

LINDEN POINTE LAND

4803 Montgomery Road, Norwood, OH 45212

Retail/Office Land / For Ground Lease or BTS



**Two Pad Sites
Available at Linden Pointe**

Andrew Sellet / Managing Director / andrew.sellet@cushwake.com / +1 513 763 3053

Terry Ohnmeis / Director / terry.ohnmeis@cushwake.com / +1 513 763 3059

**WE ARE
THE CENTER
OF RETAIL**

CUSHWAKERETAIL.COM

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNERS). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



LAND

2 Pads
1+ Acres Each

PRICE

Contact Agent

NEIGHBORING TENANTS

Paycor (700+ employees), CDK Global (500+ employees) Mercy Health, Kroger, Chipotle, Marshalls, United Dairy Farmers and more!

COMMENTS

- Pad 1 - Close to Montgomery Road
- Pad 2 - Close to entrance
- Ample parking, easy access and great visibility
- Strong daytime population: 300K in 5 mile radius



NEIGHBORHOOD DEMOGRAPHICS



POPULATION

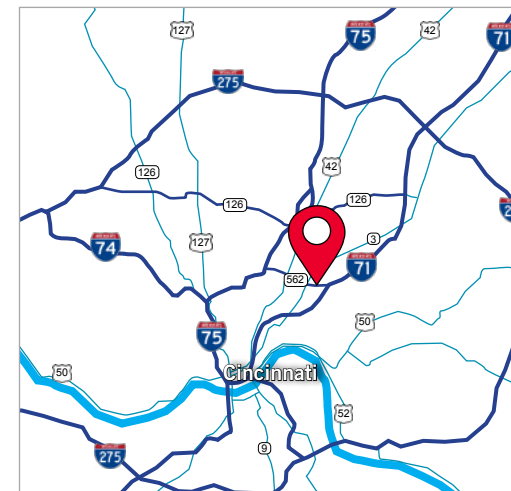


AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION

1 Mile	18,690	\$65,980	25,434
3 Miles	117,399	\$82,543	115,005
5 Miles	283,208	\$82,320	301,386

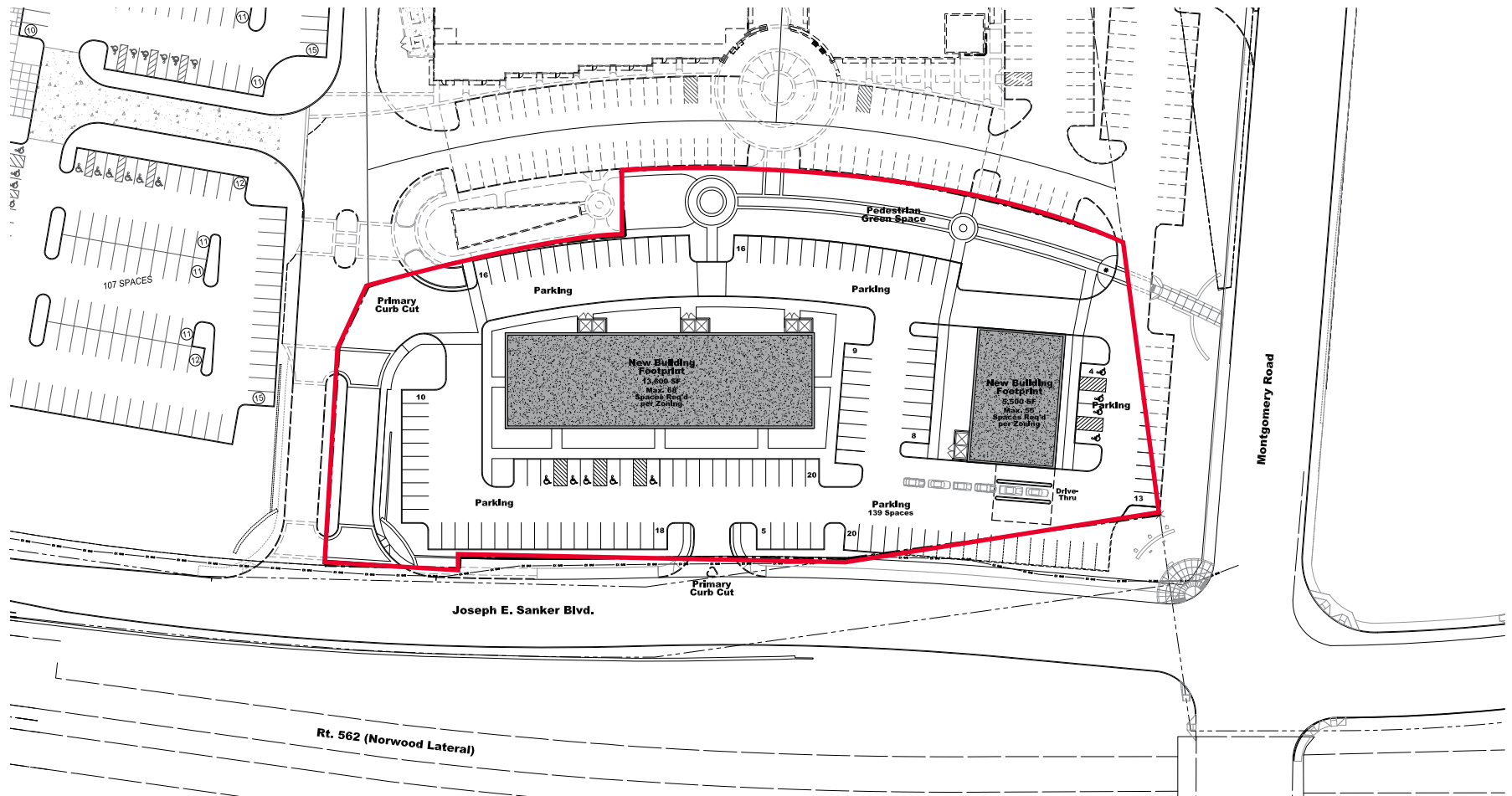


Andrew Sellet / Managing Director / andrew.sellet@cushwake.com / +1 513 763 3053

Terry Ohnmeis / Director / terry.ohnmeis@cushwake.com / +1 513 763 3059

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

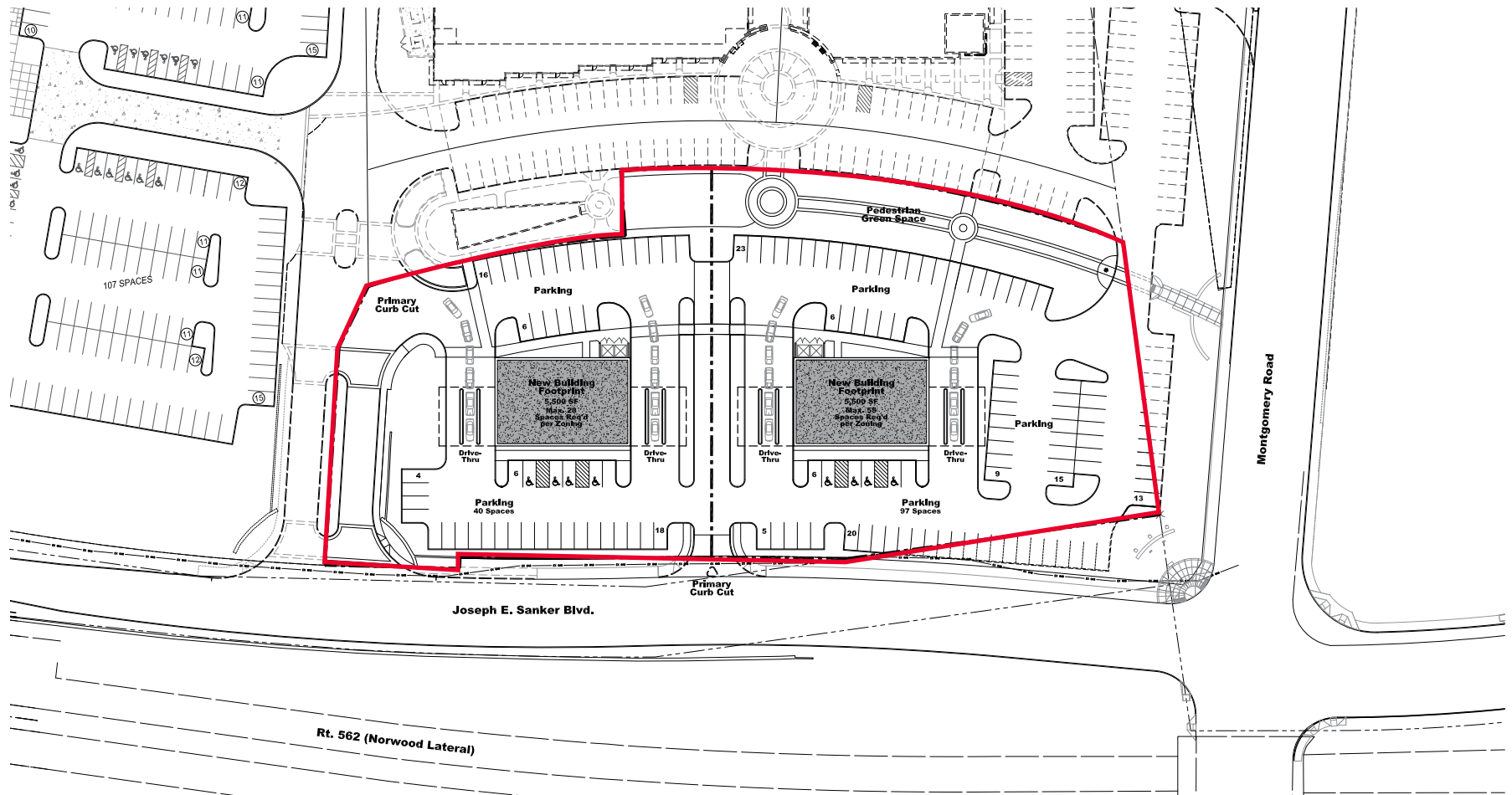
EXAMPLE - 13,600 SF Building & 5,500 SF Building



