

# OFFICE SPACE | FOR LEASE

7800 COOPER RD, SUITE 207, MONTGOMERY, OH 45242



## LEASING MEMORANDUM

## PROPERTY OVERVIEW

3CRE is excited to offer a prime office space located on Cooper Road, showcasing an excellent opportunity in a dynamic and established area. The subject site is strategically located in a heavy retail and office corridor in Montgomery, making it an ideal spot in a thriving commercial environment. This renovated space offers private office space, a welcoming reception space, free parking, and more. Flooring Improvements can be negotiated.

Montgomery is strategically located with easy access to major highways and the Cincinnati metropolitan area, offering a prime location that combines convenience with a supportive community atmosphere. The city is committed to fostering a thriving business environment, with economic development initiatives and resources designed to help businesses succeed.

## SPACE FEATURES

- 327 SF Office Space Available
- Private Office Space
- Reception Space
- Leasing Price | \$725/ monthly (Gross)
- 24 Month Lease
- Montgomery, Ohio
- Close Proximity to Highway
- Steps from Downtown Montgomery

## PROPERTY FEATURES

- Renovated Common Areas
- Renovated Restrooms
- Secured Entrances
- New Roof
- New Flooring
- Ample Parking
- New Front Door

### CINCINNATI

7815 COOPER ROAD, SUITE C  
CINCINNATI, OH 45242  
513-490-6881

### COLUMBUS

9039 ANTARES AVE, E2  
COLUMBUS, OH 43240  
740-972-8499

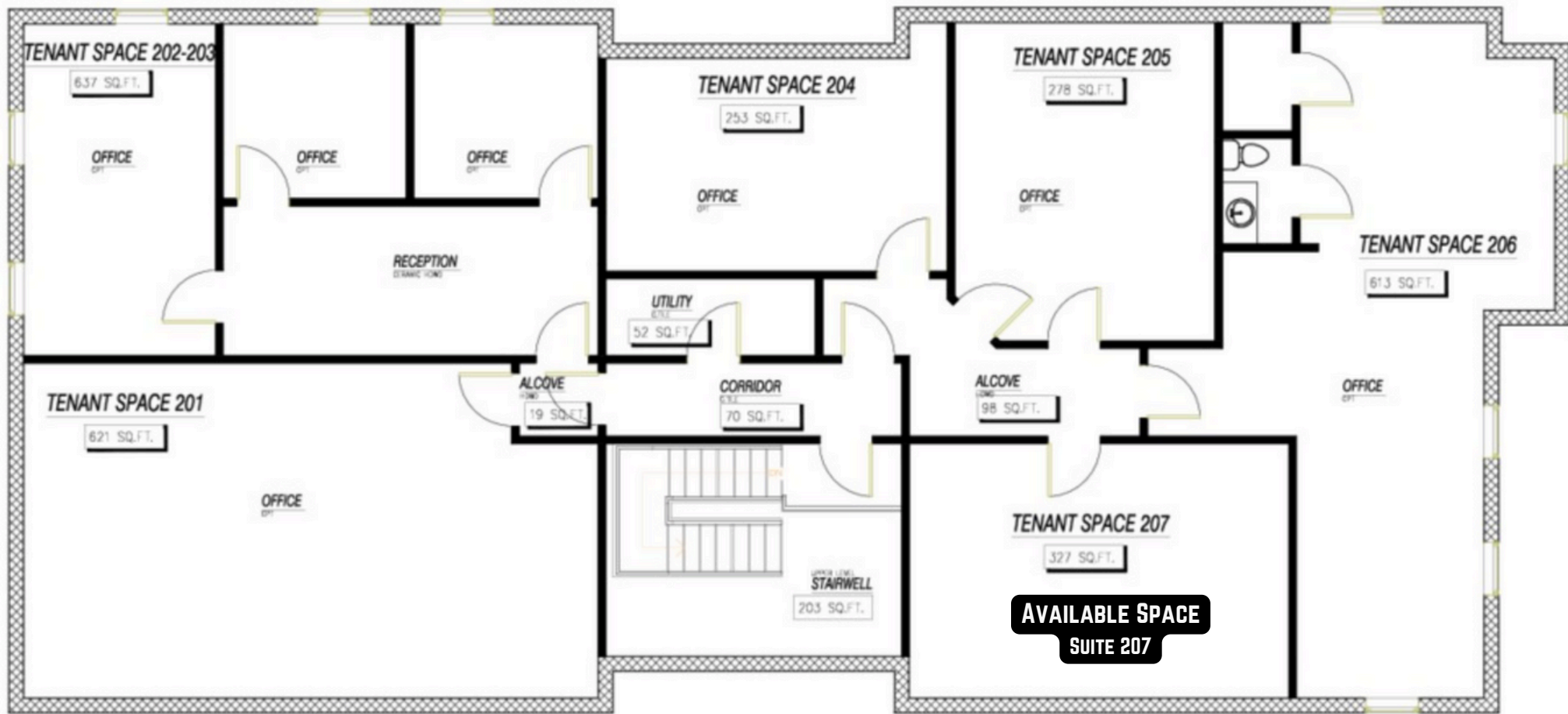
### NASHVILLE

1033 DEMONBREUN STREET, SUITE 300  
NASHVILLE, TN 37203  
513-383-8413

