



RATH EQUITY, LTD.

## OFFICE FOR SALE/LEASE

10663 MONTGOMERY RD  
MONTGOMERY, OH 45242

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SALE PRICE:  
\$2,019,975

LEASE PRICE:  
\$12.95 SF/YR NNN

## LOCATION HIGHLIGHTS:

- › **Strategic Location:** Positioned in Montgomery, OH, just minutes from I-71 and I-275, ensuring easy accessibility and connectivity.
- › **Demographics Advantage:** Situated in an affluent area with a median household income of \$117,538 (within 3 miles), attracting potential high-value clientele.
- › **Close to Major Facilities:** Proximity to Bethesda North Campus adds value, especially for medical tenants.
- › **Nearby Amenities:** Surrounded by numerous banks, restaurants, and shopping options, enhancing the daily convenience for tenants.

### SALE PRICE

\$2,019,975

### LEASE PRICE

\$12.95/SF

### USE

Medical/Office

### SQ FT

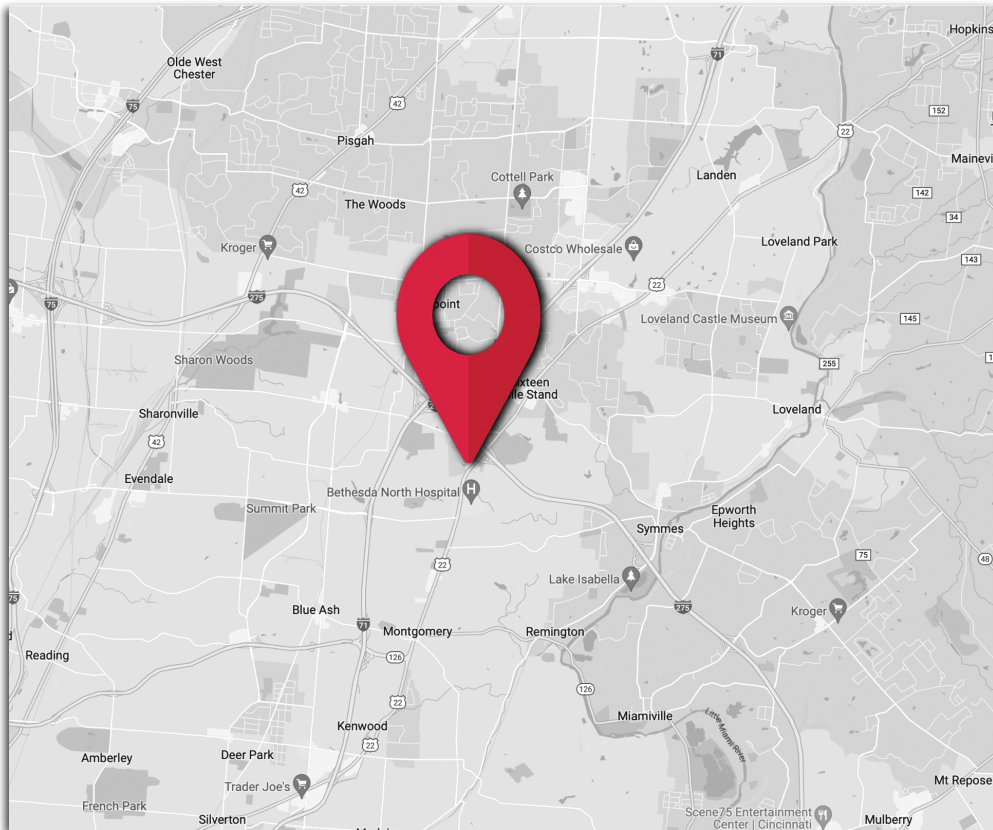
17,565

## PROPERTY HIGHLIGHTS:

- › **Versatile Space:** A total of 17,565 SF available, with options for a full floor (5,885 SF) or a spacious basement (3,437 SF), ideal for diverse office or medical use.
- › **Affordable and Flexible Options:** Attractive sale price of \$2,019,975 and a competitive lease rate of \$12.95/SF/YR (NNN), catering to various budget needs.
- › **Visibility and Branding:** Building and monument signage opportunities provide excellent exposure to businesses.
- › **Modern Utilities:** Equipped with city water/sewer, Duke electricity, and advanced communication options through Spectrum and Alta Fiber.



