RETAIL FOR LEASE

KENWOOD GALLERIA

8118 Montgomery Road, Cincinnati, OH 45236

CONFIDENTIAL - BUSINESS STILL OPERATING



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FOR LEASE: 1,662 SF - \$28.00 PSF + NNN (\$8.00)

5,093 SF - \$25.00 PSF + NNN (\$8.00)

- Rare opportunity to join the highly desirable
 Kenwood market
- Join First Watch, Jimmy John's, Clarkson Eyecare,
 Willis Music, Salon Lofts, Penn Station, and other
 strong tenants
- Signage opportunities available along both
 Montgomery Road and Hosbrook Road
- Ample parking available throughout the property
- Located in busy Kenwood retail corridor with national tenants from regionally prominent Kenwood Towne Center as well as others such as Whole Foods, The Container Store, Crate & Barrel, TJMaxx, and more!

TRAFFIC COUNTS:

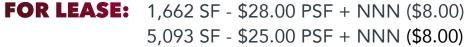
- Montgomery Road 23,486 VPD
- I-71 110,501 VPD



RETAIL FOR LEASE

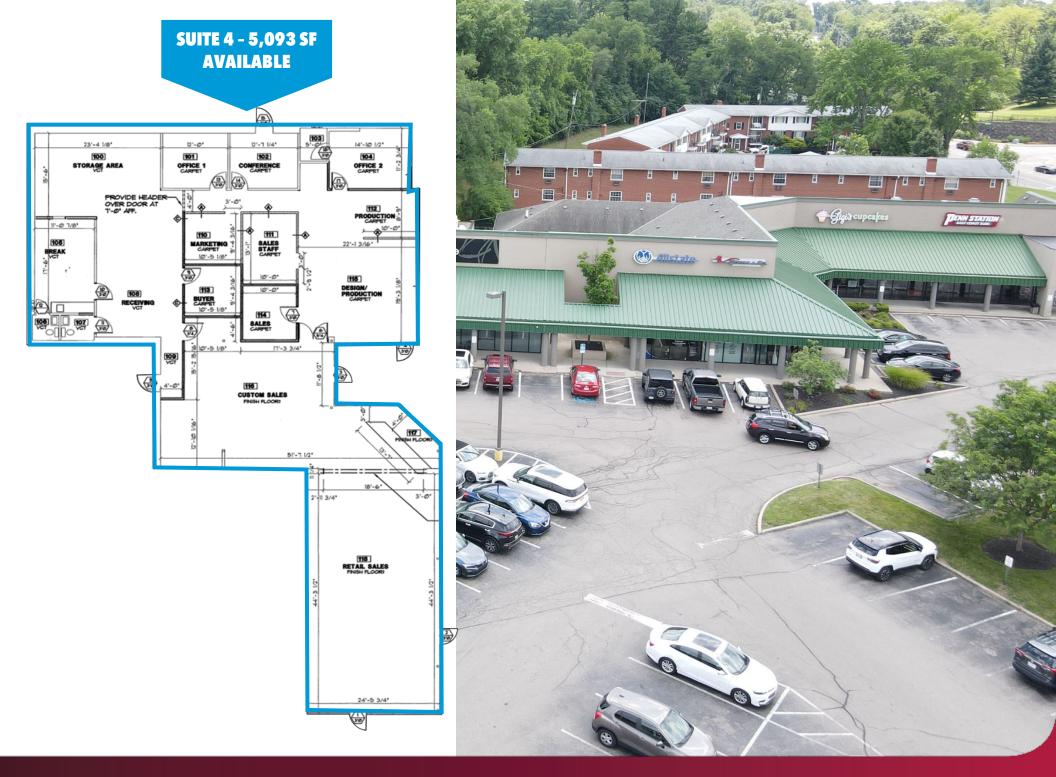
KENWOOD GALLERIA

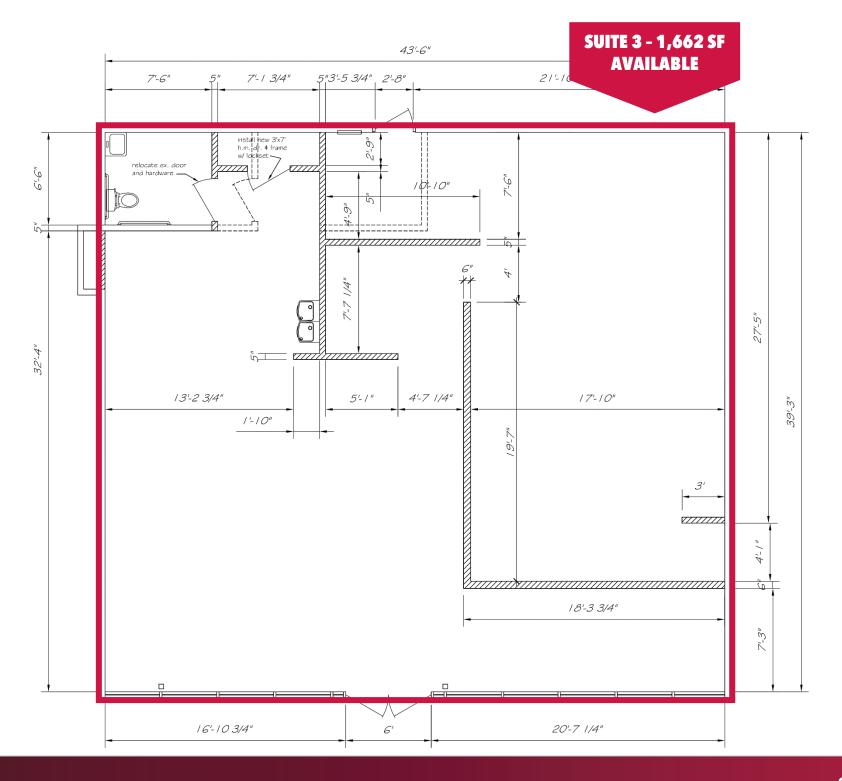
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TENANT LIST	SQUARE FEET					
1. Hoppin Vines Brew Pub	9,100 SF					
8110 Montgomery Road						
2. Penn Station	1,600 SF					
3. AVAILABLE	1,662 SF					
4. AVAILABLE	5,093 SF					
5. Allstate	1,030 SF					
6. Body Alive	7,747 SF					
7. Body Alive	7,747 31					
8. Salon Lofts	4,061 SF					
8118 Montgomery Road - Lower	Level					
9. Half Price Books	10,591 SF					
10. Willis Music Co.	6,475 SF					
11. Golf Exchange	5,521 SF					
8118 Montgomery Road – Upper Level						
12. First Watch	3,400 SF					
13. Jimmy John's	1,673 SF					
14. Clarkson Eyecare	3,269 SF					
15. Pro Martial Arts	2,121 SF					
16. Waxxpot	1,269 SF					
17. Burbery Nails	4,775 SF					
18. Plaza Art	5,869 SF					
TOTAL GLA:	75,265 SF					