### KENTUCKY

284 MANHATTAN BLVD, STE. OFFICE  
DAYTON, KENTUCKY 41074  
513-383-8413

# FLOOR PLAN- SECOND FLOOR



03 SECOND LEVEL FLOOR PLAN 1/4" = 1'-0"

SQUARE FEET BREAKDOWN:	
	SQUARE FEET
RSF	2,729
COMMON	423
TOTAL	3,152



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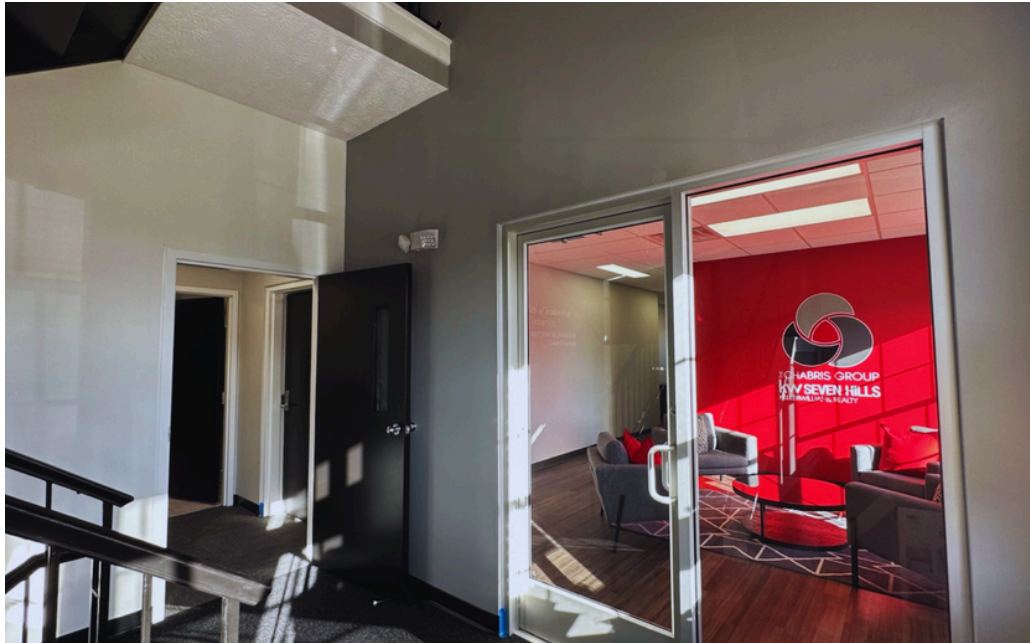


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SUBJECT SITE

DENSE RESIDENTIAL AREA

DOWNTOWN MONTGOMERY

NAPA KITCHEN AND WINE

DUNKIN'

TAGLI BAR + PIZZERIA

MONTGOMERY RD

KS

BRU burger bar

MQ MONTGOMERY QUARTER

NEW MIXED-USE DEVELOPMENT (2024)

DENSE RESIDENTIAL AREA

LIVERY

OHIO ROUTE 126

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**1-MILE**

**3-MILE**

**5-MILE**

POPULATION
TOTAL BUSINESSES
TOTAL EMPLOYEES
TOTAL RETAIL EXPENDITURE
APPAREL
ENTERTAINMENT
FOOD AND BEVERAGES
PERSONAL CARE

5,828	50,948	131,516
664	6,507	11,113
5,534	59,315	116,214
\$101.03 M	\$832.75 M	\$2.06 B
\$4.71 M	\$40.24 M	\$101,77 M
\$14.83 M	\$122.47 M	\$305.28 M
\$25.27 M	\$214.68 M	\$535.54 M
\$4.97 M	\$41.62 M	\$102.78 M



**HIGH RETAIL EXPENDITURE**



**CLOSE PROXIMITY TO MAJOR HIGHWAYS**



**NUMEROUS SURROUDNING SUBURBS**





**OLIVIA PAGE**  
INVESTMENT ADVISOR  
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OLIVIA@3CRE.COM



**3CRE Advisors** is a multi-state brokerage that has expertise in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our Retail Services Group for any of your retail assignments. Visit us at any of our offices listed below or on our website at [3CRE.com](http://3CRE.com)

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