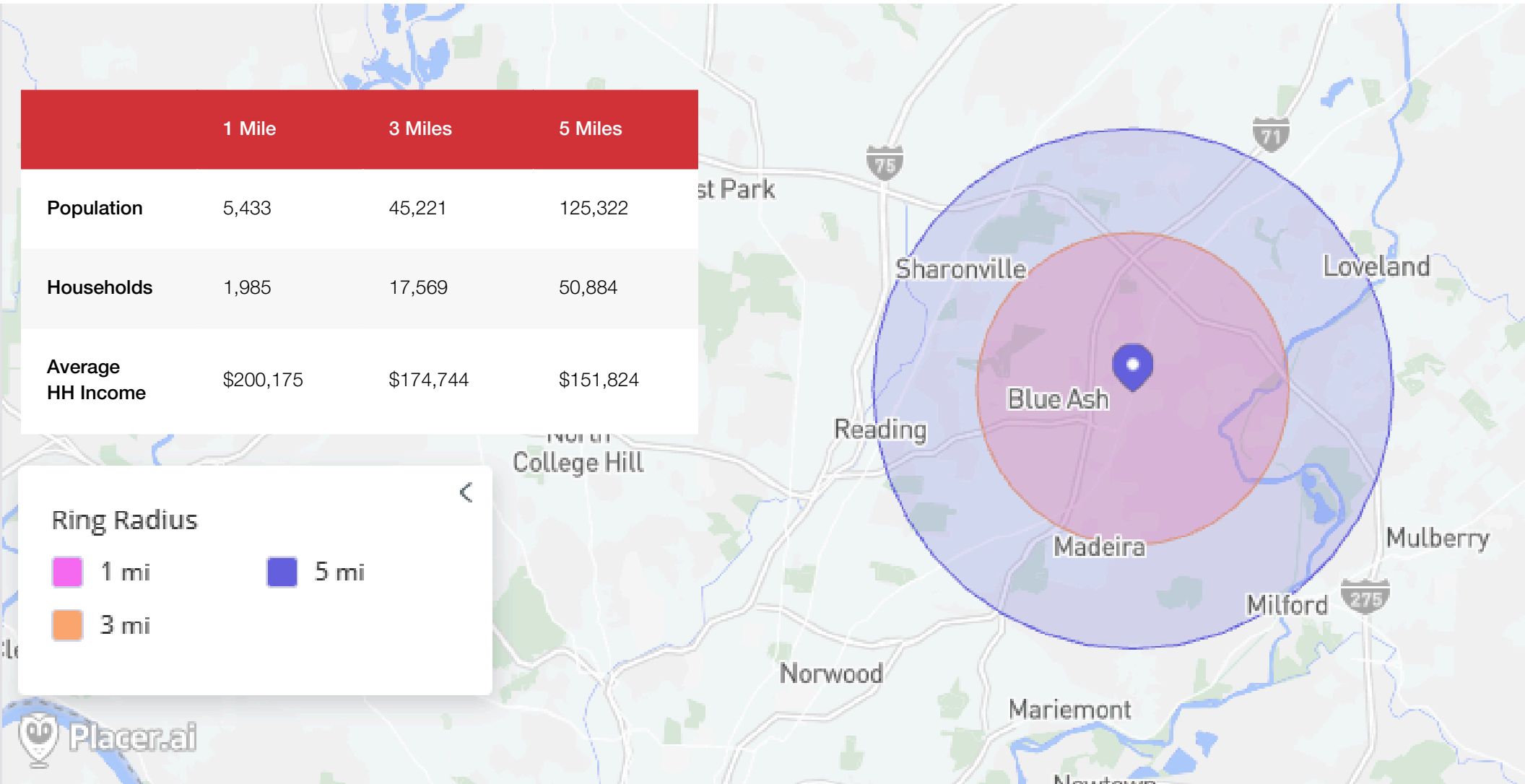




	1 Mile	3 Miles	5 Miles
Population	5,433	45,221	125,322
Households	1,985	17,569	50,884
Average HH Income	\$200,175	\$174,744	\$151,824

Ring Radius

■ 1 mi
 ■ 5 mi
 ■ 3 mi



# THANK YOU



*STAY CONNECTED*



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