

**PROFESSIONAL OFFICE IN EXCELLENT CONDITION**

**7351 MONTGOMERY ROAD**

Cincinnati, OH 45236



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# PROFESSIONAL MEDICAL OFFICE BUILDING FOR SALE **7351 MONTGOMERY ROAD**

Cincinnati, OH 45236

**PRICE REDUCED!    ~~\$429,000~~ \$395,000**

**FOR SALE:**     2,100 SF Standalone Office Building | 0.177 Acres

## **PROPERTY HIGHLIGHTS:**

- Prominent pylon sign
- Immediate occupancy available
- Well maintained, upscale finishes
- Approx. 10 parking spaces in dedicated surface lot
- Reception desk and waiting area
- 5 private treatment rooms, 2 restrooms, 2 Business offices
- Break room with sink and refrigerator

## **LOCATION HIGHLIGHTS:**

- Join the up-and-coming Silverton business district!
- Excellent visibility on busy Montgomery Road
- Minutes from the popular Kenwood retail corridor
- New Wawa under construction down the street
- Construction starts Q1 2026 on additional 119 luxury apartment units at AG47

## **TRAFFIC COUNTS:**

- Montgomery Road – 14,168 VPD



# PROFESSIONAL MEDICAL OFFICE BUILDING FOR SALE

## 7351 MONTGOMERY ROAD

Cincinnati, OH 45236

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**\$395,000**

**FOR SALE:**

2,100 SF Standalone Office Building | 0.177 Acres





MONTGOMERY ROAD

14,168 VPD



**Wawa**  
UNDER  
CONSTRUCTION  
ESTIMATED  
COMPLETION 2026

RESIDENCES AT  
**Ag<sup>17</sup>**  
PHASE 2 LUXURY  
APARTMENTS  
CONSTRUCTION  
STARTING Q1 2026

**Kenwood Retail Market  
3 Minutes | 1 Mile**

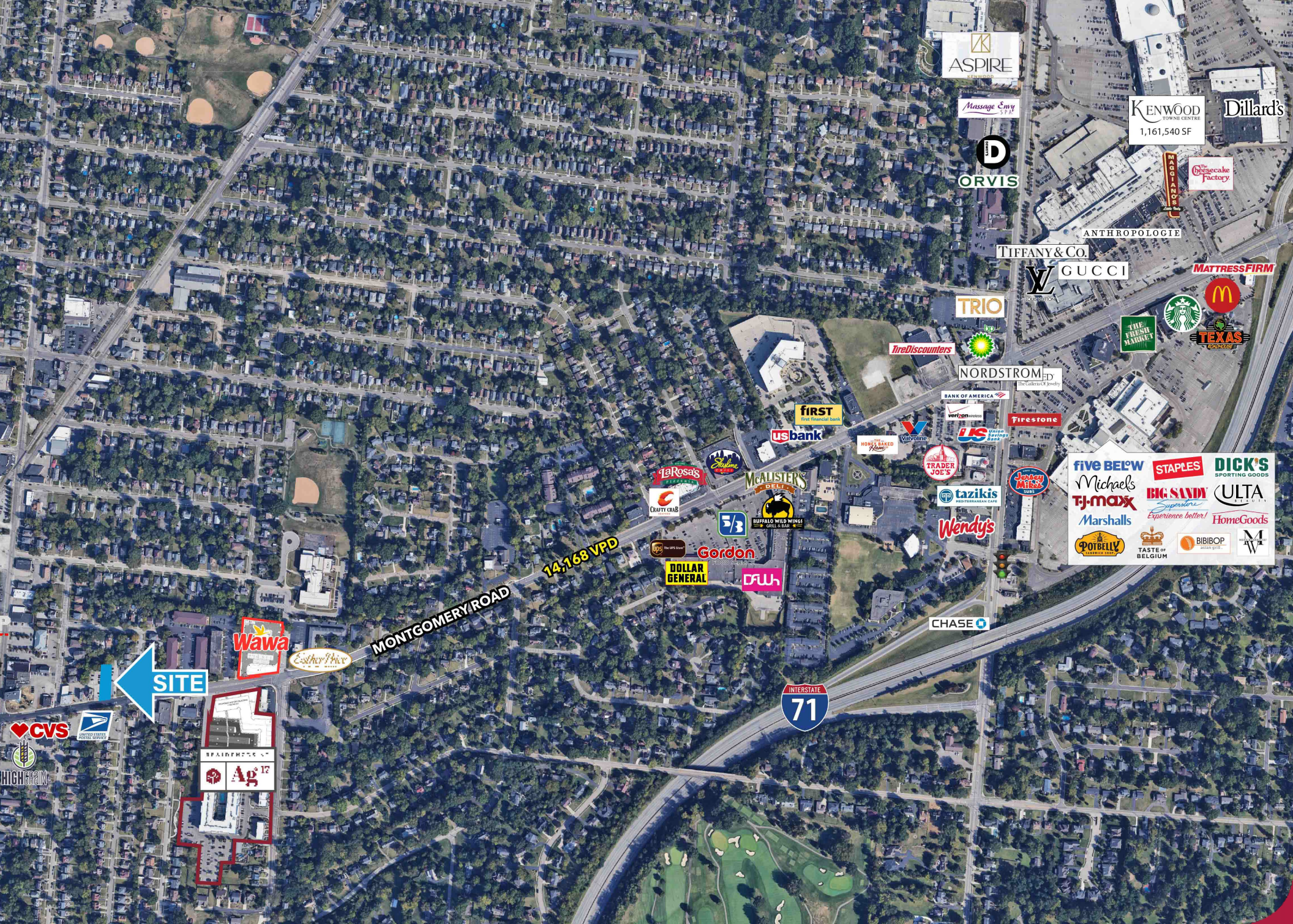
**Wawa**

RESIDENCES AT

	<b>Ag<sup>47</sup></b>
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MONTGOMERY ROAD

**SITE**



ASPIRE

Massage Envy

ORVIS

KENWOOD  
TOWNE CENTRE  
1,161,540 SF

Dillard's

The Cheesecake Factory

ANTHROPOLOGIE

TIFFANY & CO.

