

# RETAIL FOR LEASE **KENWOOD GALLERIA**

8118 Montgomery Road, Cincinnati, OH 45236

**CONFIDENTIAL - BUSINESS  
STILL OPERATING**

**SUITE 4  
5,093 SF  
AVAILABLE**

**SUITE 3  
1,662 SF  
AVAILABLE**



TC Bartoszek  
tc@lee-associates.com  
D 513.588.1840

Dan McDonald  
dan.mcdonald@lee-associates.com  
D 513.588.1113

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# RETAIL FOR LEASE

## KENWOOD GALLERIA

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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



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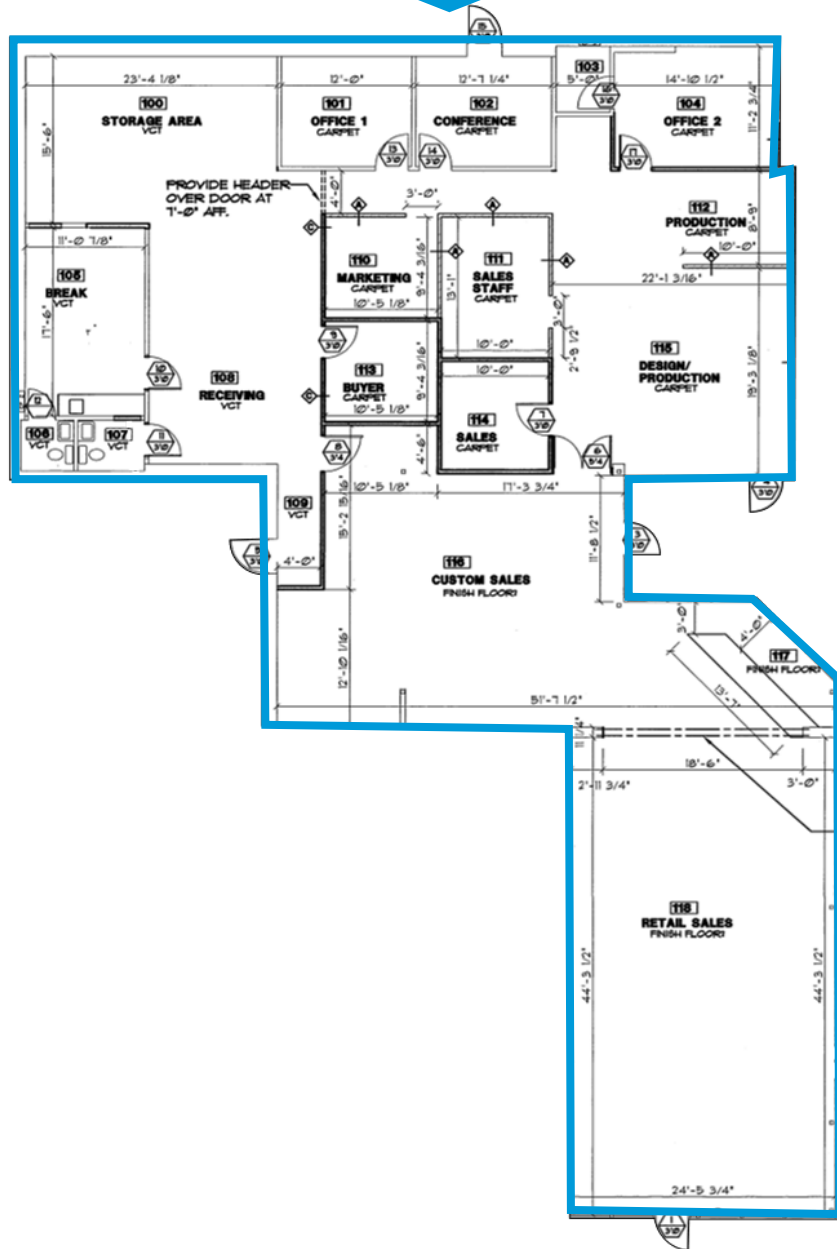
**FOR LEASE:** 1,662 SF - \$28.00 PSF + NNN (\$8.00)  
5,093 SF - \$25.00 PSF + NNN (\$8.00)

TENANT LIST	SQUARE FEET
1. Hoppin Vines Brew Pub	9,100 SF
8110 Montgomery Road	
2. Penn Station	1,600 SF
<b>3. AVAILABLE</b>	<b>1,662 SF</b>
<b>4. AVAILABLE</b>	<b>5,093 SF</b>
5. Allstate	1,030 SF
6. Body Alive	7,747 SF
7. Body Alive	
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. Burberry Nails	4,775 SF
18. Plaza Art	5,869 SF
<b>TOTAL GLA:</b>	<b>75,265 SF</b>

