

# FOR LEASE

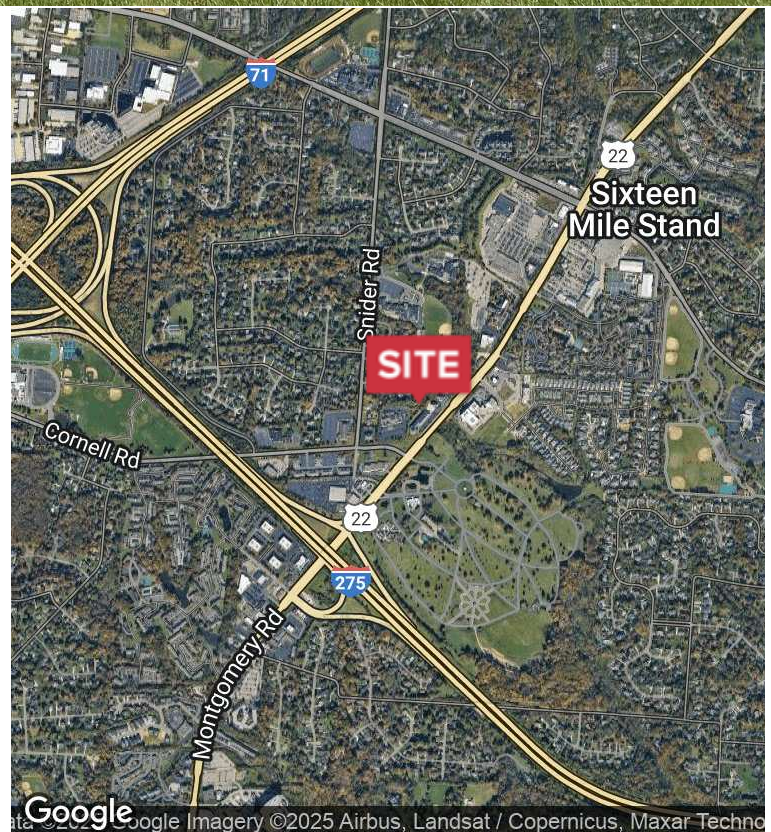
11085 Montgomery Rd Montgomery, OH 45249

**NAI**Bergman



## Showroom | Office | Warehouse| 26,975 SF

- Available For Sale or For Lease
- Lease Rate: \$9.50/SF NNN; \$7.03/sf in OPEX
- Sale Price: Reach Out to Broker
- Building size 31,465 SF
- Leased Office - 4,490 SF +/-
- Space Available for Immediate Use 26,975 SF  
(Warehouse - 17,090 SF +/- Showroom/Office - 9,885 SF +/-)
- Perfect Mix of Showroom, Office, and Warehouse Space
- 3 Docks
- Easily Accessible Location in Symmes Township
- 18' Clear in Warehouse