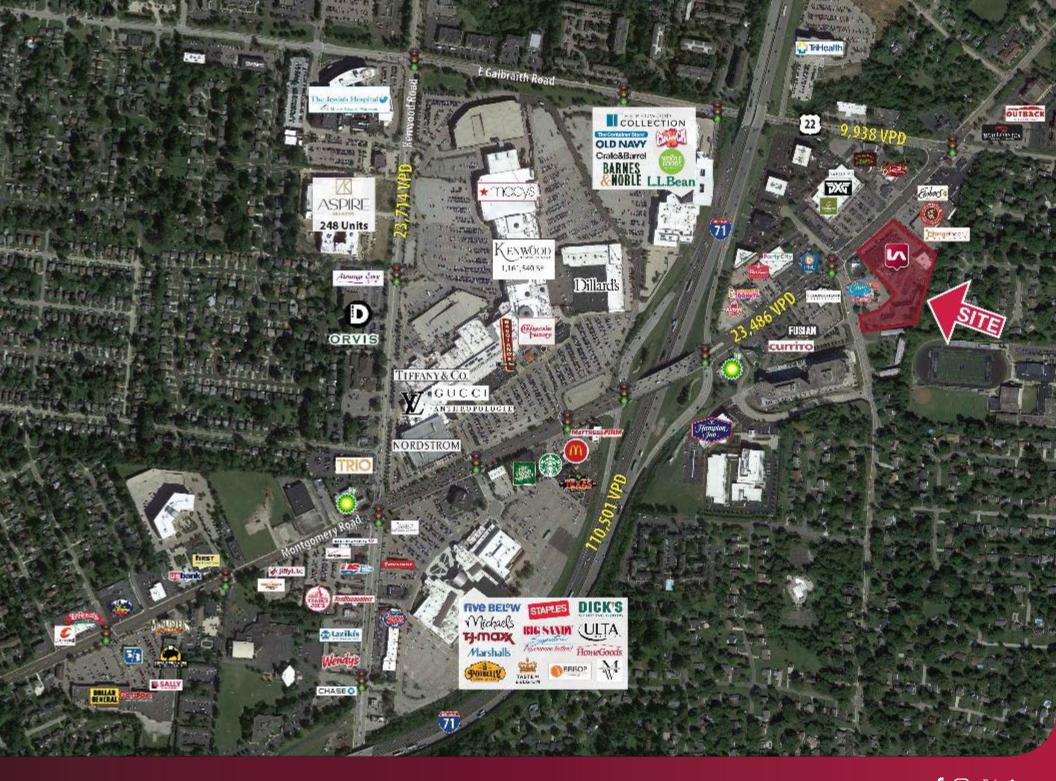












10260 Alliance Road, Suite 200 | Cincinnati, OH 45242 | 513.272.6800 | lee-cincinnati.com

	Pisgah		(22) TOWNSHID		V - X - 2	WICHTO	TION-IS
(747)		Landen		1 MI RADIUS	3 MI RADIUS	5 MI RADIUS	
DEMOGRA	APHICS 🤐	TWENTY	POPULATION				
	WILDWOOD	-	2025 Estimated Population	10,050	59,642	153,370	1
	ACRES	Love	2030 Projected Population	9,888	58,194	151,748	
The state of the s			2020 Census Population	9,907	61,096	154,414	
	Highpoint	[22]	2010 Census Population	9,582	58,475	147,391	1
(42)			Projected Annual Growth 2025 to 2030	-0.3%	-0.5%	-0.2%	
75	5 mi Radius Brecon		Historical Annual Growth 2010 to 2025	0.3%	0.1%	0.3%	
	Sixteer	1	HOUSEHOLDS Dallashur	10-11-1-			
Sharonville	275 Mile Sta	nd Lo	Dullusbuit	3,889	24,973	67,411	
	HAZELWOOD		2030 Projected Households	3,837	24,439	67,039	
d Gardens	TO TO	PHEASANT HILLS	2020 Census Households	3,864	25,428	67,204	and the
Evendale		wife Wild	2010 Census Households	4,078	24,971	64,609	
	mit Paimi Radius	- Lin	Projected Annual Growth 2025 to 2030	-0.3%	-0.4%	-0.1%	1
Lincoln		Symmes	Historical Annual Growth 2010 to 2025	-0.3%		0.3%	
Heights	(22) Jaka la	abella 🔘	AGE (Open to	0.370	N. W.	3.370	
		abella	2025 Est. Population Under 10 Years	14.3%	12.4%	12.2%	
yoming	Blue Ash		2025 Est. Population 10 to 19 Years	12.7%	11.8%	11.6%	l.
1.N	Montgomery Remy	ngton	2025 Est. Population 20 to 29 Years	7.1%	9.6%	11.5%	
Reading	1 mi Radius-6	(26)	2025 Est. Population 30 to 44 Years	20.9%	20.6%	21.3%	
1			2025 Est. Population 45 to 59 Years	16.4%	17.4%	16.9%	ck
		Miamiville	2025 Est. Population 60 to 74 Years	16.7%	18.5%	18.1%	ırk
		10 ()		11.8%	9.8%	8.4%	
Amberley Deer Pa	ark		2025 Est. Population 75 Years or Over	41.1	41.2	39.8	E
