

RETAIL SPACE FOR LEASE

MONTGOMERY POINT PLAZA

8740 Montgomery Road, Cincinnati, OH 45236



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COMMERCIAL REAL ESTATE SERVICES

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MONTGOMERY POINT PLAZA

8740 Montgomery Road, Cincinnati, OH 45236

FOR LEASE: Suite A: 5,296 SF
Suite B: 6,379 SF

LEASE RATE: Call for details.

- Great signage on Montgomery Road
- High demand space in the desirable Kenwood market
- Minutes from Kenwood Towne Center and Montgomery Quarter
- Convenient proximity to I-75

TRAFFIC COUNTS:

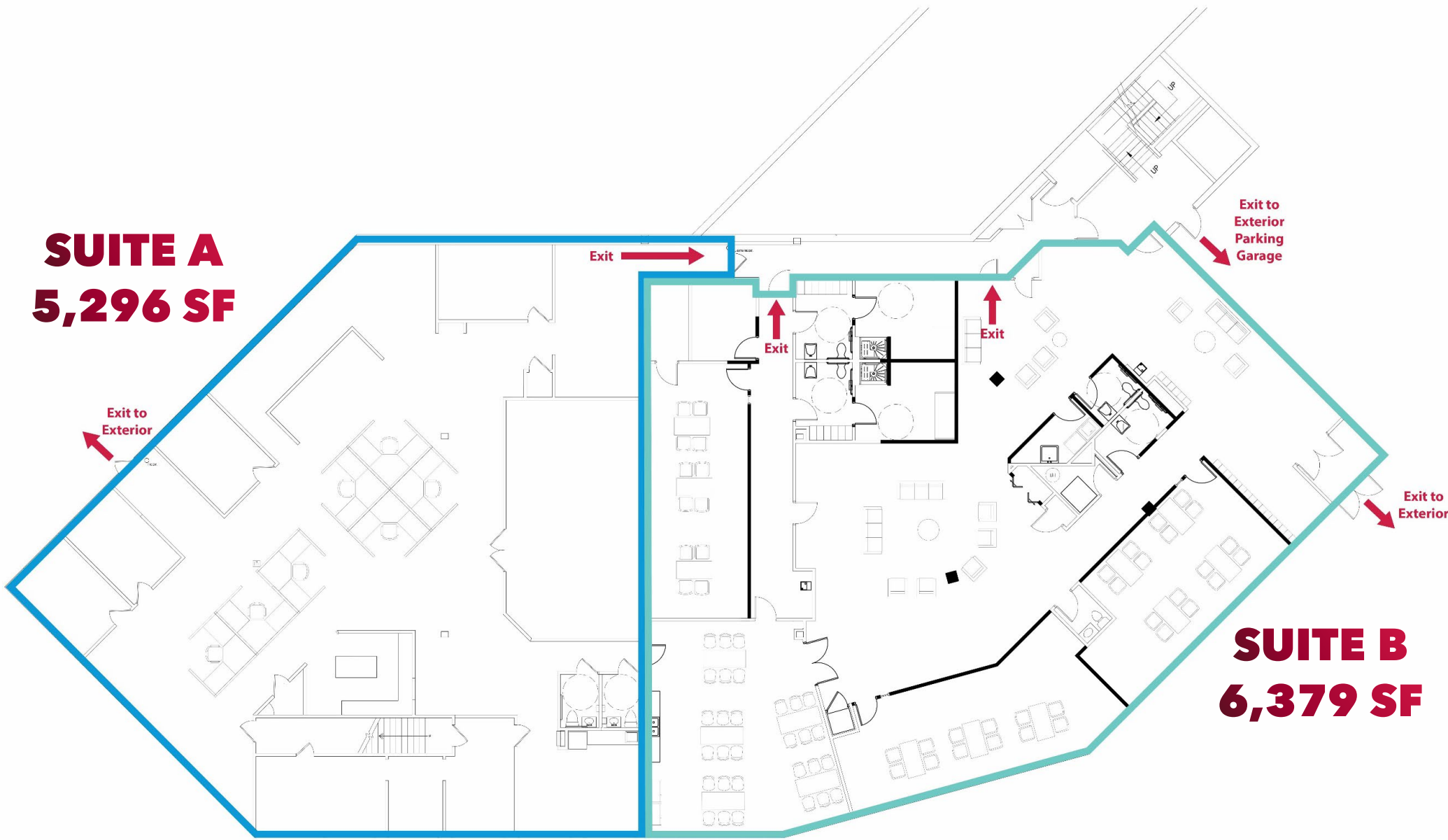
- I-75 - 114,110 VPD
- Cincinnati-Dayton Road - 22,960 VPD



