

**6201 / 6205 Montgomery Road**  
Cincinnati, Ohio 45213

**Prime Corner  
Location**



**GREAT SPOT FOR COFFEE SHOP / BAKERY / DELI**  
**≈1,822 SF FOR LEASE**

### PROPERTY FEATURES

- Units 6201 and 6205 with approximately 1,822 SF in shell form for lease
- Prime corner location in the heart of Pleasant Ridge Business District
- Shell form – ready for your custom build-out
- Fully renovated building with new façade, windows and modern systems
- Excellent visibility, signage and walkability
- Gross lease includes utilities
- Lease Rate: \$18.00 PSF (includes water, taxes and property insurance). Tenant is responsible for gas and electric



# 6201 / 6205 Montgomery Road

Cincinnati, Ohio 45213

## PROPERTY DESCRIPTION

Bring your vision to life in this 1,822 SF corner retail space at one of Pleasant Ridge's most dynamic intersections. Fully renovated inside and out, the building blends historic charm with modern upgrades, offering timeless character and updated systems throughout. This high-visibility corner location delivers outstanding street exposure, foot traffic, and a prime presence in one of Cincinnati's most walkable and desirable neighborhoods.

The suite is delivered in shell condition, providing a clean slate to create a custom space tailored to your business - ideal for boutique retail, café, restaurant, or creative studio use. Surrounded by neighborhood favorites such as Nine Giant Brewery and The Overlook Lodge, this location perfectly combines walkability, community energy, and modern convenience. Join the vibrant energy of Pleasant Ridge, where local business, dining, and culture come together to create a thriving neighborhood experience.

Prime "Main & Main" location directly across from the proposed Urban Sites mixed-use development. New apartments and retail will create a growing customer base and increase pedestrian activity. Excellent demographics with strong household incomes from Pleasant Ridge, Oakley, Hyde Park, and surrounding neighborhoods. Ideal location for neighborhood-serving businesses such as a specialty grocery, deli, bakery, coffee shop, gourmet market, wellness, or boutique retail. Opportunity for tenants to establish themselves before the new development is completed and benefit from the area's continued growth. Position the property as one of the premier retail opportunities in Pleasant Ridge's revitalizing business district.

### The Community Entertainment District (CED) Edge

In 2010, the City of Cincinnati officially designated Pleasant Ridge as a **Community Entertainment District (CED)**. This zoning tool dramatically lowered the barrier of entry for restaurants by allowing independent businesses to acquire affordable liquor licenses directly from the state, bypassing the expensive secondary market.

The neighborhood centers around a vibrant, historic business district along Montgomery Road.

**Pedestrian Infrastructure:** High concentration of sidewalk-facing retail surrounded by tree-lined residential side streets allows thousands of residents to walk to dinner effortlessly.

**Synergy:** Dense clustering of complementary food, beverage, and retail spaces rewards foot traffic and creates an all-evening destination where diners bounce between establishments.

The local populace provides a highly stable, diverse, and reliable base of patrons. **The "Value"**

**Alternative:** Offering historic charm at a more accessible cost of living than neighboring Oakley or Hyde Park, the area attracts young professionals, first-time homebuyers, and families who have disposable income to dine out locally. Rather than relying on chains, Pleasant Ridge features a rich tapestry of acclaimed independent options that draw visitors from across the city.



# 6201 / 6205 Montgomery Road

Cincinnati, Ohio 45213

Pleasant Ridge is becoming even more of a dining destination, with additional restaurant investment and new concepts opening in the neighborhood, making food and beverage users a strong fit for the area. This shell space would be ideal for:

- Neighborhood Coffee Shop / Café with outdoor seating serving breakfast and lunch.
- Chef-Driven Restaurant serving different types of food (Italian, Mediterranean, Mexican, Modern American and Farm-to-Table).
- Bakery and Coffee with weekend destination and grab-and-go breakfast, pastries and artisan breads.
- Ice Cream / Dessert Concept with a family-style concept introducing craft ice cream, cookies and gelato.
- Unique Local Operator – Cincinnati chef looking for a second location; food truck ready for a brick and mortar; brewery taproom with kitchen or specialty food concept.

## Demographics (Approximate 3-Mile Radius)

| Demographic                 | Estimate                |
|-----------------------------|-------------------------|
| Population                  | 75,000+                 |
| Households                  | 32,000+                 |
| Average Household Income    | \$124,000               |
| Median Household Income     | \$94,000                |
| Per Capita Income           | \$57,000                |
| Median Age                  | 39 Years                |
| Average Household Size      | 2.4 Persons             |
| Bachelor's Degree or Higher | 55%+                    |
| Owner Occupied Housing      | Approximately 63%       |
| Average Home Value          | Approximately \$385,000 |

## Daytime Demographics

**Daytime Population:** Approximately **82,000**

Strong daytime employment generated by:

Medical offices  
Professional services  
Retail centers  
Schools  
Restaurants  
Office users



# 6201 / 6205 Montgomery Road

Cincinnati, Ohio 45213

## Traffic Counts (Approximate)

| Road                                        | Vehicles Per Day    |
|---------------------------------------------|---------------------|
| Montgomery Road                             | 20,000 – 24,000 VPD |
| Ridge Avenue                                | 13,000 – 17,000 VPD |
| Ronald Reagan Cross County Highway (nearby) | 90,000+ VPD         |

Traffic count data is commonly sourced from regional transportation agencies and Esri/Kalibrate datasets.