# SPECIFICATIONS



## LOCATION

<b>Address</b>	10663 Montgomery Rd, Montgomery, OH 45242
<b>Building Size</b>	17,565 SF
<b>Parking</b>	On-Site; 80 Spaces
<b>Access</b>	Minutes to I-71 and I-275
<b>Property Type</b>	Class B Office

## FEATURES

<b>Ceiling Heights</b>	9'
<b>Lighting</b>	Florescent and Can Lighting
<b>Flooring</b>	Mixture of LVT and Carpet
<b>Year Built</b>	1992
<b>Number of Floors</b>	3 (Three) Floors

## UTILITIES

<b>Electric</b>	Duke
<b>Water/Sewer</b>	City
<b>Phone/Data</b>	Spectrum / Alta Fiber

## ZONING

<b>Municipality</b>	City of Montgomery
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## BUILDING SYSTEMS

<b>HVAC</b>	Forced Air
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PROPERTY AERIAL



MONTGOMERY RD

ORCHARD CLUB DR



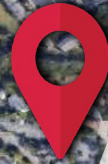
Skyline C of A  
McCabe Do it center  
BIGGBY COFFEE  
Bottle Lodge  
Holzman MEATS & DELI  
PUPPYWOOD  
DUNKIN' DONUTS  
Superior Nut and Candy  
CONCRETE FORMWORK  
LaRosa's FAMILY PIZZERIA  
Gyro Express  
Wendy's

 GATE OF HEAVEN CEMETERY  
Archdiocese of Cincinnati



MONTGOMERY RD

Ethel Murray's  
Arthur Murray Cincinnati Dance Centers  
TACO CASA  
BJ's JINISYS  
McDonald's