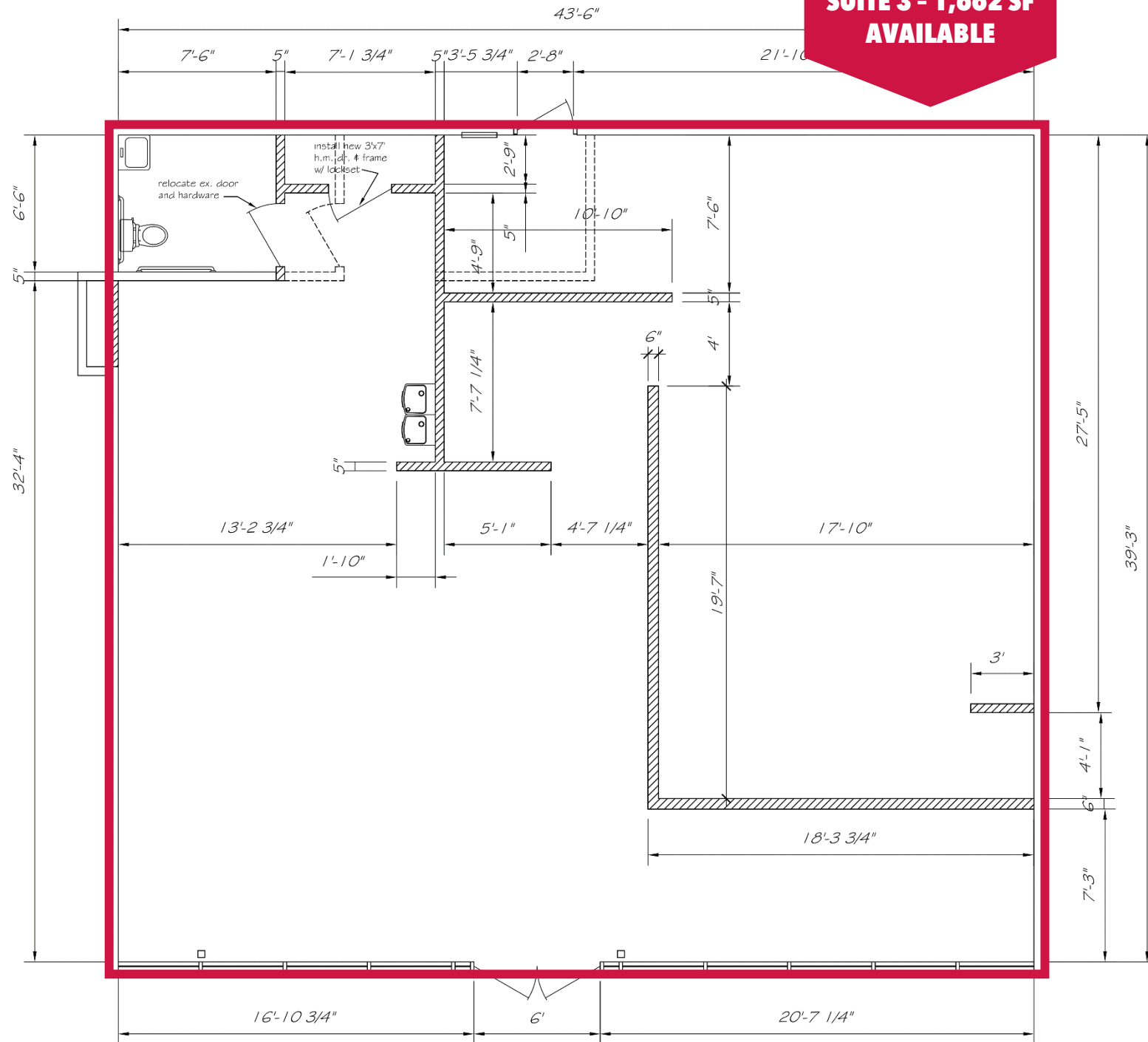




**SUITE 4 - 5,093 SF  
AVAILABLE**



**SUITE 3 - 1,662 SF  
AVAILABLE**





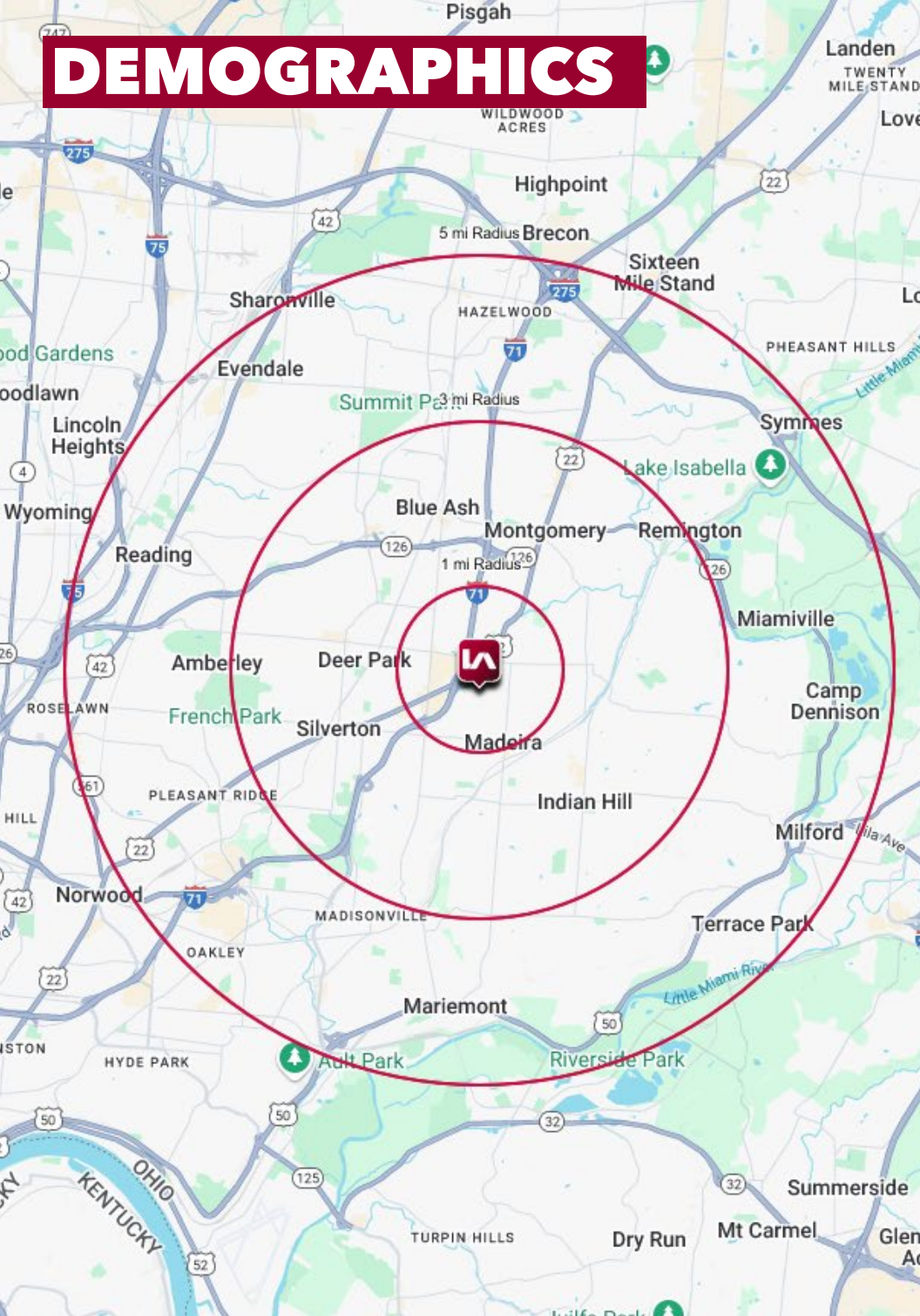








# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	10,050	59,642	153,370
2030 Projected Population	9,888	58,194	151,748
2020 Census Population	9,907	61,096	154,414
2010 Census Population	9,582	58,475	147,391
Projected Annual Growth 2025 to 2030	-0.3%	-0.5%	-0.2%
Historical Annual Growth 2010 to 2025	0.3%	0.1%	0.3%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	3,889	24,973	67,411
2030 Projected Households	3,837	24,439	67,039
2020 Census Households	3,864	25,428	67,204
2010 Census Households	4,078	24,971	64,609
Projected Annual Growth 2025 to 2030	-0.3%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2025	-0.3%	-	0.3%
<b>AGE</b>			
2025 Est. Population Under 10 Years	14.3%	12.4%	12.2%
2025 Est. Population 10 to 19 Years	12.7%	11.8%	11.6%
2025 Est. Population 20 to 29 Years	7.1%	9.6%	11.5%
2025 Est. Population 30 to 44 Years	20.9%	20.6%	21.3%
2025 Est. Population 45 to 59 Years	16.4%	17.4%	16.9%
2025 Est. Population 60 to 74 Years	16.7%	18.5%	18.1%