# FOR SALE/LEASE

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

✉ Gueorgui Chikov  
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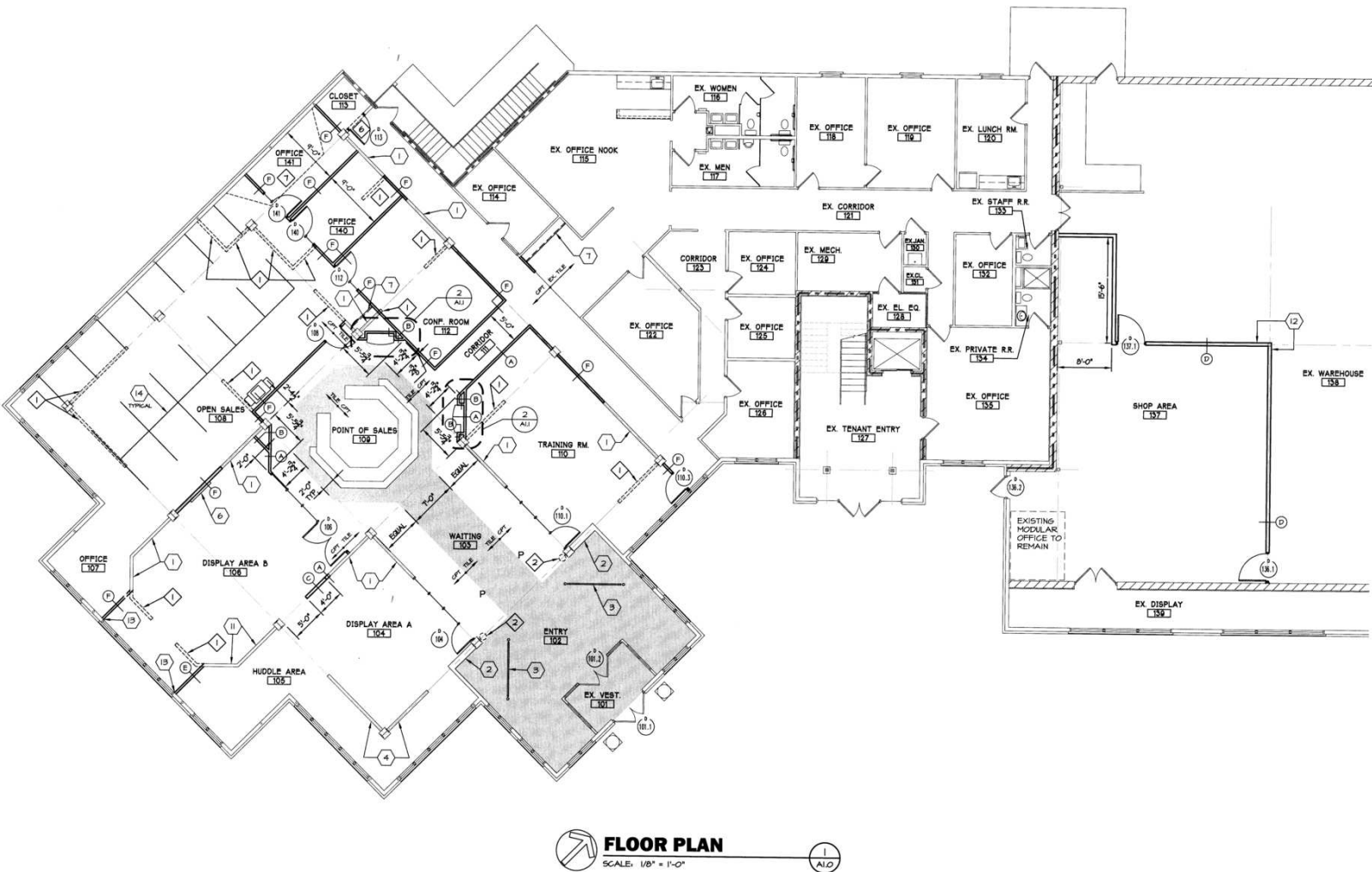
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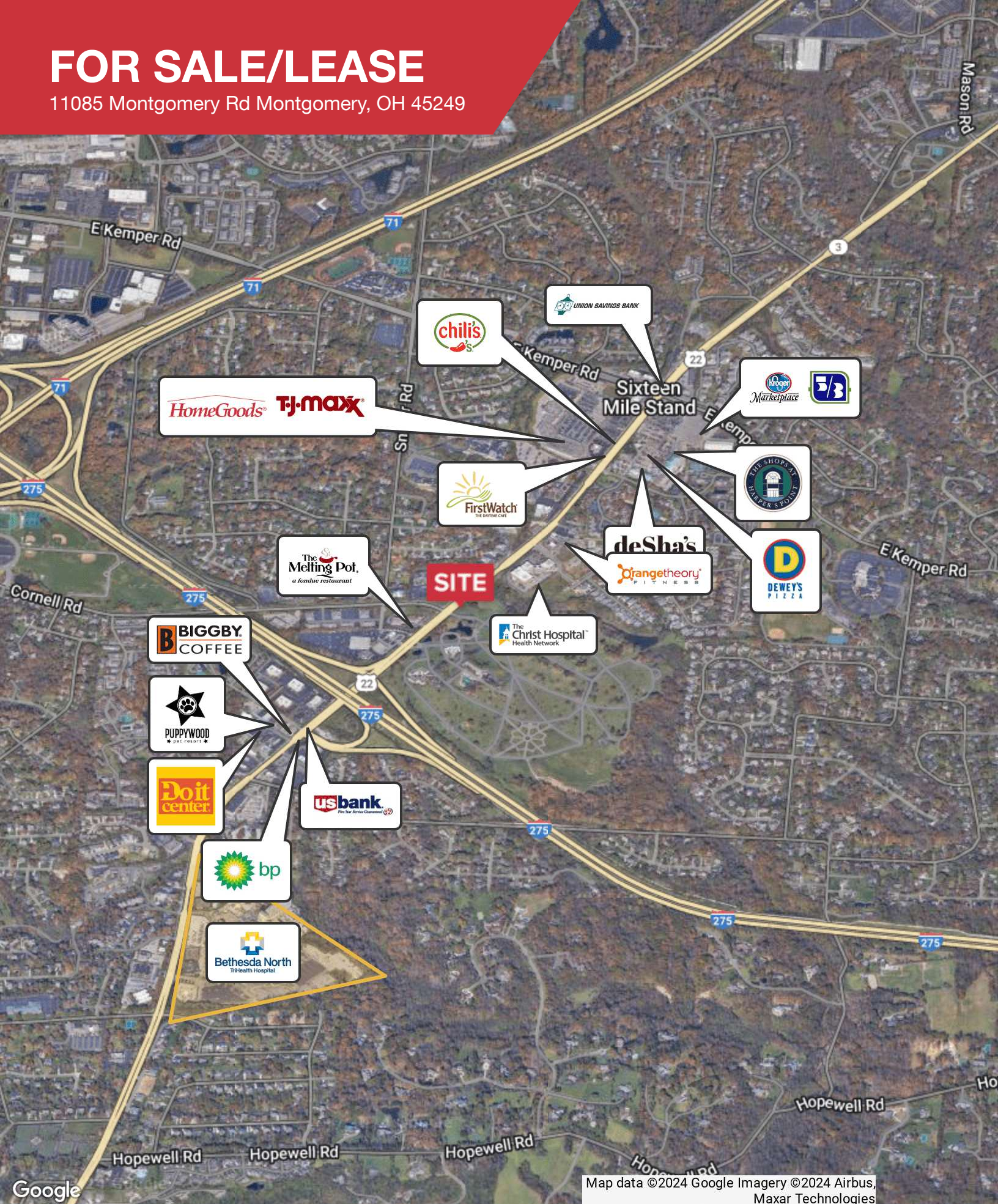
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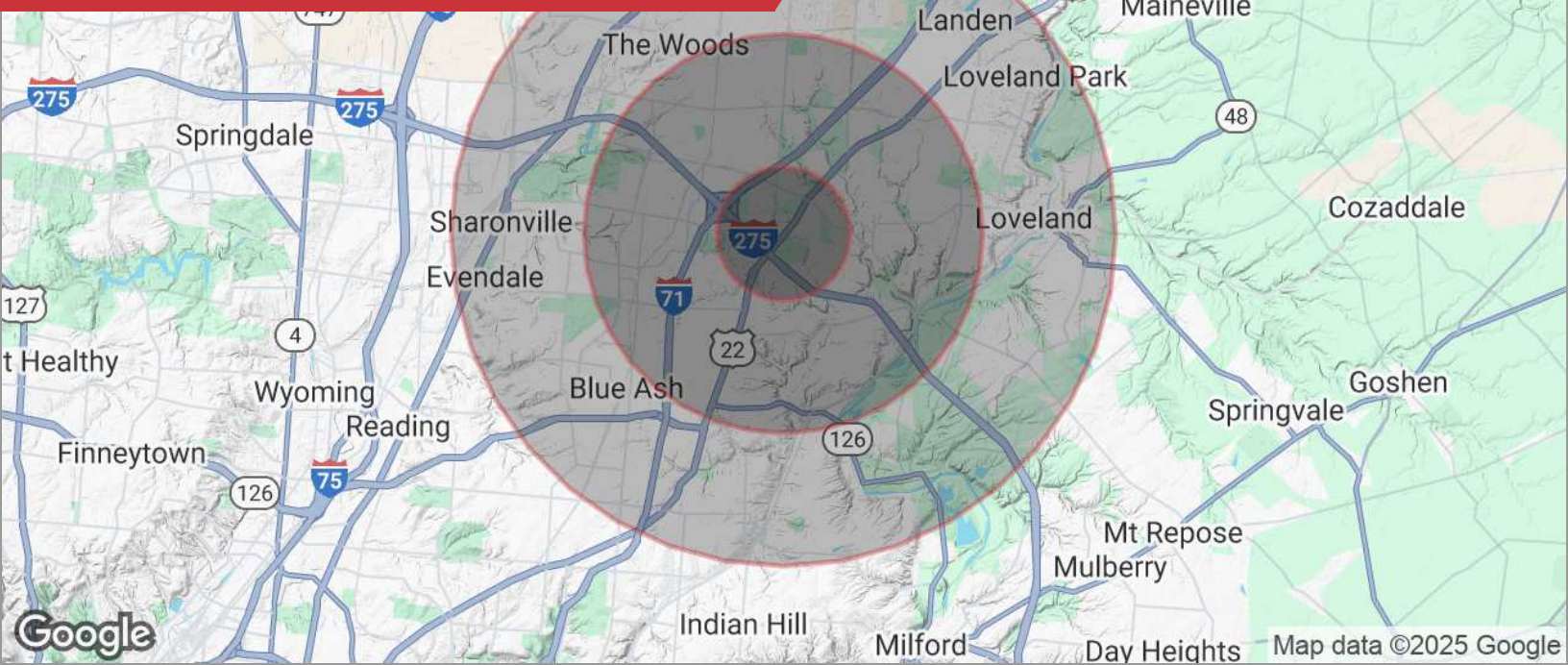
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## POPULATION

|                     | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population    | 6,668  | 53,162  | 149,392 |
| Median age          | 41     | 41      | 42      |
| Median age (male)   | 40     | 40      | 40      |
| Median age (Female) | 42     | 42      | 43      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 2,592     | 20,588    | 58,941    |
| # of persons per HH | 2.6       | 2.6       | 2.5       |
| Average HH income   | \$181,112 | \$167,061 | \$155,285 |
| Average house value | \$603,601 | \$494,878 | \$441,090 |

\* Demographic data derived from 2020 ACS - US Census