

FOR LEASE

RETAIL SPACE | \$12.00 SF/YEAR

4539 MONTGOMERY ROAD, CINCINNATI, OH 45212



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THE OFFERING:

3CRE is pleased to present 4539 Montgomery Road, a well-positioned retail property in the heart of Norwood, offering one suite available for lease. The property features a flexible layout with Space A totaling 2,225 square feet, making it ideal for a variety of retail, showroom, or service-oriented users. Space B was leased to a premium shoe store, *Motion*. The suite offers a functional footprint suited for many different users.

Situated along the highly trafficked Montgomery Road corridor, the property benefits from excellent visibility and strong vehicle counts, along with convenient access to nearby neighborhoods and major thoroughfares. This location provides tenants with the opportunity to establish or expand their presence in a proven retail submarket, supported by consistent consumer activity and limited availability of comparable small- to mid-sized spaces.

PROPERTY HIGHLIGHTS:

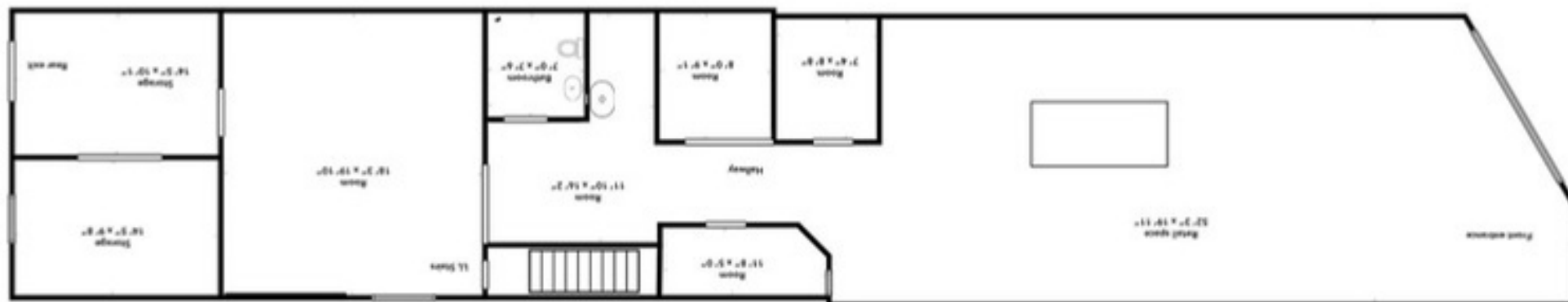
- **Lease Rate:** \$12.00 SqFt/Year (Modified Gross)
- **Location:** Located in Norwood, Ohio on the Montgomery Road Retail Corridor
- Surrounded by national retailers in Surrey Square (Kroger, McDonalds, KFC, Chipotle, US Bank)
- Competitive rental rate listed below market value

Space A: 2,225 SqFt (open space + private offices)

