

# MONTGOMERY QUARTER

9300 MONTGOMERY ROAD, CINCINNATI, OH 45242



LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



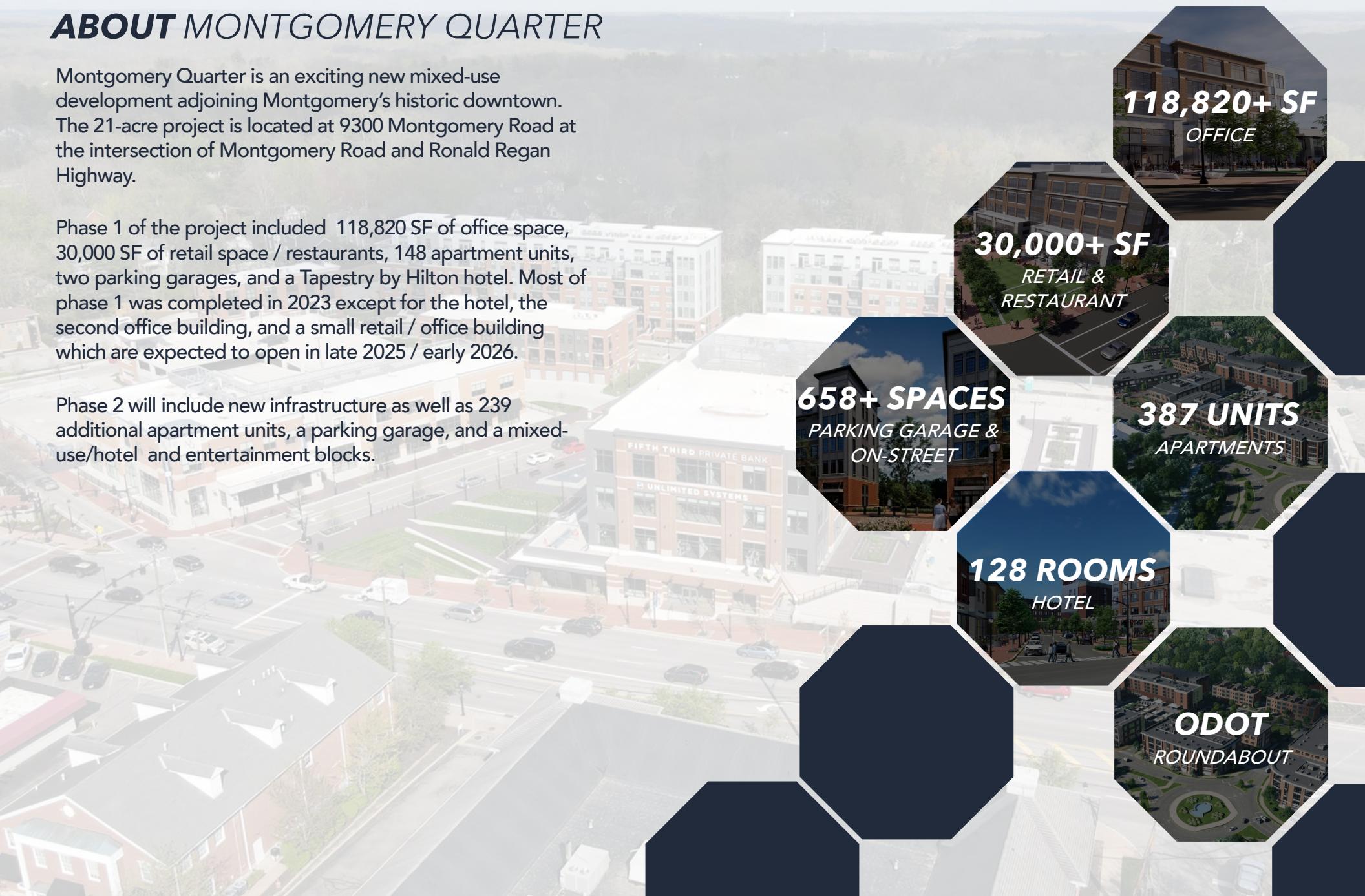
MONTGOMERY QUARTER

# 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.



