

REDUCED RENT!

PROMINENT RETAIL SPACE AVAILABLE

11924 Montgomery Road, Cincinnati, OH

VALUE ADD OPPORTUNITY

- 4,800 SF Retail Building
- 2,725 SF vacant space available for lease
- Lot Size: 0.592 AC
- Lease Rate: \$19.00/SF NNN
- Available for purchase

HIGHLIGHTS

- Great visibility from Montgomery Rd at Enyart Rd
- Signage available
- Signalized entrance
- Vibrant Retail Corridor

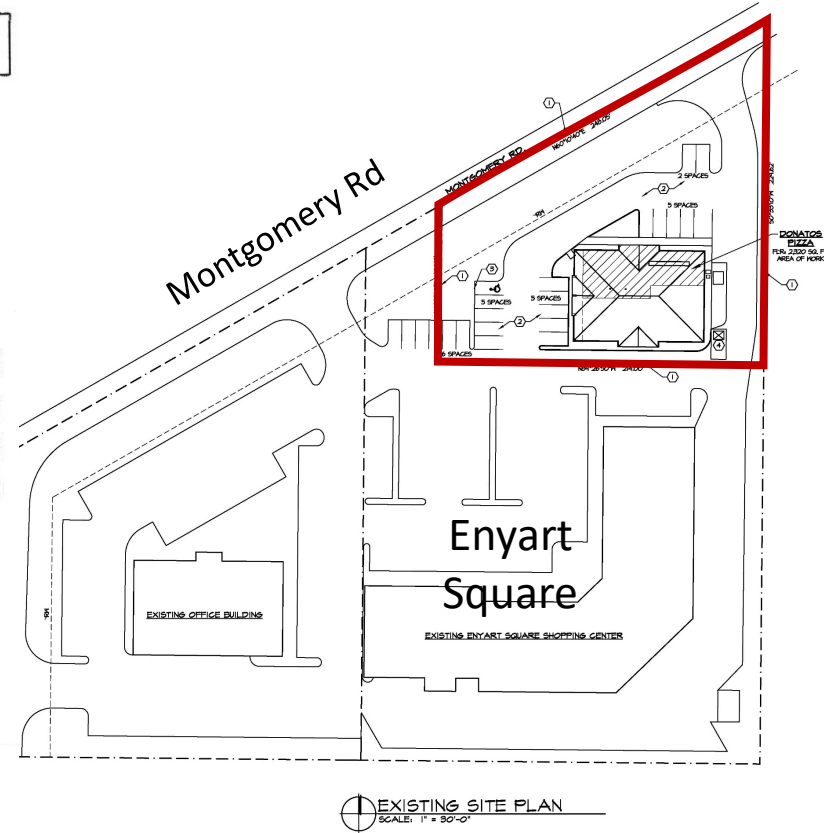
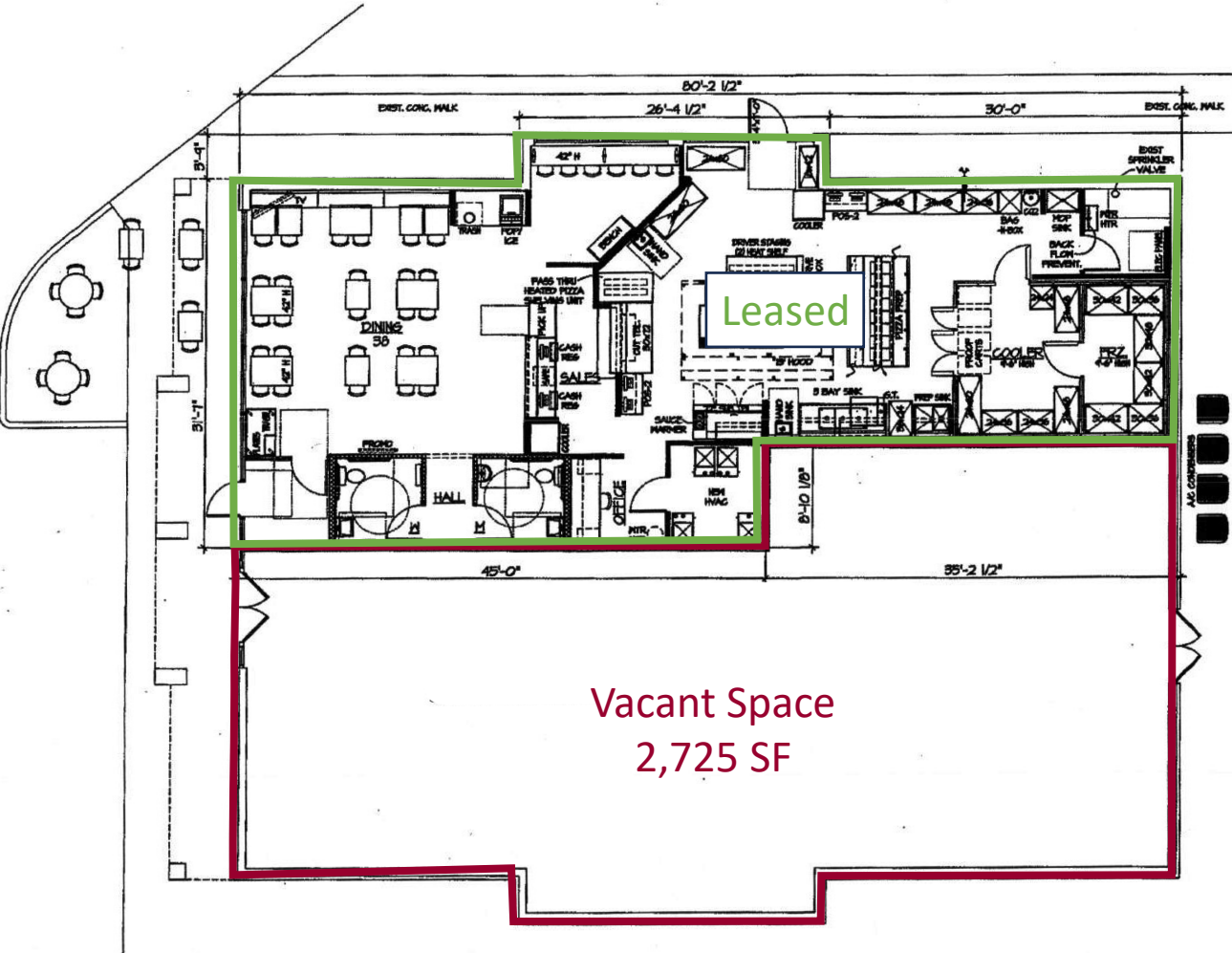