GUCCI

MATTRESS FIRM

TRIO

TheDiscounters

NORDSTROM

FIRST

us bank

BANK OF AMERICA

Firestone

FIVE BEL'W

STAPLES

DICK'S SPORTING GOODS

Michael's

TJ-maxx

BIG SANDY

ULTA

Marshall's

HomeGoods

POTBELLY

TASTE OF BELGIUM

BIBIBOP

14,168 VPD

MONTGOMERY ROAD

SITE

Wawa

Esthero's

Ag 12

CVS

UNITED STATES POSTAL SERVICE

HIGHGRAIN

INTERSTATE 71

CHASE

taziki's

Wendy's

DOLLAR GENERAL

DFW

Gordon

UPS

McAlister's Deli

1st ROSAS

Chili's

Verizon

US

TRADER JOE'S

Joey Mize

Wendy's

Wendy's

Verizon

Verizon

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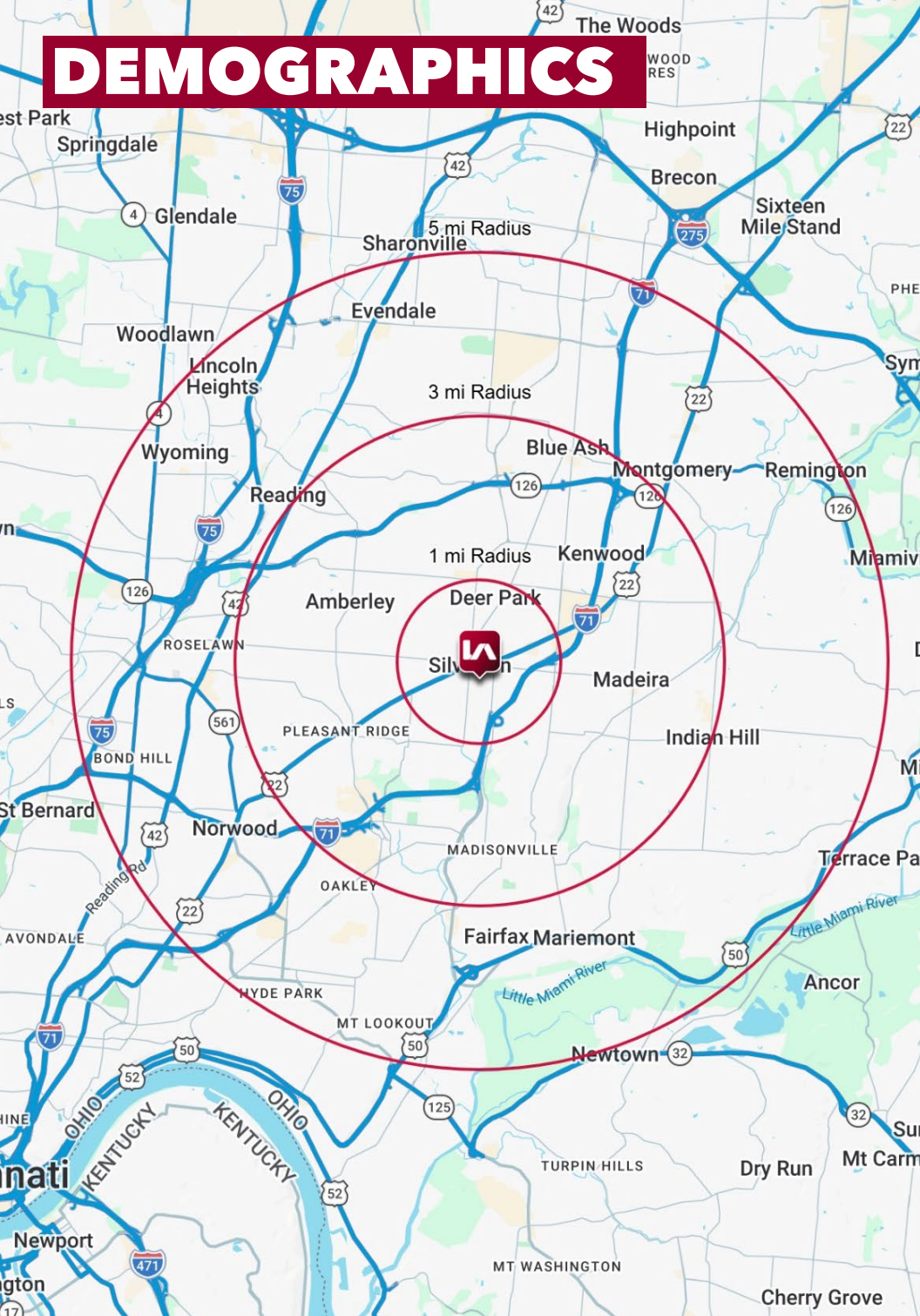
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# DEMOGRAPHICS



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<b>POPULATION</b>			
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%
<b>HOUSEHOLDS</b>			
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%
<b>AGE</b>			
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
<b>MARITAL STATUS &amp; GENDER</b>			
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%
<b>INCOME</b>			
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