

MONTGOMERY QUARTER

9300 MONTGOMERY ROAD, CINCINNATI, OH 45242

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 MONTGOMERY QUARTER

ABOUT MONTGOMERY QUARTER

Montgomery Quarter is an exciting new mixed-use development adjoining Montgomery's historic downtown. The 21-acre project is located at 9300 Montgomery Road at the intersection of Montgomery Road and Ronald Regan Highway.

Phase 1 of the project included 118,820 SF of office space, 30,000 SF of retail space / restaurants, 148 apartment units, two parking garages, and a Tapestry by Hilton hotel. Most of phase 1 was completed in 2023 except for the hotel, the second office building, and a small retail / office building which are expected to open in late 2025 / early 2026.

Phase 2 will include new infrastructure as well as 239 additional apartment units, a parking garage, and a mixed-use/hotel and entertainment blocks.

118,820+ SF
OFFICE

30,000+ SF
RETAIL &
RESTAURANT

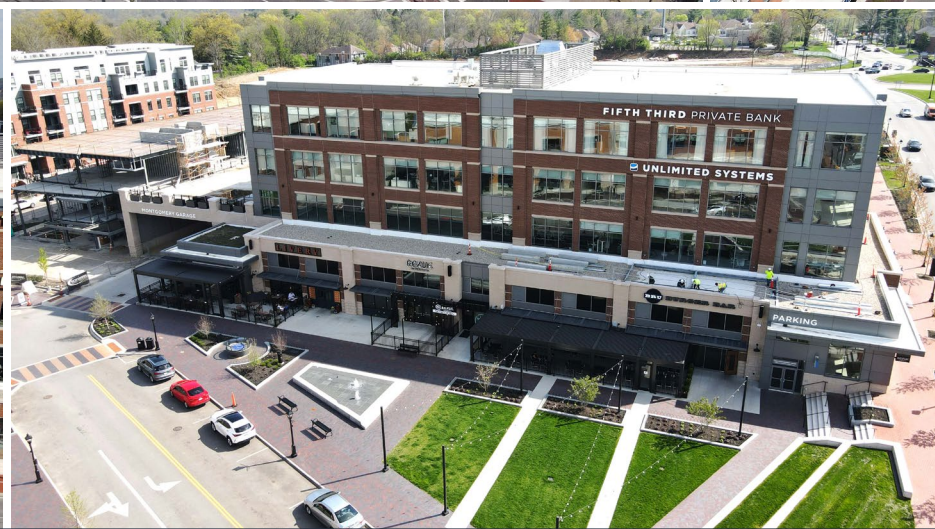
658+ SPACES
PARKING GARAGE &
ON-STREET

387 UNITS
APARTMENTS

128 ROOMS
HOTEL

ODOT
ROUNDBOUT

PHASE 1 FEATURES



PHASE 1 FEATURES



LUXURY APARTMENTS

TAPESTRY BY HILTON HOTEL:
THE Rambler

MO2:
OFFICE & PARKING GARAGE

MO1:
OFFICE & PARKING GARAGE

AVAILABLE
3,190 SF

MO3:
OFFICE

AVAILABLE
1,382 SF

PUBLIC PARK & EVENT SPACE

DEEPER ROOTS
COFFEE

KS

Hellman's

LIVERY

相 KOZUE
sushi & ramen

BRU
burger bar

MQ LEASING

9300 MONTGOMERY ROAD
CINCINNATI, OH 45242

FOR LEASE: Suite 105 - 1,382 SF
Suite 107 - 3,190 SF

LEASE RATE: 30.00 PSF + NNN

PROPERTY HIGHLIGHTS:

- Tenant improvement allowance is negotiable
- Public spaces often host community events
- Excellent visibility from Montgomery Road
- Located adjacent to Montgomery's historic downtown
- Convenient traffic light access
- Easy access to I-71 via Ronald Regan Highway

TRAFFIC COUNTS:

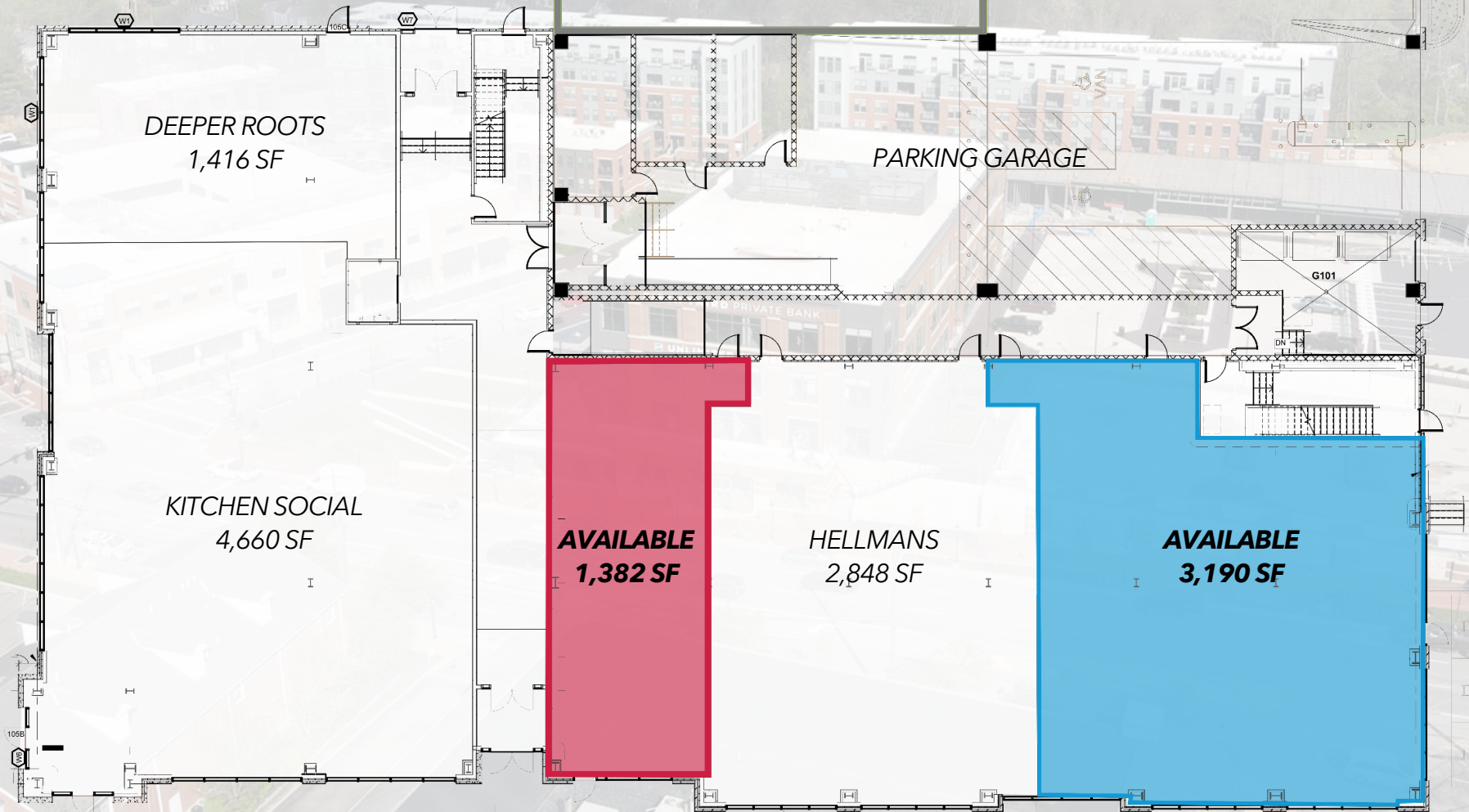
- Montgomery Road – 25,386 VPD
- Ronald Regan Highway- 18,300 VPD