## Trade Area Highlights:

- Dense, established residential neighborhoods
- Affluent customer base
- High educational attainment
- Excellent daytime population
- Strong purchasing power
- Excellent visibility on Montgomery Road
- Easy access to I-71 and Ronald Reagan Cross County Highway
- Minutes from Hyde Park, Oakley, Pleasant Ridge, Amberley Village, Kennedy Heights, and Silverton

## Consumer Profile:

The area is ideal for:

- Medical & Dental
- Boutique Fitness
- Wellness
- Coffee Shops
- Fast Casual Restaurants
- Specialty Retail
- Financial Services
- Professional Offices
- Personal Services
- Pet Services
- Beauty & Salon Concepts

## Nearby Retailers & Businesses:

- Kroger
- Walgreens
- Starbucks
- PNC Bank
- Numerous local restaurants, breweries, fitness operators, and neighborhood service businesses



# 6201 / 6205 Montgomery Road

Cincinnati, Ohio 45213

## Traffic Count Map - Close Up

6201 Montgomery Rd, Cincinnati, Ohio, 45213

Rings: 1, 3, 5 mile radii



### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

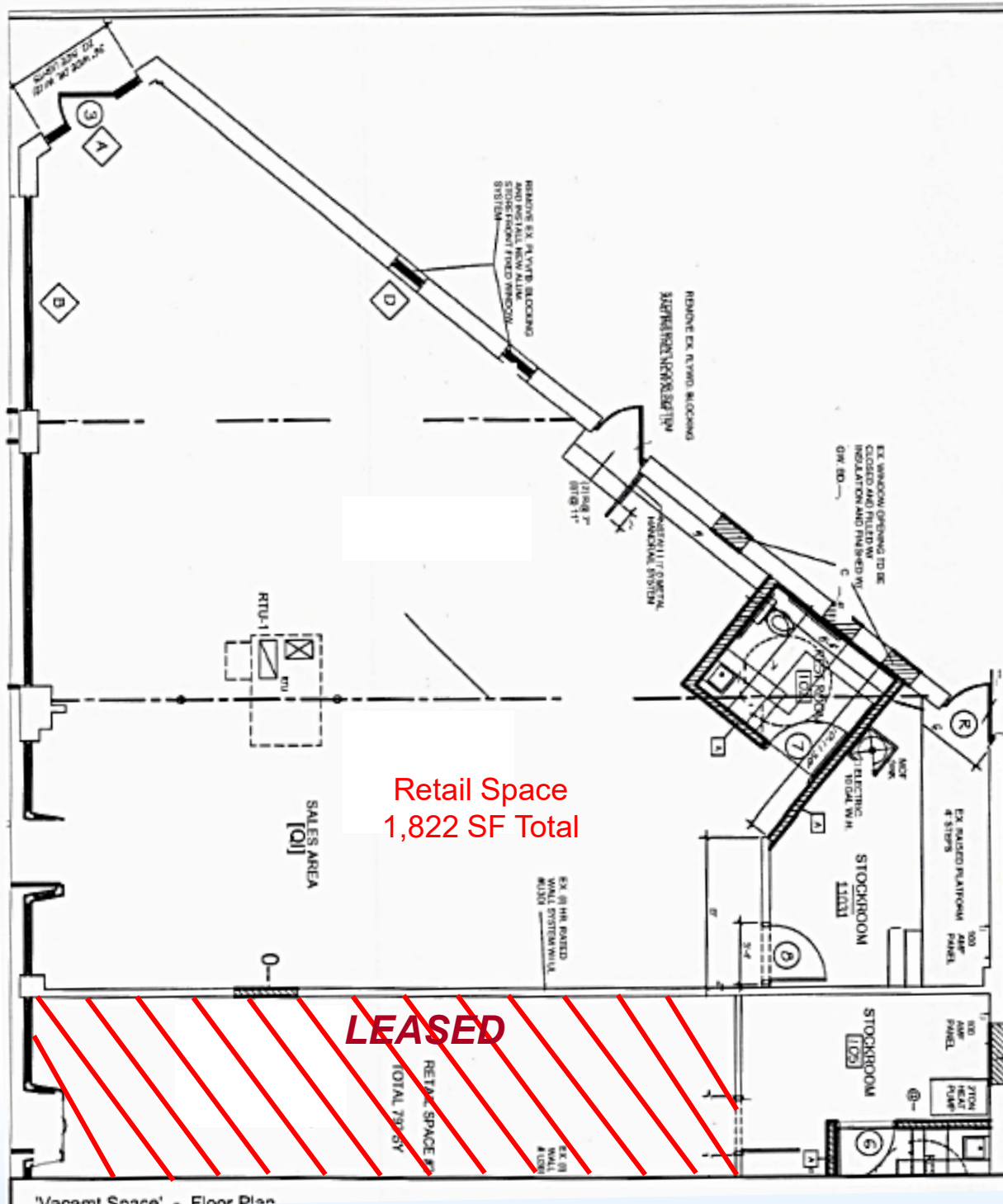
© 2026 Esri



Cincinnati, Ohio 45213

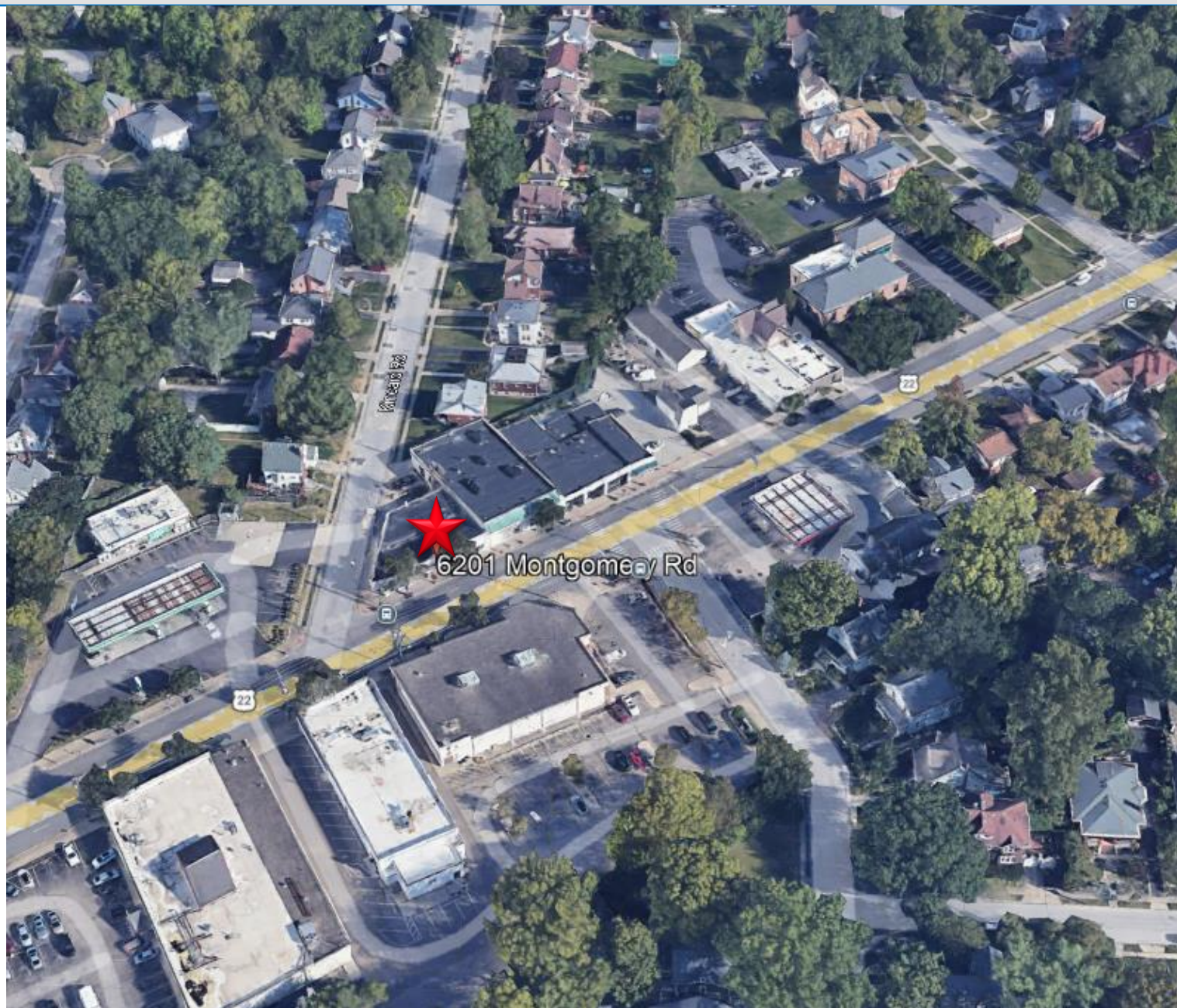
Cincinnati, Ohio 45213

## FLOOR PLAN



# 6201 / 6205 Montgomery Road

Cincinnati, Ohio 45213



## RESTAURANT OPPORTUNITY ≈1,822 SF FOR LEASE

The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Jeff Wolf | 513.368.3749 | [jeff@jeffwolfrealestate.com](mailto:jeff@jeffwolfrealestate.com)



**JEFF WOLF  
& PARTNERS**  
REAL ESTATE