OnSite
Retail Group

FOR SALE/LEASE
Freestanding Medical Building

6,000 SF / 0.677 AC

Monument Signage

22,830 ADT '22   Montgomery Road

12065 Montgomery Road, Cincinnati, Ohio 45249

DEMOGRAPHICS

Year 2023	One Mile	Three Mile	Five Mile
Estimated Population	6,977	62,644	140,468
Median Income	$95,912	$121,222	$121,527
Average HH Income	$131,401	$168,262	$165,102
Daytime Population	13,706	44,323	92,797

PROPERTY HIGHLIGHTS

- Fully Built-Out Medical Space

- Great Location with Terrific Visibility & Signage

- Directly along Montgomery Rd. Just off Fields Ertel Rd.

- Very Low Vacancy Rate in this Strong Retail Market

- Nearby Retailers Include Target, Menards, Best Buy, Kings Auto Mall, At Home, Costco, Meijer & More
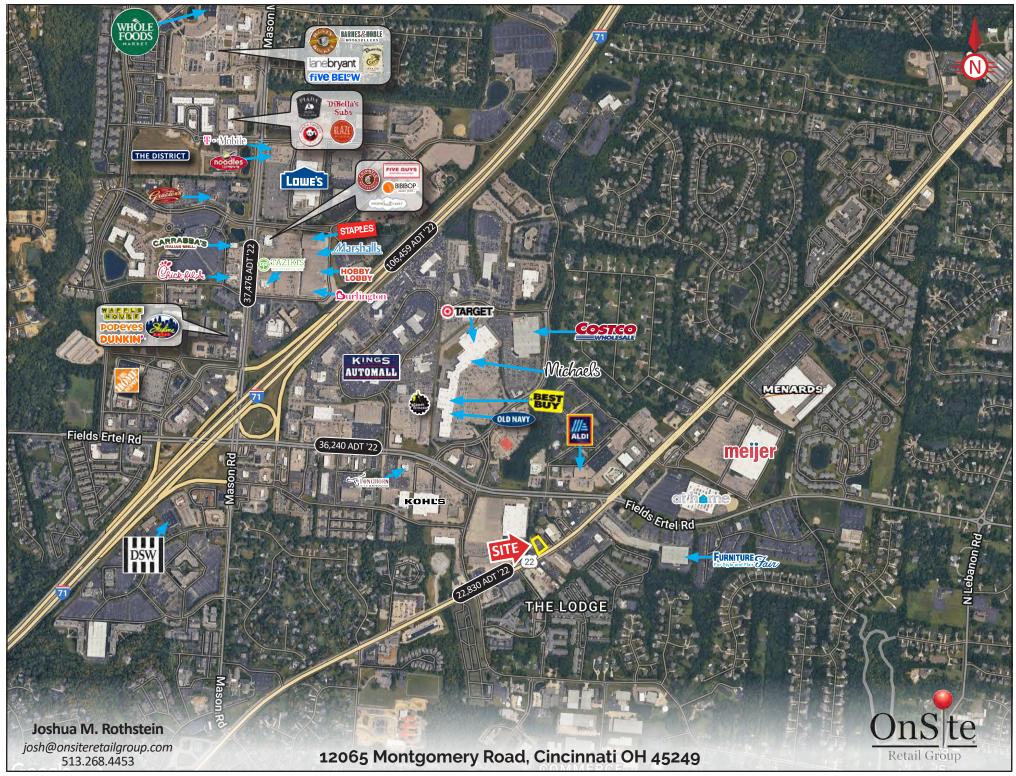
- Traffic Counts:
  22,830 ADT S. Dixie Drive

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<u>CLICK HERE</u> TO VIEW OUR OTHER LISTINGS!

N

WHOLE FOODS MARKET

BARNES & NOBLE BOOKSELLERS
lane bryant
five BELOW

PIADA
DiBella's Subs
BLAZE

T-Mobile

THE DISTRICT

noodles

LOWE'S

Mason Rd

FIVE GUYS
BIBIBOP asian grill

Graeter's

CARRABBA'S ITALIAN GRILL

Chick-fil-A

TAZIKI'S

STAPLES

Marshalls

HOBBY LOBBY

Burlington

106,459 ADT '22

37,476 ADT '22

WAFFLE HOUSE
POPEYES
DUNKIN'
Skyline

TARGET

COSTCO WHOLESALE

KINGS AUTOMALL

Michaels

BEST BUY

OLD NAVY

ALDI

MENARDS

meijer

at home

I-71

Fields Ertel Rd

Mason Rd

36,240 ADT '22

LongHorn STEAKHOUSE

KOHL'S

Fields Ertel Rd

SITE
22

FURNITURE Fair
For Style and Flair

22,830 ADT '22

THE LODGE

N Lebanon Rd

DSW

I-71

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SITE

Skip's Bagel Deli

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Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

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Lat/Lon: 39.2893/-84.3022

12065 Montgomery Rd Cincinnati, OH 45249	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	6,977	62,644	140,468
2028 Projected Population	7,156	63,634	144,016
2020 Census Population	7,217	61,873	138,755
2010 Census Population	6,693	56,740	129,394
Projected Annual Growth 2023 to 2028	0.5%	0.3%	0.5%
Historical Annual Growth 2010 to 2023	0.3%	0.8%	0.7%
2023 Median Age	37.9	38.0	40.1
Households			
2023 Estimated Households	3,266	24,710	54,704
2028 Projected Households	3,370	25,247	56,556
2020 Census Households	3,323	24,100	53,321
2010 Census Households	3,089	22,073	49,463
Projected Annual Growth 2023 to 2028	0.6%	0.4%	0.7%
Historical Annual Growth 2010 to 2023	0.4%	0.9%	0.8%
Race and Ethnicity			
2023 Estimated White	72.9%	77.3%	79.7%
2023 Estimated Black or African American	6.9%	5.1%	4.7%
2023 Estimated Asian or Pacific Islander	14.5%	12.2%	10.1%
2023 Estimated American Indian or Native Alaskan	0.1%	-	0.1%
2023 Estimated Other Races	5.5%	5.3%	5.4%
2023 Estimated Hispanic	3.7%	4.0%	4.2%
Income			
2023 Estimated Average Household Income	$131,401	$168,262	$165,102
2023 Estimated Median Household Income	$95,912	$121,222	$121,527
2023 Estimated Per Capita Income	$61,636	$66,410	$64,363
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.6%	0.9%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.1%	2.2%
2023 Estimated High School Graduate	16.8%	16.0%	17.9%
2023 Estimated Some College	16.1%	12.7%	14.3%
2023 Estimated Associates Degree Only	7.7%	6.6%	6.7%
2023 Estimated Bachelors Degree Only	32.2%	35.5%	33.7%
2023 Estimated Graduate Degree	24.5%	26.3%	23.9%
Business			
2023 Estimated Total Businesses	597	2,720	6,462
2023 Estimated Total Employees	13,706	44,323	92,797
2023 Estimated Employee Population per Business	23.0	16.3	14.4
2023 Estimated Residential Population per Business	11.7	23.0	21.7