Tenant Testimonials 



FLOORPLAN: MQ1



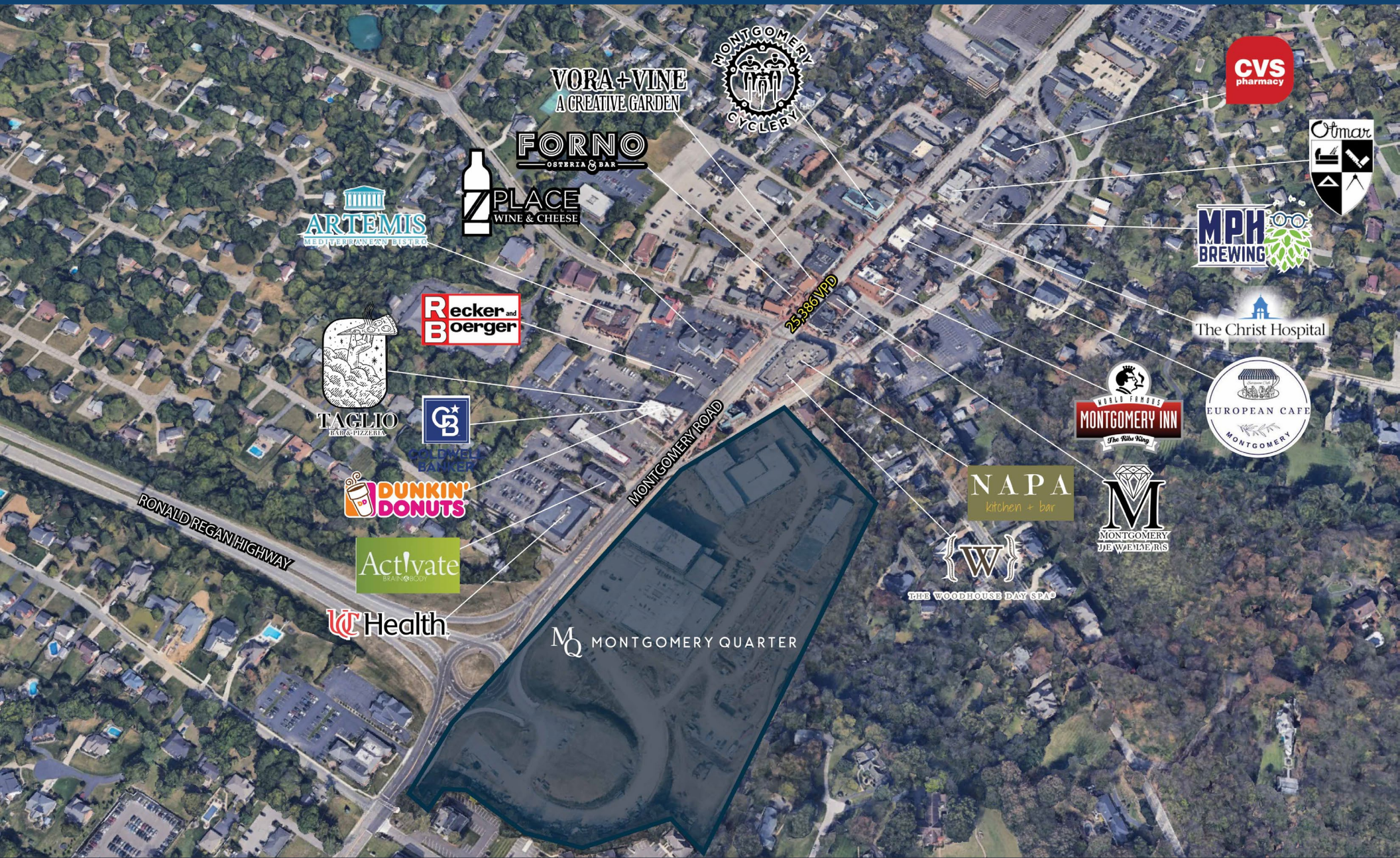
SITEPLAN: PHASE 1 & 2

PHASE 2



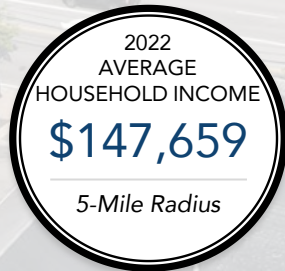
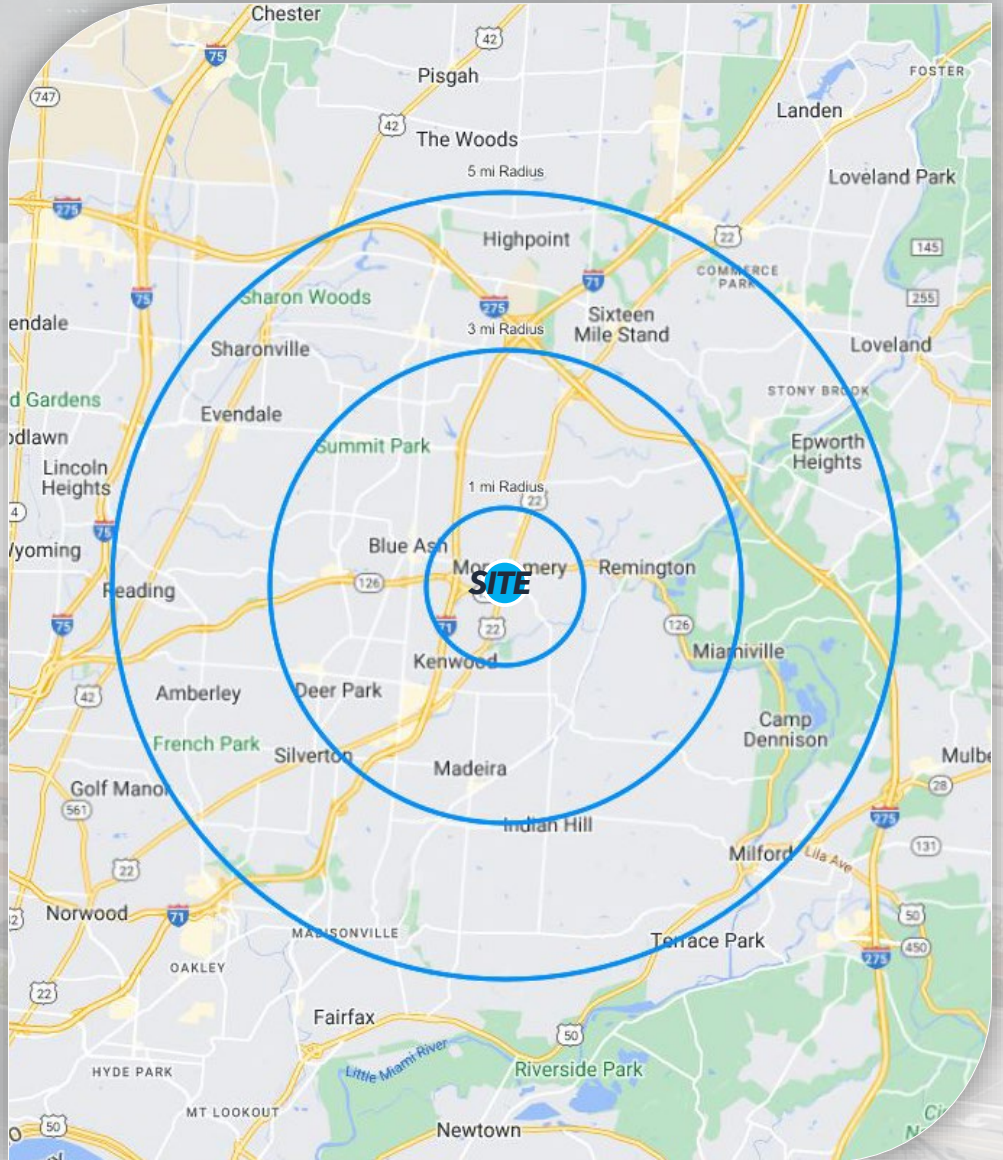
Image: Gateway Partners, Montgomery Quarter
BRANDISCO NEVER MOUNTS

AERIAL: CITY OF MONTGOMERY



DEMOGRAPHICS: CITY OF MONTGOMERY

	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	5,428	51,019	134,459
2029 Projected Population	5,403	50,858	133,799
2020 Census Population	5,399	51,774	137,055
2010 Census Population	5,245	50,095	131,773
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	0.2%	0.1%	0.1%
Households			
2024 Estimated Households	2,020	20,981	56,223
2029 Projected Households	1,997	20,778	55,614
2020 Census Households	2,017	20,902	56,285
2010 Census Households	2,117	20,778	54,804
2024 Est. Average Household Income	\$193,059	\$160,165	\$147,659
2024 Est. Median Household Income	\$127,735	\$111,270	\$102,777
2024 Est. Per Capita Income	\$72,352	\$66,055	\$61,897
Daytime Demographics			
2024 Est. Total Businesses	420	3,878	8,121
2024 Est. Total Employees	3,743	56,654	120,273
Traffic Counts			
Montgomery Road	25,386 VPD		



MQ MONTGOMERY QUARTER

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