Andrew Sellet / Managing Director / andrew.sellet@cushwake.com / +1 513 763 3053
Terry Ohnmeis / Director / terry.ohnmeis@cushwake.com / +1 513 763 3059

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR PROPERTIES REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

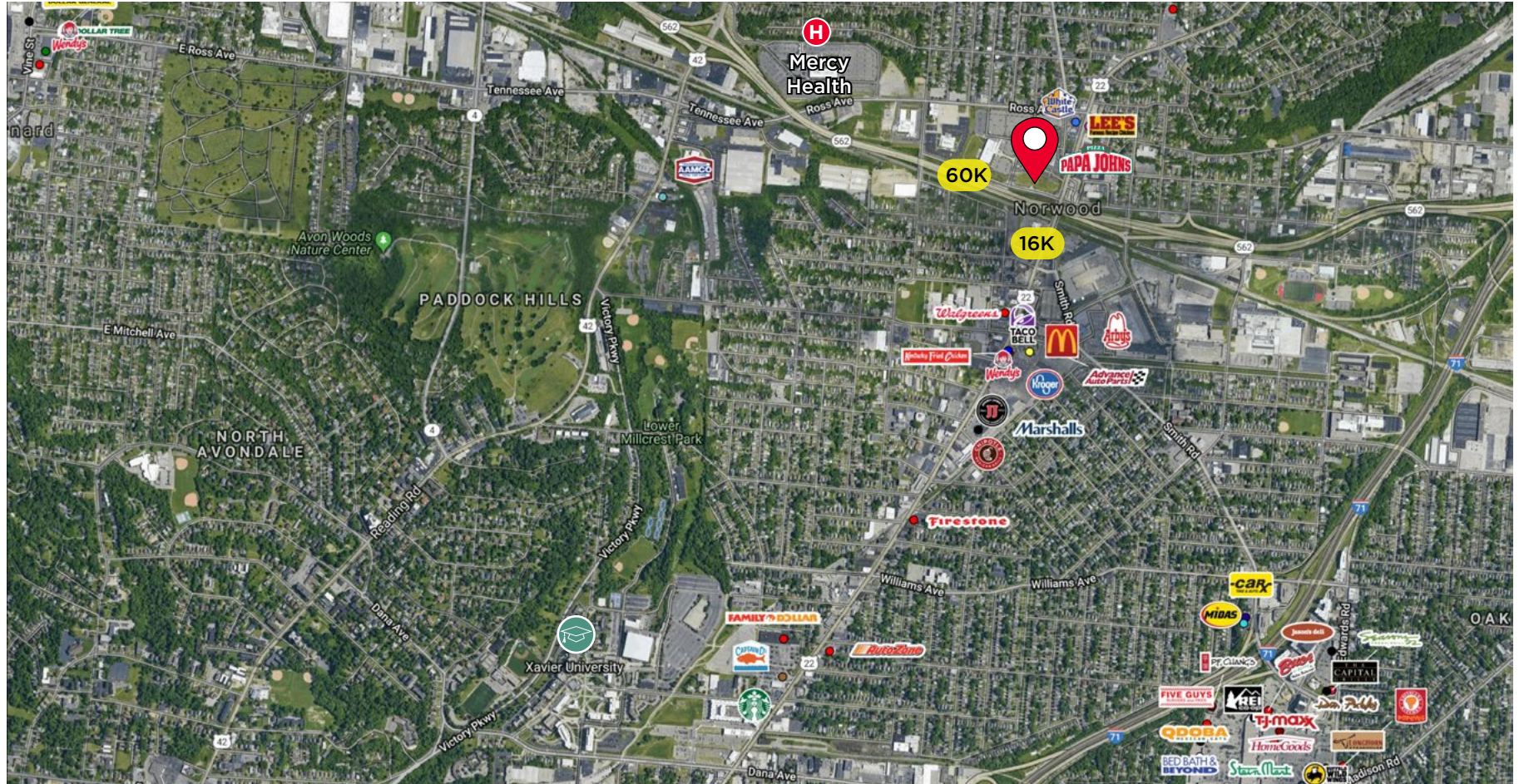
EXAMPLE - Two 5,500 SF Building



Andrew Sellet / Managing Director / andrew.sellet@cushwake.com / +1 513 763 3053
Terry Ohnmeis / Director / terry.ohnmeis@cushwake.com / +1 513 763 3059

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR PROPERTIES REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

Retail/Office Land / For Ground Lease or BTS



Andrew Sellet / Managing Director / andrew.sellet@cushwake.com / +1 513 763 3053
Terry Ohnmeis / Director / terry.ohnmeis@cushwake.com / +1 513 763 3059

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR PROPERTIES REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.