

10823 MONTGOMERY RD

CINCINNATI, 45242



For Lease / Multi-Tenant Office or Retail Space

WE ARE
THE CENTER
OF RETAIL



10823 MONTGOMERY RD

CINCINNATI, OH 45242

SPACE AVAIL

2,328 SF

RENT

\$10.00/psf NNN +
\$8.00/psf OPEX

COMMENTS

- 2,328 SF of 2nd Floor office or retail space
- **AVAILABLE 1/1/2025**
- 4 small private office spaces
- Other tenant in center: McCabe Do It Center, Montgomery Town Tavern, Holzman Meats, and much more
- High income trade area (\$175k in 3 mile radius)
- Many local amenities nearby in an established trade area
- High traffic counts on Montgomery of 25,000 VPD
- Immediate access to I-275

NEIGHBORHOOD DEMOGRAPHICS



POPULATION

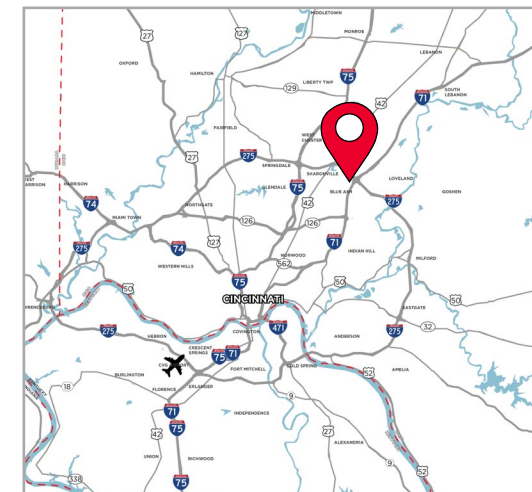


AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION

1 Mile	6,043	\$169,772	6,310
3 Miles	49,710	\$175,274	77,216
5 Miles	144,211	\$165,927	173,364



10823 MONTGOMERY RD

CINCINNATI, OH 45242



Clare Holtmeier / Associate / clare.holtmeier@cushwake.com / +1 513 322 0776
Rob Murphy / Director / rob.p.murphy@cushwake.com / +1 513 763 3033

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.

10823 MONTGOMERY RD

CINCINNATI, OH 45242

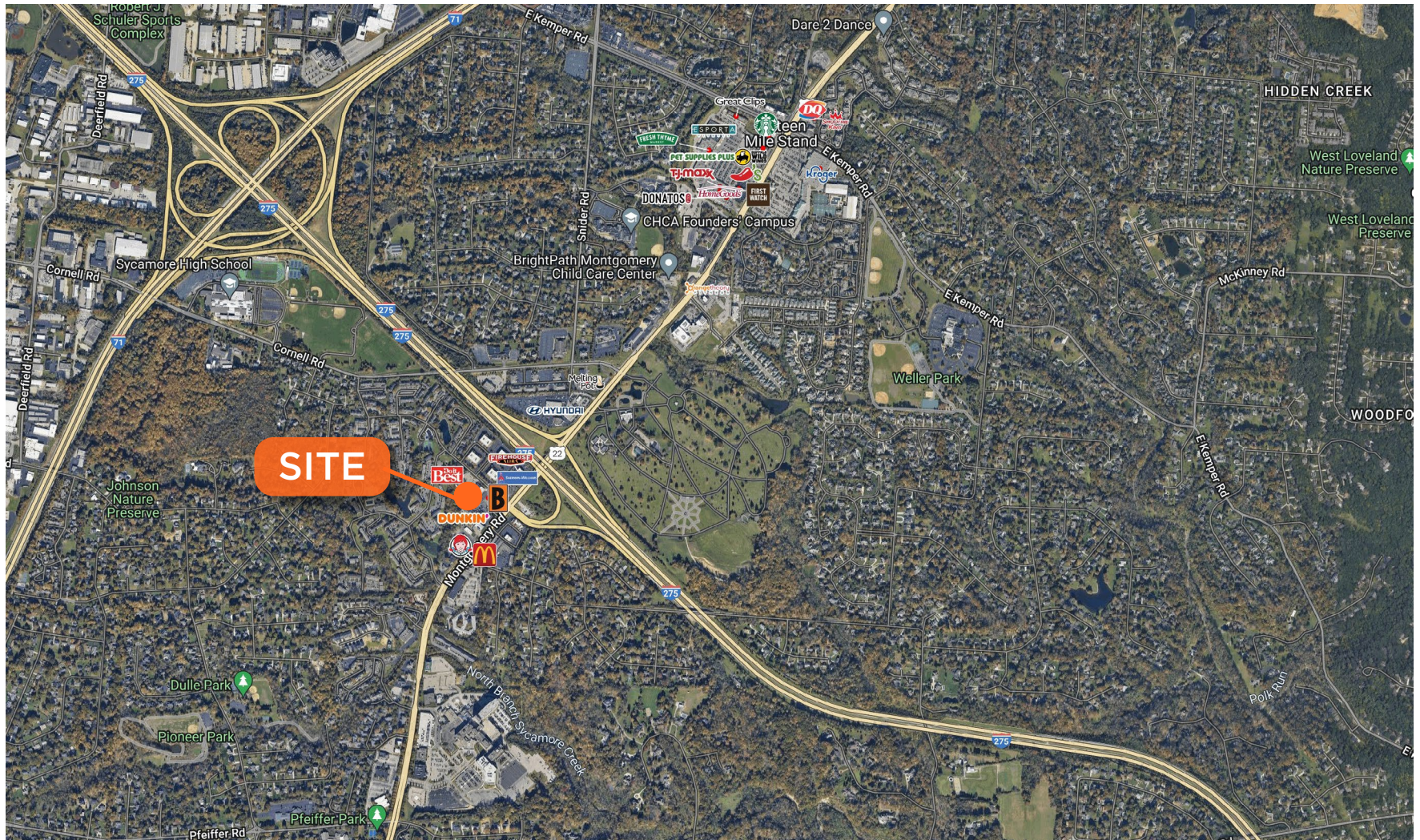


Clare Holtmeier / Associate / clare.holtmeier@cushwake.com / +1 513 322 0776
Rob Murphy / Director / rob.p.murphy@cushwake.com / +1 513 763 3033

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.

10823 MONTGOMERY RD

CINCINNATI, OH 45242



Clare Holtmeier / Associate / clare.holtmeier@cushwake.com / +1 513 322 0776
Rob Murphy / Director / rob.p.murphy@cushwake.com / +1 513 763 3033

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.