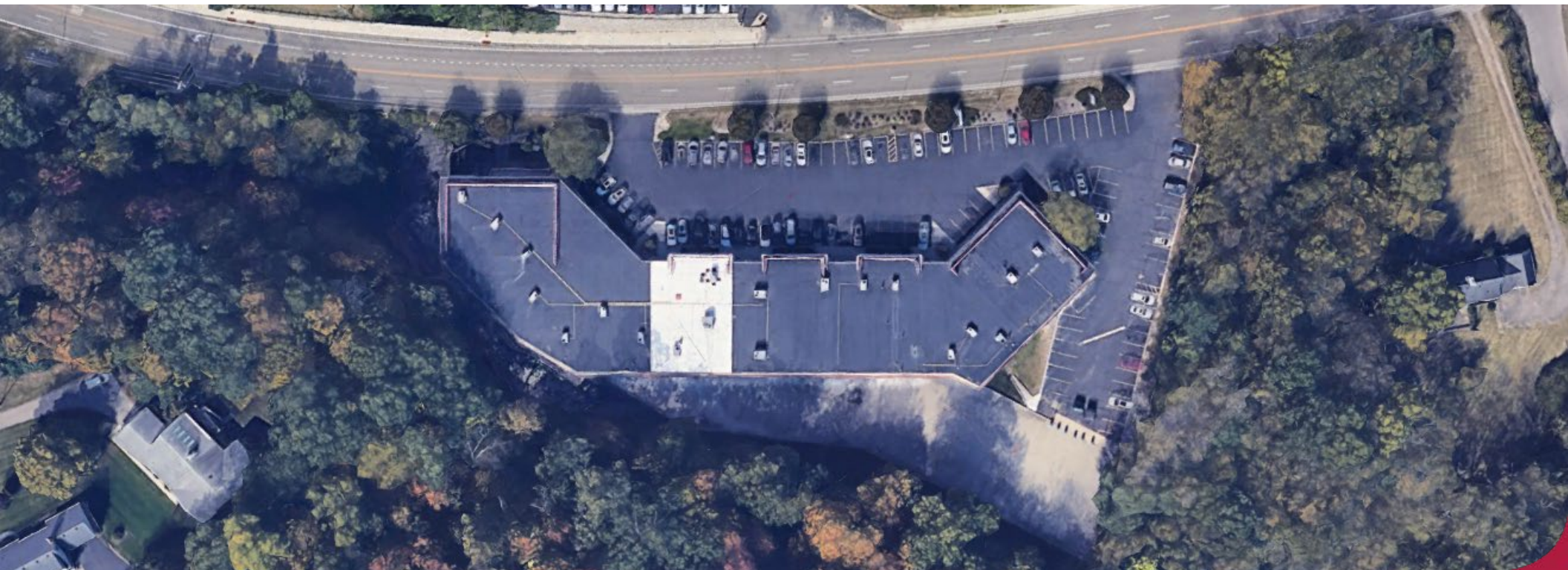
FLOOR PLAN

SUITE A
5,296 SF

SUITE B
6,379 SF



AERIAL



AERIAL

126

18,758 VPD

126

MONTGOMERY QUARTER

INTERSTATE 71

22

Archbishop Moeller High School

Mercedes-Benz

SITE

132,473 VPD

CommuniCare FAMILY OF COMPANIES

MONTGOMERY ROAD 24,144 VPD

ASPIRE 248 Units

KENWOOD 1,161,540 SF \$715/SF

THE KENWOOD COLLECTION
OLD NAVY
Crato&Barrel
BARNES & NOBLE
LL Bean

maacys

Dillard's

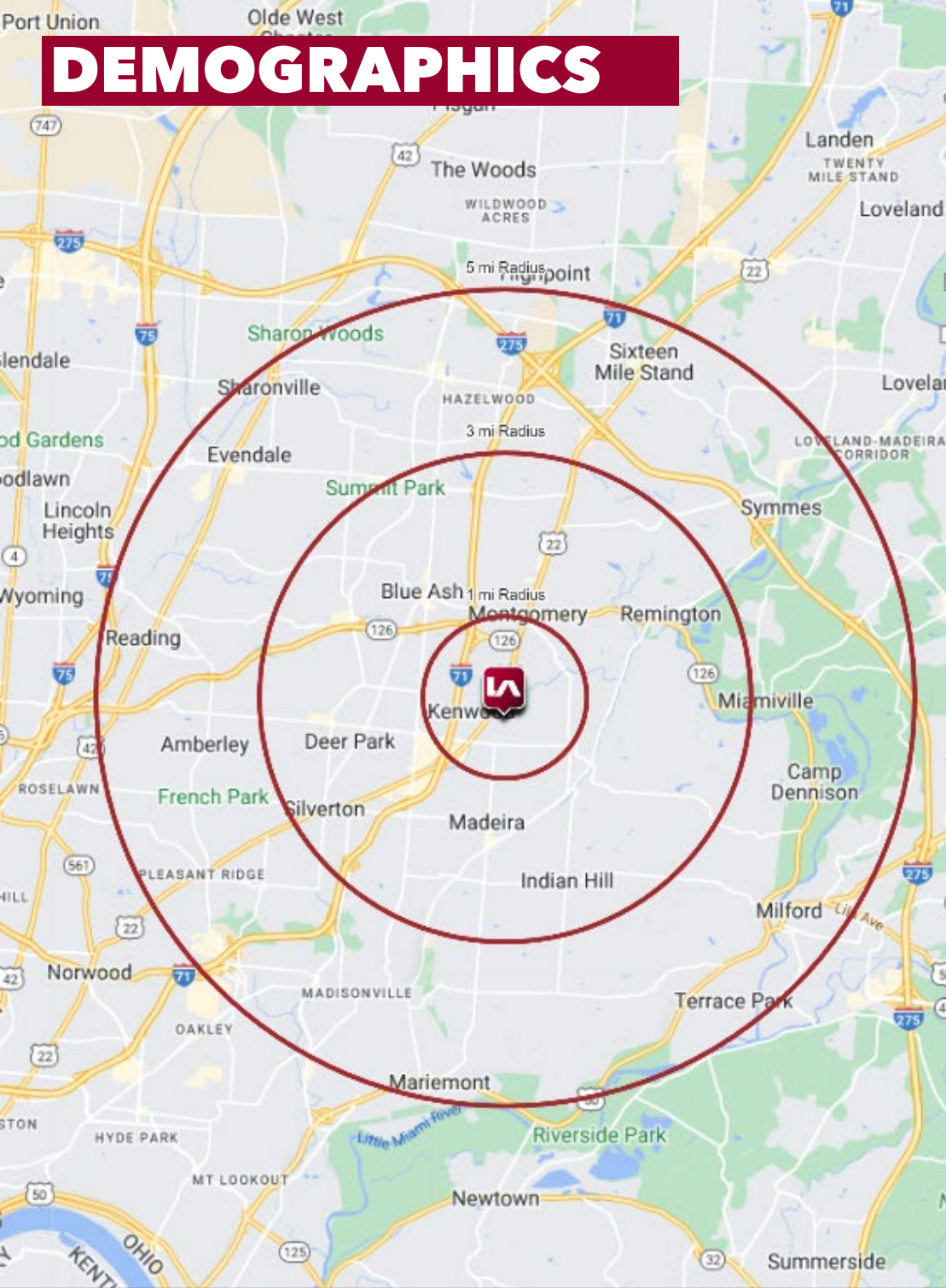
TIFFANY & CO.
GUCCI
ANTHROPOLOGIE

NORDSTROM

Kenwood Square
FIVE BELOW
ULTA
DICK'S
STAPLES
MICHAEL'S
BIBIBOP
MICHAEL'S

M MADEIRA

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2023 Estimated Population	7,036	54,586	145,363
2028 Projected Population	7,249	54,808	147,132
2020 Census Population	6,887	54,258	145,281
2010 Census Population	6,551	52,359	138,785
Projected Annual Growth 2023 to 2028	0.6%	-	0.2%
