

MEDICAL OFFICE BUILDING FOR SALE OR LEASE

7351 MONTGOMERY ROAD

Cincinnati, OH 45236



Gary S. Fisher
gfisher@lee-associates.com
513.658.3411

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROFESSIONAL MEDICAL OFFICE BUILDING FOR SALE OR LEASE **7351 MONTGOMERY ROAD**

Cincinnati, OH 45236

AVAILABLE: 2,100 SF Standalone Office Building | 0.177 Acres

FOR LEASE: \$14.50 PSF

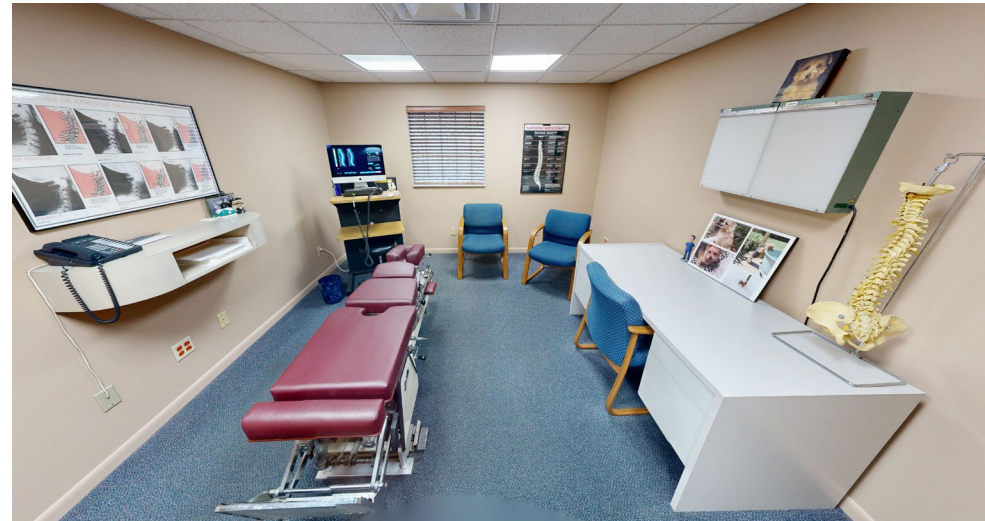
FOR SALE: ~~\$429,000~~ **\$350,000**

PROPERTY HIGHLIGHTS:

- Prominent pylon sign
- Immediate occupancy available
- Well maintained, upscale finishes
- Approx. 10 parking spaces in dedicated surface lot
- Reception desk and waiting area
- 5 private treatment rooms, 2 restrooms, 2 Business offices
- Break room with sink and refrigerator

LOCATION HIGHLIGHTS:

- Join the up-and-coming Silverton business district!
- Excellent visibility on busy Montgomery Road
- Minutes from the popular Kenwood retail corridor
- New Wawa under construction down the street
- Construction starts Q1 2026 on additional 119 luxury apartment units at AG47



PROFESSIONAL MEDICAL OFFICE BUILDING FOR SALE OR LEASE

7351 MONTGOMERY ROAD

Cincinnati, OH 45236

AVAILABLE: 2,100 SF Standalone Office Building | 0.177 Acres

FOR LEASE: \$14.50 PSF

FOR SALE: ~~\$429,000~~ **\$350,000**



SITE

MONTGOMERY ROAD

14,168 VPD

PROPOSED 4-STORY BUILDING
~138,140 S.F.