ROSELAWN Franch Dool		Camp	2025 Est. Median Age	41.1	41.2	39.0	odlar
French Park Silverton	X	Dennison	MARITAL STATUS & GENDER	49.7%	49.7%	49.1%	Park
	Madeira	1-1/17	2025 Est. Male Population				1
(61)	-/-	1 1/4	2025 Est. Female Population	50.3%	50.3%	50.9%	. 3
PLEASANT RIDGE	Indian Hill	2V	2025 Est. Never Married	21.0%	27.8%	32.2%	
		Milford Va Au	2025 Est. Now Married	58.1%	51.8%	47.9%	
(22)		Ve.	2025 Est. Separated or Divorced	10.9%	12.4%	13.6%	
Norwood 77		15/5	2025 Est. Widowed INCOME	10.0%	8.0%	6.3%	10
MADISON	IVILLE	Terrace Park	2025 Est. HH Income \$200,000 or More	27.8%	19.9%	17.3%	
OAKLEY		on doc i div	2025 Est. HH Income \$200,000 or More 2025 Est. HH Income \$150,000 to \$199,999	13.2%	19.9%	9.9%	1
(2)	5	Lami Rive					
	Mariemont	Milarni Riv	2025 Est. HH Income \$100,000 to \$149,999	14.8%	18.6%	17.9%	
	Mariemont (50)		2025 Est. HH Income \$75,000 to \$99,999	9.9%	9.7%	9.9%	
ON HYDE PARK AND AND PA	rk Riverside Park		2025 Est. HH Income \$50,000 to \$74,999	13.7%	14.5%	15.6%	
HYDE PARK Adl Pa	Nivers de Palk		2025 Est. HH Income \$35,000 to \$49,999	7.3%	8.4%	9.5%	1
		100	2025 Est. HH Income \$25,000 to \$34,999	3.9%	5.1%	6.1%	/\
50	32		2025 Est. HH Income \$15,000 to \$24,999	3.5%	4.4%	4.7%	
			2025 Est. HH Income Under \$15,000	5.8%	8.0%	9.1%	
KENTUCKY (25)	(.)	32 Summerside	2025 Est. Average Household Income	\$175,221	\$157,670	\$142,698	
W. Committee			2025 Est. Median Household Income	\$126,143	\$109,085	\$99,459	
CAL	TURPIN HILLS Dry Run	Mt Carmel Glen	2025 Est. Per Capita Income	\$68,130	\$66,236	\$62,871	
(52)		Ac	2025 Est. Total Businesses	922	3,404	8,960	
			2025 Est. Total Employees	16,468	43,427	124,382	
	Luilfe Dark		(32)	mul.	/		

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