# PHASE 1 FEATURES



# PHASE 1 FEATURES



# 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:

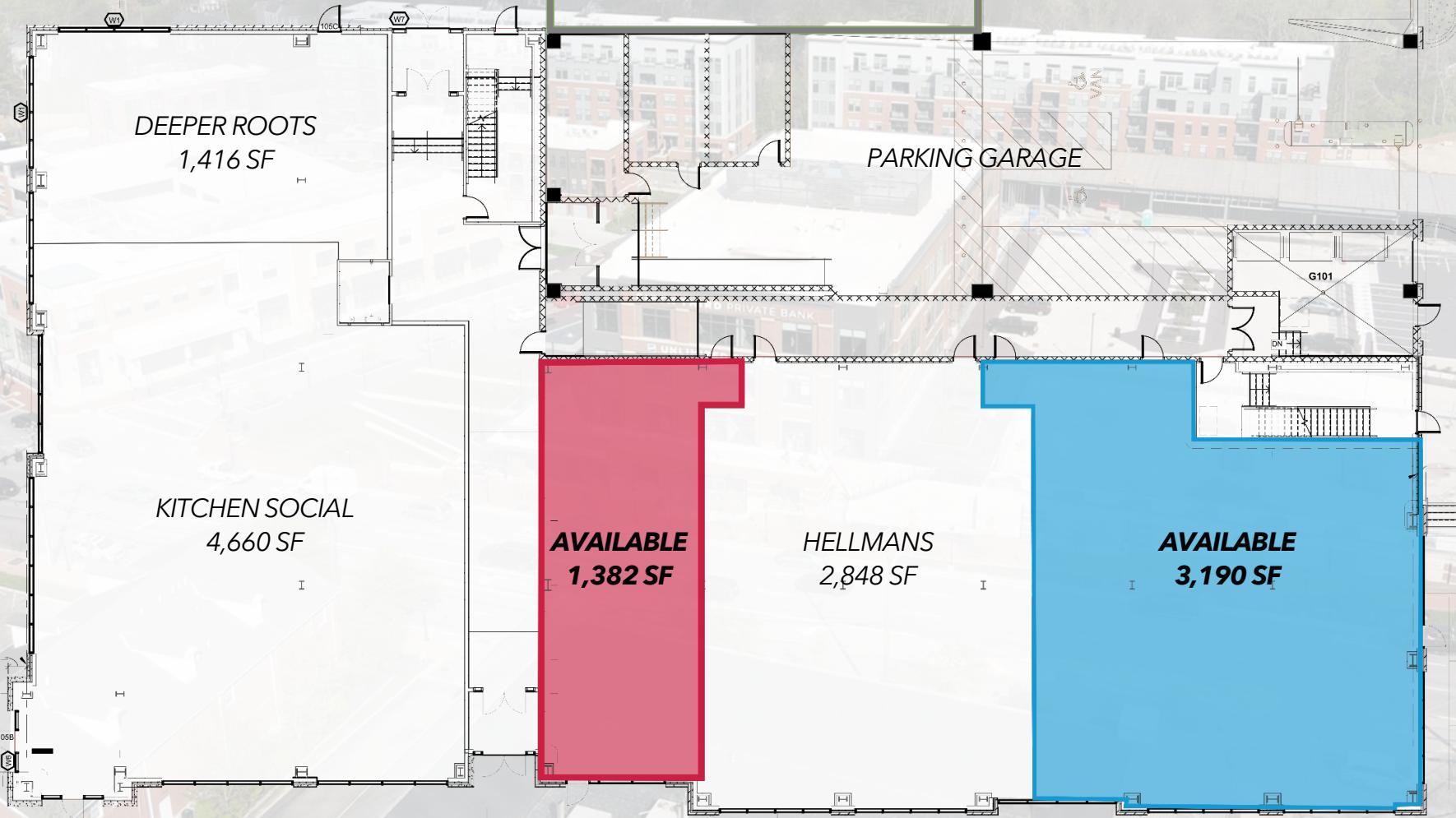
- Montgomery Road – 25,386 VPD
- Ronald Regan Highway- 18,300 VPD



