

FOR LEASE

4539 Montgomery Road, Cincinnati, OH 45212

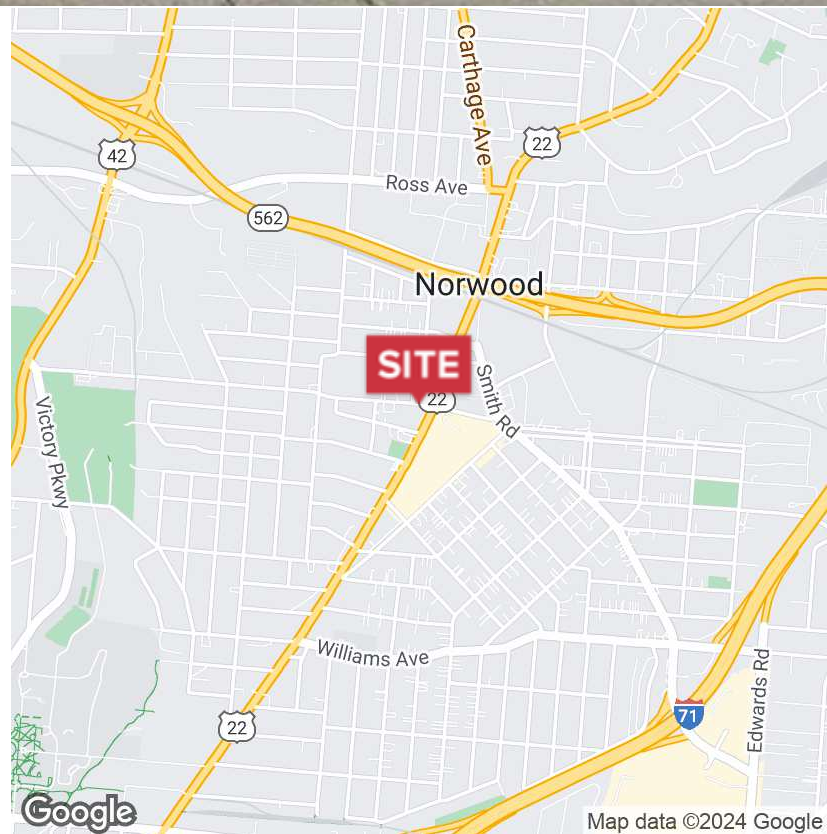


Retail | 2,050 - 4,100 SF

- Prime retail location with high traffic counts
- Large storefront windows for maximum visibility
- Storage space available
- Convenient proximity to Xavier and Surrey Square
- Minutes from Norwood Lateral & I-71

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	18,885	\$78,737
3 MILES	121,870	\$97,071
5 MILES	275,800	\$95,438



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✉ Michael Bergman
+1 513 322 6309
mbergman@bergman-group.com

✉ Gueorgui Chikov
+1 513 322 6317
gchikov@bergman-group.com

✉ Kristina Skurow
+1 513 322 6308
kskurow@bergman-group.com

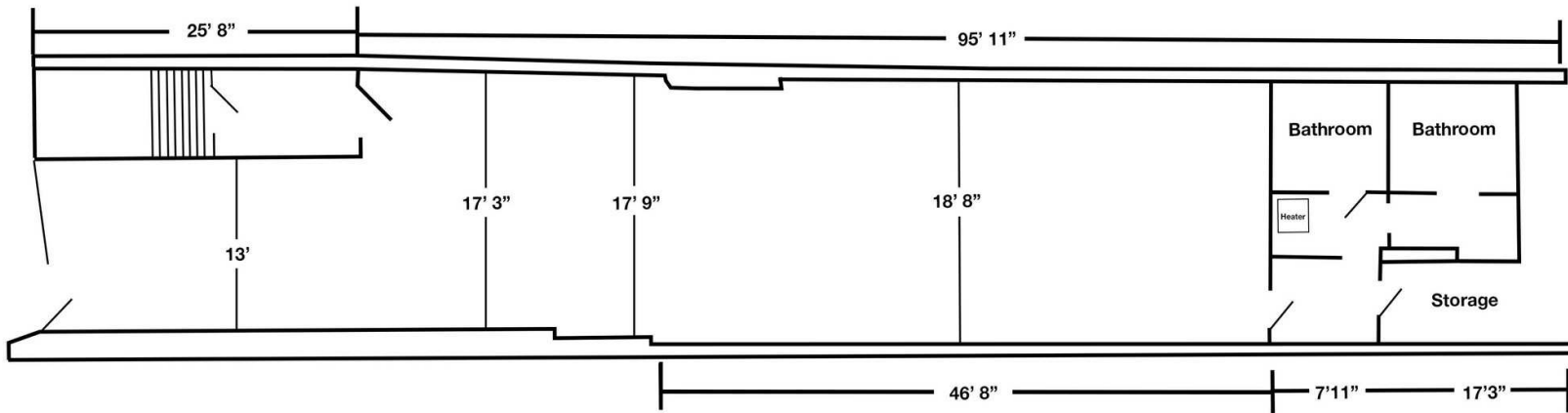
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BergmanCommercial.com