Historical Annual Growth 2010 to 2023	0.6%	0.3%	0.4%
HOUSEHOLDS			
2023 Estimated Households	2,651	22,277	61,915
2028 Projected Households	2,683	21,910	61,762
2020 Census Households	2,588	22,199	61,258
2010 Census Households	2,682	21,988	59,227
Projected Annual Growth 2023 to 2028	0.2%	-0.3%	-
Historical Annual Growth 2010 to 2023	-	0.1%	0.3%
AGE			
2023 Est. Population Under 10 Years	11.4%	10.8%	10.9%
2023 Est. Population 10 to 19 Years	14.0%	12.4%	11.9%
2023 Est. Population 20 to 29 Years	6.6%	9.8%	10.9%
2023 Est. Population 30 to 44 Years	16.9%	19.4%	20.2%
2023 Est. Population 45 to 59 Years	18.5%	19.1%	19.2%
2023 Est. Population 60 to 74 Years	18.4%	18.4%	18.4%
2023 Est. Population 75 Years or Over	14.2%	10.1%	8.4%
2023 Est. Median Age	44.8	42.4	41.6
MARITAL STATUS & GENDER			
2023 Est. Male Population	47.3%	48.6%	48.4%
2023 Est. Female Population	52.7%	51.4%	51.6%
2023 Est. Never Married	19.3%	25.3%	29.5%