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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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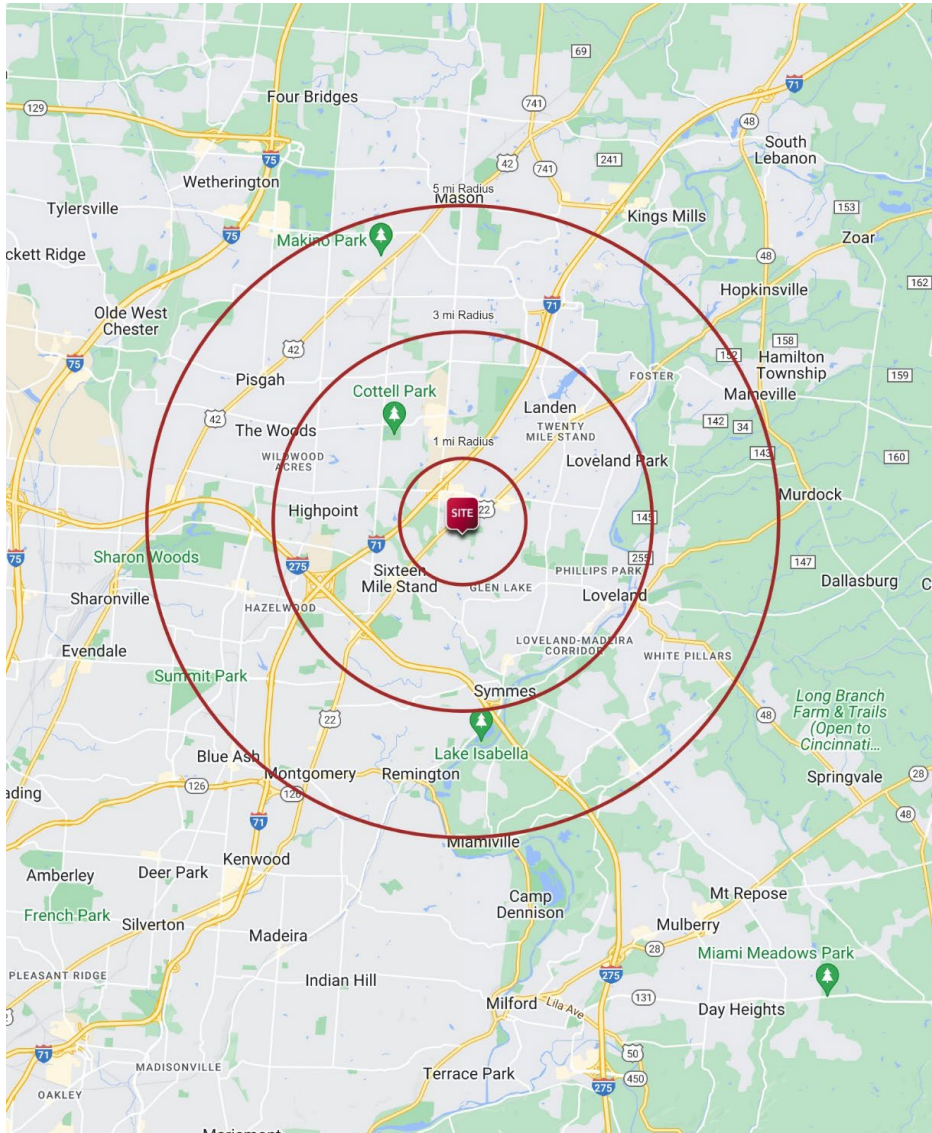
11924 MONTGOMERY RD | FLOOR AND SITE PLAN