Floorplan



Floor Plan is not to scale and is for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

✉ Michael Bergman
+1 513 322 6309
mbergman@bergman-group.com

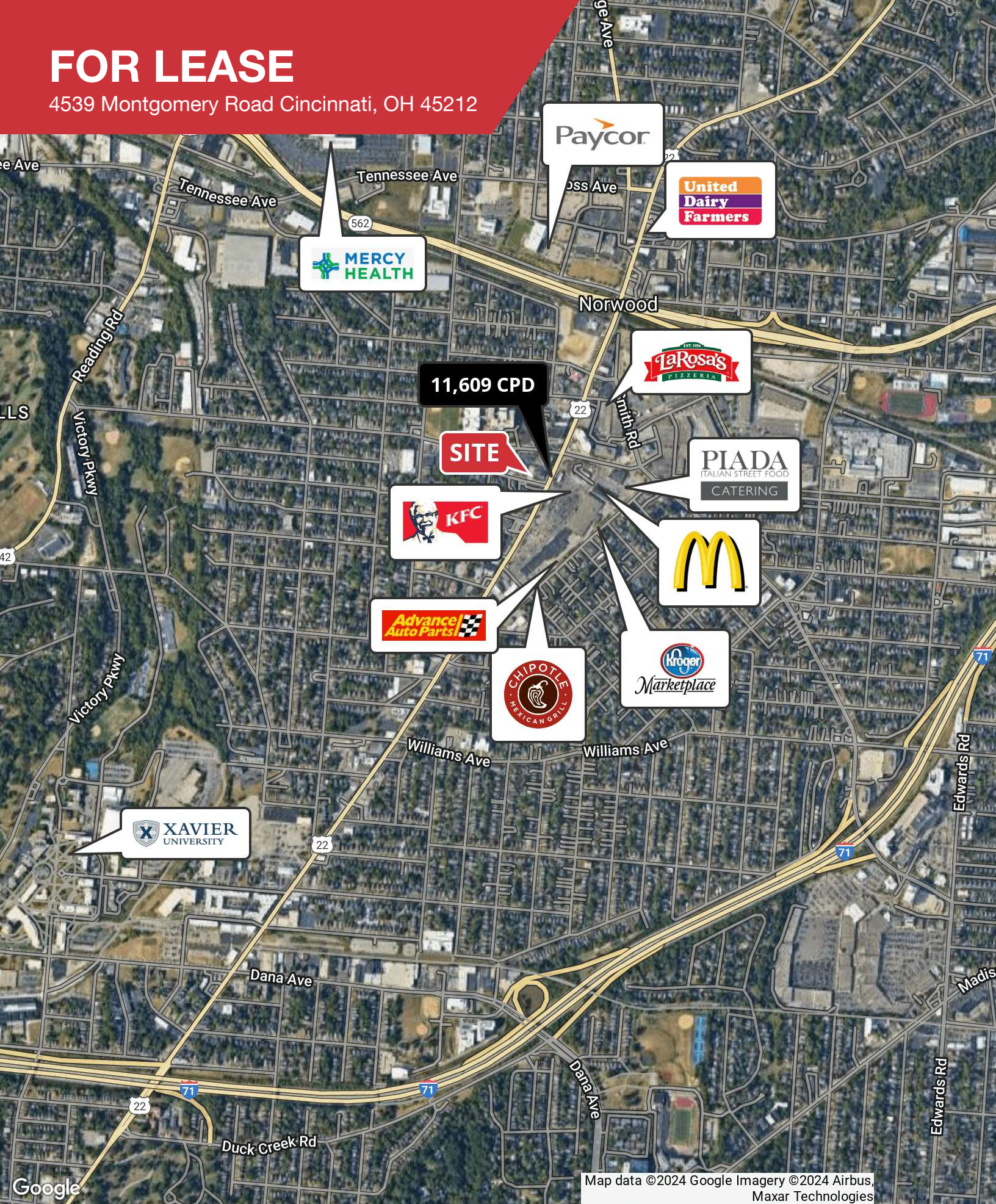
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11,609 CPD