2023 Est. Now Married	62.0%	54.7%	51.1%
2023 Est. Separated or Divorced	9.5%	12.1%	12.9%
2023 Est. Widowed	9.2%	7.9%	6.4%
INCOME			
2023 Est. HH Income \$200,000 or More	33.5%	21.3%	19.3%
2023 Est. HH Income \$150,000 to \$199,999	12.0%	11.5%	10.0%
2023 Est. HH Income \$100,000 to \$149,999	15.3%	18.4%	17.0%
2023 Est. HH Income \$75,000 to \$99,999	12.9%	12.0%	12.1%
2023 Est. HH Income \$50,000 to \$74,999	8.8%	12.1%	13.6%
2023 Est. HH Income \$35,000 to \$49,999	6.3%	8.2%	8.8%
2023 Est. HH Income \$25,000 to \$34,999	4.5%	5.8%	6.5%
2023 Est. HH Income \$15,000 to \$24,999	3.3%	4.3%	4.8%
2023 Est. HH Income Under \$15,000	3.3%	6.3%	7.8%
2023 Est. Average Household Income	\$183,518	\$177,020	\$159,919
2023 Est. Median Household Income	\$149,533	\$113,464	\$105,171
2023 Est. Per Capita Income	\$69,423	\$72,406	\$68,244
2023 Est. Total Businesses	473	3,564	8,330
2023 Est. Total Employees	4,527	49,686	117,976