## Tenant Testimonials



# FLOORPLAN: MQ1

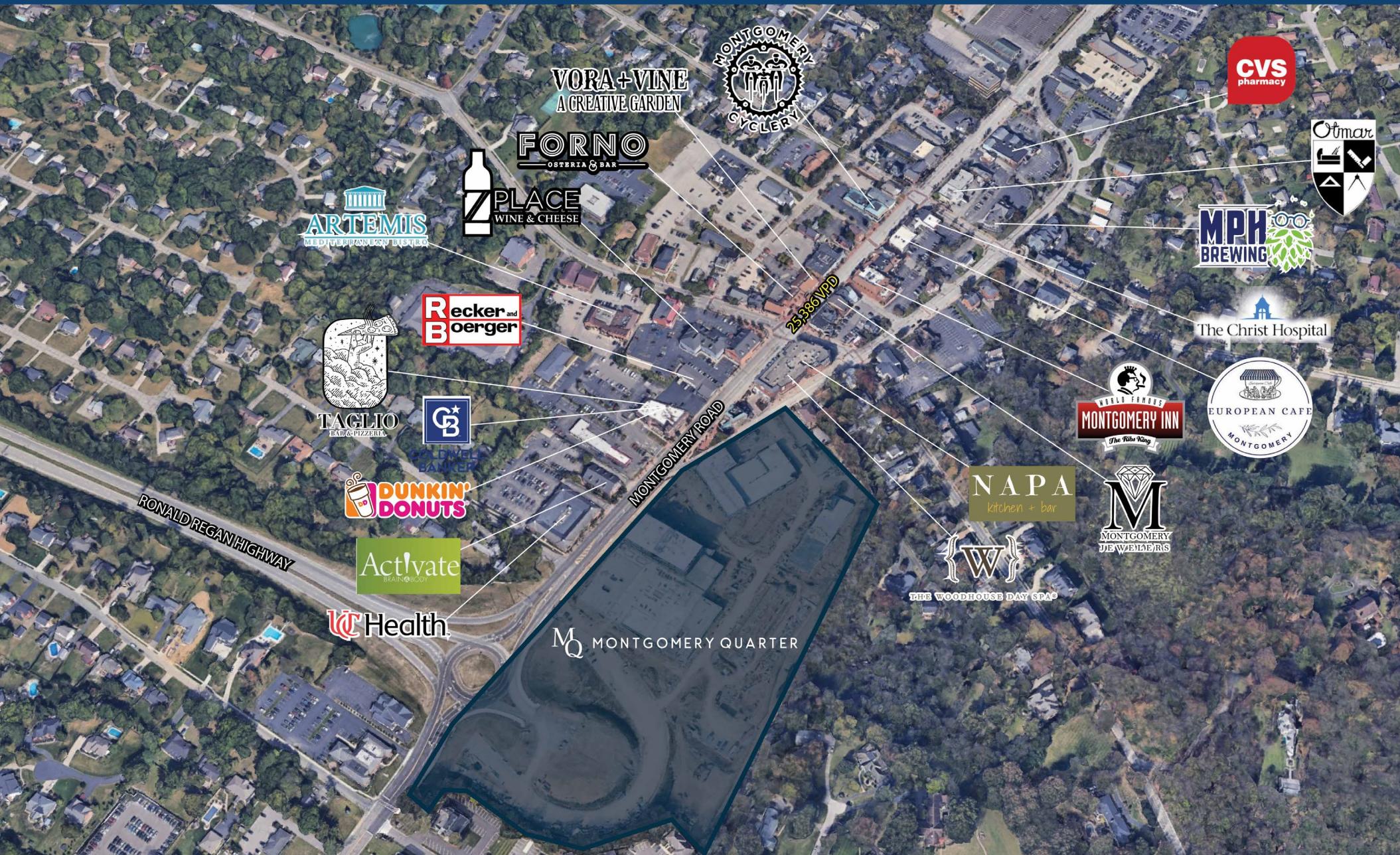


# SITEPLAN: PHASE 1 & 2



Image: Gateway Partners Montgomery Quarter

# AERIAL: CITY OF MONTGOMERY



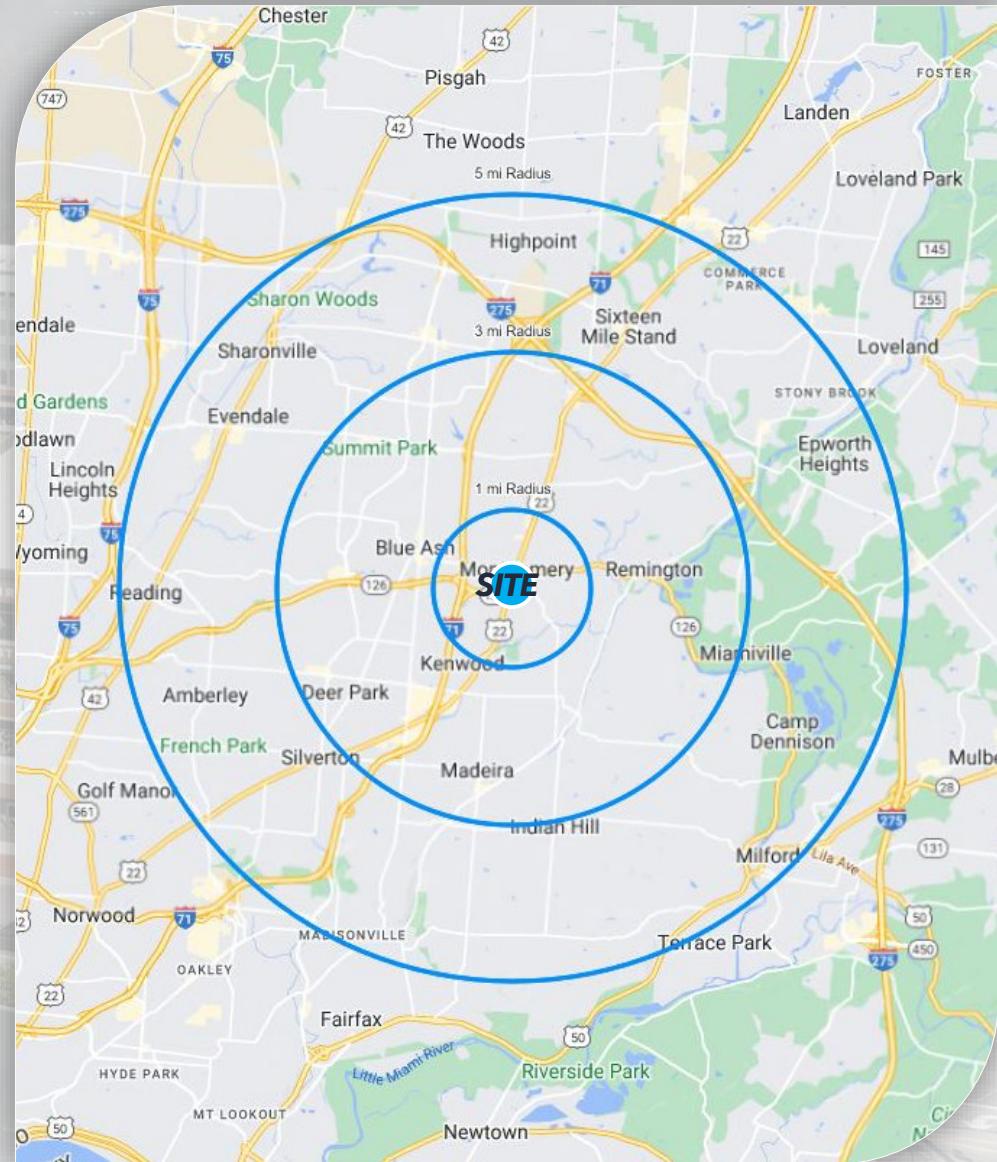
# DEMOGRAPHICS: CITY OF MONTGOMERY

	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
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%
<b>Households</b>			
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
<b>Daytime Demographics</b>			
2024 Est. Total Businesses	420	3,878	8,121
2024 Est. Total Employees	3,743	56,654	120,273
<b>Traffic Counts</b>			
Montgomery Road	25,386 VPD		

2024  
TOTAL BUSINESSES  
**8,121**  
5-Mile Radius

2024  
EMPLOYEES  
**120,273**  
5-Mile Radius

2024  
AVERAGE  
HOUSEHOLD INCOME  
**\$147,659**  
5-Mile Radius



# MQ MONTGOMERY QUARTER

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