SITE

Paycor

United Dairy Farmers

MERCY HEALTH

LaRosa's PIZZERIA

PIADA ITALIAN STREET FOOD CATERING

KFC

McDonald's

Advance Auto Parts

CHIPOTLE MEXICAN GRILL

Kroger Marketplace

XAVIER UNIVERSITY

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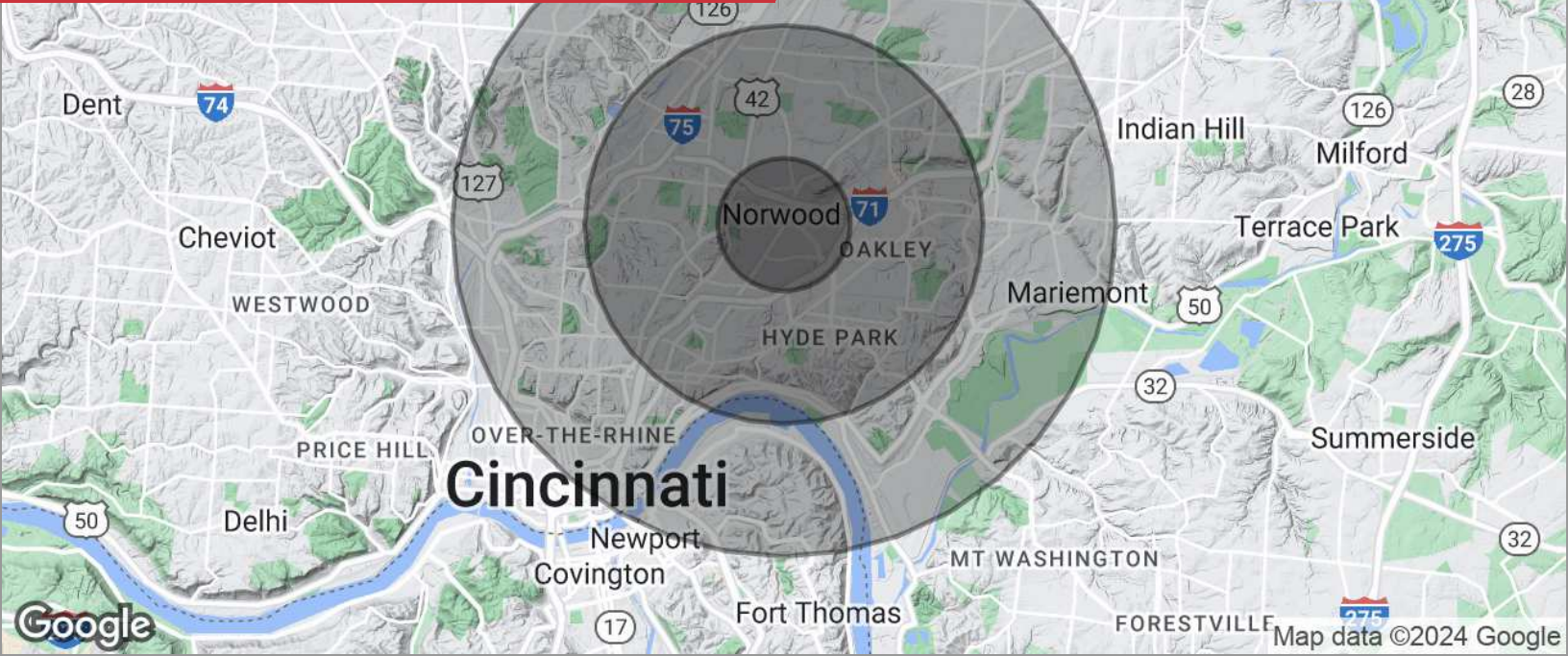
Kristina Skurow
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kskurow@bergman-group.com

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	18,885	121,870	275,800
Median age	37	39	38
Median age (male)	36	38	37
Median age (Female)	37	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	8,433	57,061	123,881
# of persons per HH	2.2	2.1	2.2
Average HH income	\$78,737	\$97,071	\$95,438
Average house value	\$257,465	\$369,488	\$345,266

* Demographic data derived from 2020 ACS - US Census