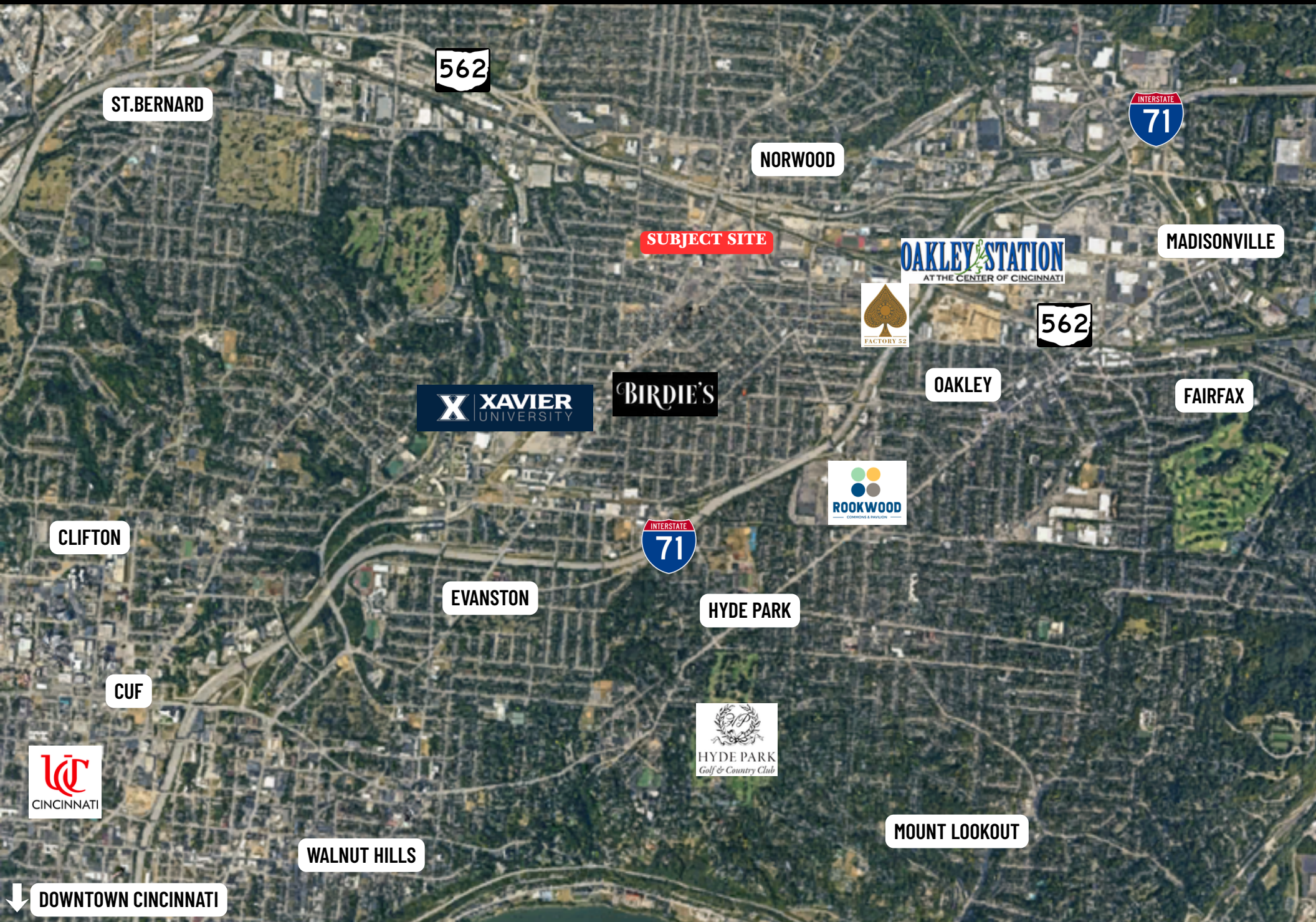
Space B: Leased to *Motion*.

- **Montgomery Road:** 15,872 VPD
- Close proximity to State Route 562 and I-71



SPACE A - 2,225 SF*4539 Montgomery Road - In-line Space***SPACE B - 1,985 SF***2435 Williams Avenue - In-line Space*









	1 MILE	3 MILE	5 MILE
POPULATION	17,271	125,011	302,710
AVERAGE HOUSEHOLD INCOME	\$88,651	\$96,616	\$94,616
NUMBER OF HOUSEHOLDS	7,742	58,358	136,284
MEDIAN AGE	35.2	37	35.9
TOTAL BUSINESSES	1,211	12,214	24,800
TOTAL EMPLOYEES	11,861	100,330	288,256

NORWOOD

SUBMARKET OF CINCINNATI

LOCATION OVERVIEW

- Prime urban location within Norwood, offering excellent visibility and high commuter traffic
- Minutes from Xavier University and Rookwood Commons & Pavilion, a major shopping and dining destination in Cincinnati
- Direct access to key highways including I-71, I-75, and SR 562, providing seamless connectivity to downtown Cincinnati and surrounding suburbs

COMMERCIAL DEVELOPMENTS

- Factory 52 – Newly transformed mixed-use development on the former U.S. Playing Card site, featuring offices, residences, food hall, and entertainment venues
- Xavier University Expansion – Ongoing campus growth and student-driven retail demand fueling nearby commercial interest

LOCAL ECONOMY & BUSINESS ENVIRONMENT

- Central position within the Greater Cincinnati MSA: A strategic hub for professional services, healthcare, education, and retail
- Highly walkable and densely populated: Norwood's urban layout supports a strong daytime and residential population base
- Business-friendly climate: Active community development efforts and infrastructure investment attracting both startups and established enterprises



Cincinnati

OHIO



METRO AREA STATISTICS

2.3 MM
POPULATION

75K
HOUSEHOLD
INCOME

3.1 %
UNEMPLOYMENT

**FORTUNE
500**

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

CINCINNATI ACCOLADES

Best City for Young Professionals

Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.

Ranked #18 – U.S. News & World Report (2023)

Best Mid-Size City for Job Growth

Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche

- Niche (2024)

Cincinnati Children's ranked #1

Children's Hospital

- US News & World Report



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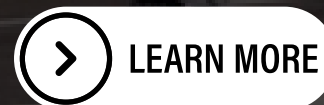
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