2025 Est. Population 75 Years or Over	11.8%	9.8%	8.4%
2025 Est. Median Age	41.1	41.2	39.8
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	49.7%	49.7%	49.1%
2025 Est. Female Population	50.3%	50.3%	50.9%
2025 Est. Never Married	21.0%	27.8%	32.2%
2025 Est. Now Married	58.1%	51.8%	47.9%
2025 Est. Separated or Divorced	10.9%	12.4%	13.6%
2025 Est. Widowed	10.0%	8.0%	6.3%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	27.8%	19.9%	17.3%
2025 Est. HH Income \$150,000 to \$199,999	13.2%	11.5%	9.9%
2025 Est. HH Income \$100,000 to \$149,999	14.8%	18.6%	17.9%
2025 Est. HH Income \$75,000 to \$99,999	9.9%	9.7%	9.9%
2025 Est. HH Income \$50,000 to \$74,999	13.7%	14.5%	15.6%
2025 Est. HH Income \$35,000 to \$49,999	7.3%	8.4%	9.5%
2025 Est. HH Income \$25,000 to \$34,999	3.9%	5.1%	6.1%
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%
2025 Est. Average Household Income	\$175,221	\$157,670	\$142,698
2025 Est. Median Household Income	\$126,143	\$109,085	\$99,459
2025 Est. Per Capita Income	\$68,130	\$66,236	\$62,871
2025 Est. Total Businesses	922	3,404	8,960
2025 Est. Total Employees	16,468	43,427	124,382