11924 MONTGOMERY RD | AERIAL



11924 MONTGOMERY RD | DEMOGRAPHICS



DEMOGRAPHICS

1 mi radius 3 mi radius 5 mi radius

POPULATION

2023 Estimated Population	6,976	62,869	137,948
2028 Projected Population	6,883	63,529	141,790
2020 Census Population	7,434	62,931	136,904
2010 Census Population	6,996	57,974	128,265
Projected Annual Growth 2023 to 2028	-0.3%	0.2%	0.6%
Historical Annual Growth 2010 to 2023	0.6%	0.9%	0.10%

HOUSEHOLDS

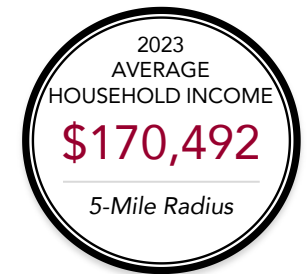
2023 Estimated Households	3,094	24,932	54,056
2028 Projected Households	3,002	25,013	55,291
2020 Census Households	3,148	24,533	52,738
2010 Census Households	2,974	22,641	49,263
2023 Est. Average Household Income	\$151,750	\$171,909	\$170,492
2023 Est. Median Household Income	\$110,579	\$126,351	\$126,110
2023 Est. Per Capita Income	\$67,401	\$68,221	\$66,882

DAYTIME DEMOGRAPHICS

2023 Est. Total Businesses	521	2,763	6,530
2023 Est. Total Employees	10,230	44,248	94,419

TRAFFIC COUNTS

Montgomery Road	19,298 VPD
Fields Ertel Rd	21,156 VPD
I-71	127,428 VPD



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