Wawa

UNDER
CONSTRUCTION

ESTIMATED
COMPLETION 2026

RESIDENCES AT



Ag¹⁷

PHASE 2 LUXURY
APARTMENTS

CONSTRUCTION
STARTING Q1 2026

**Kenwood Retail Market
3 Minutes | 1 Mile**

Wawa

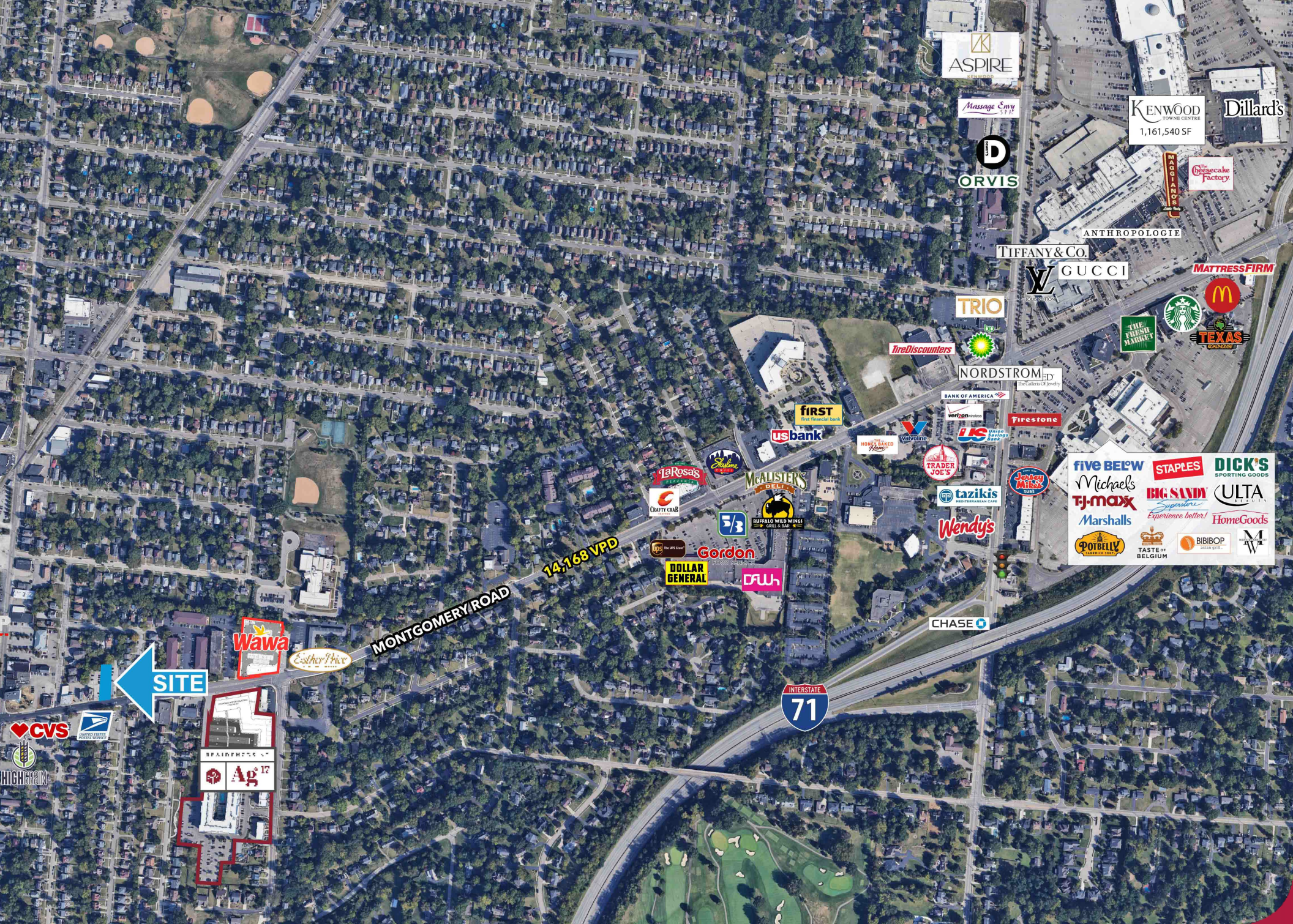
RESIDENCES AT



Ag⁴⁷

MONTGOMERY ROAD

SITE



DEMOGRAPHICS

A map of the Cincinnati, Ohio area, centered on Deer Park. Three concentric red circles represent distances of 1 mile, 3 miles, and 5 miles from the center. The map shows major highways (Interstates 75, 71, 275, and various US and OH routes) and numerous city and neighborhood names including Springdale, Glendale, Sharonville, Evendale, Woodlawn, Lincoln Heights, Wyoming, Reading, Blue Ash, Montgomery, Remington, Kenwood, Amberley, Deer Park, Silverton, Madeira, Indian Hill, Norwood, Oakley, Madisonville, Fairfax, Mariemont, Ancor, and Newport. The Ohio-Kentucky border is visible at the bottom.

Acres