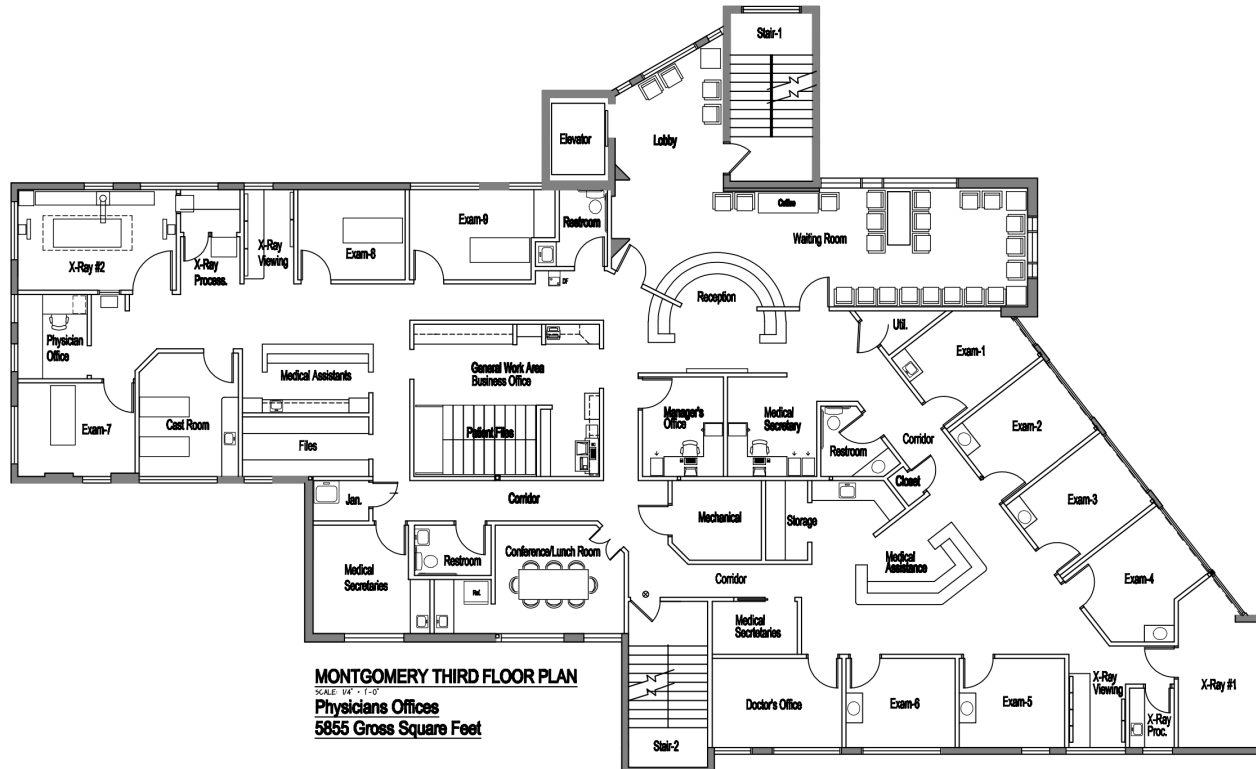


 TriHealth



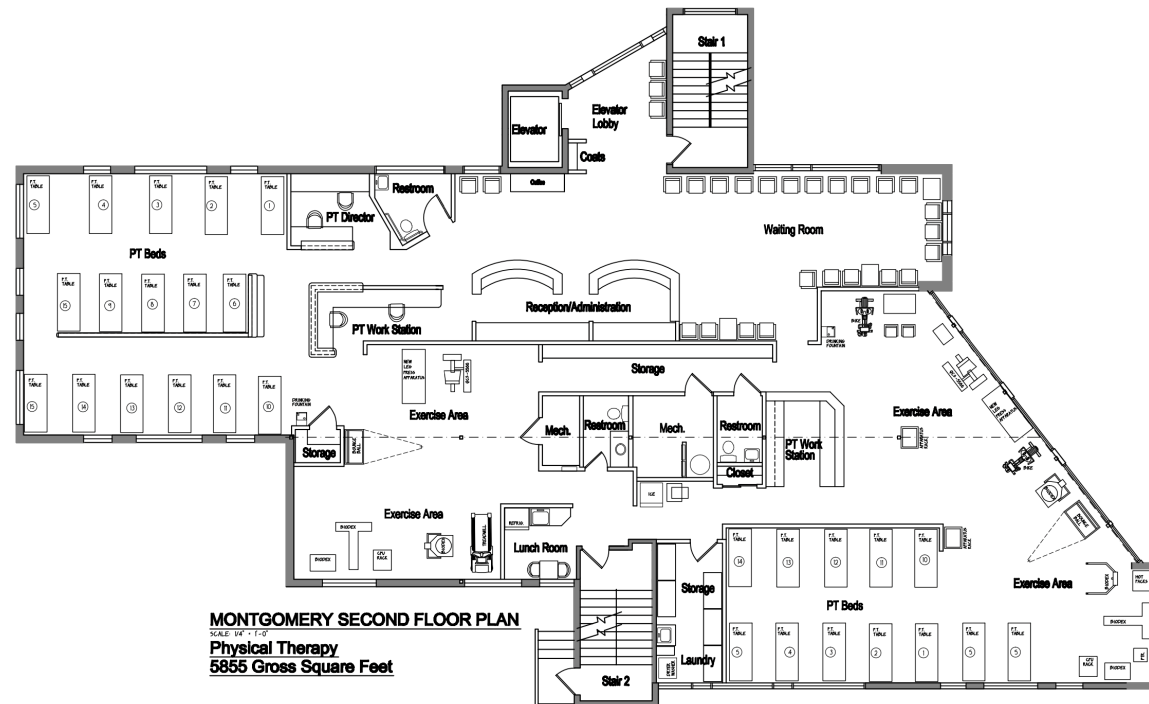
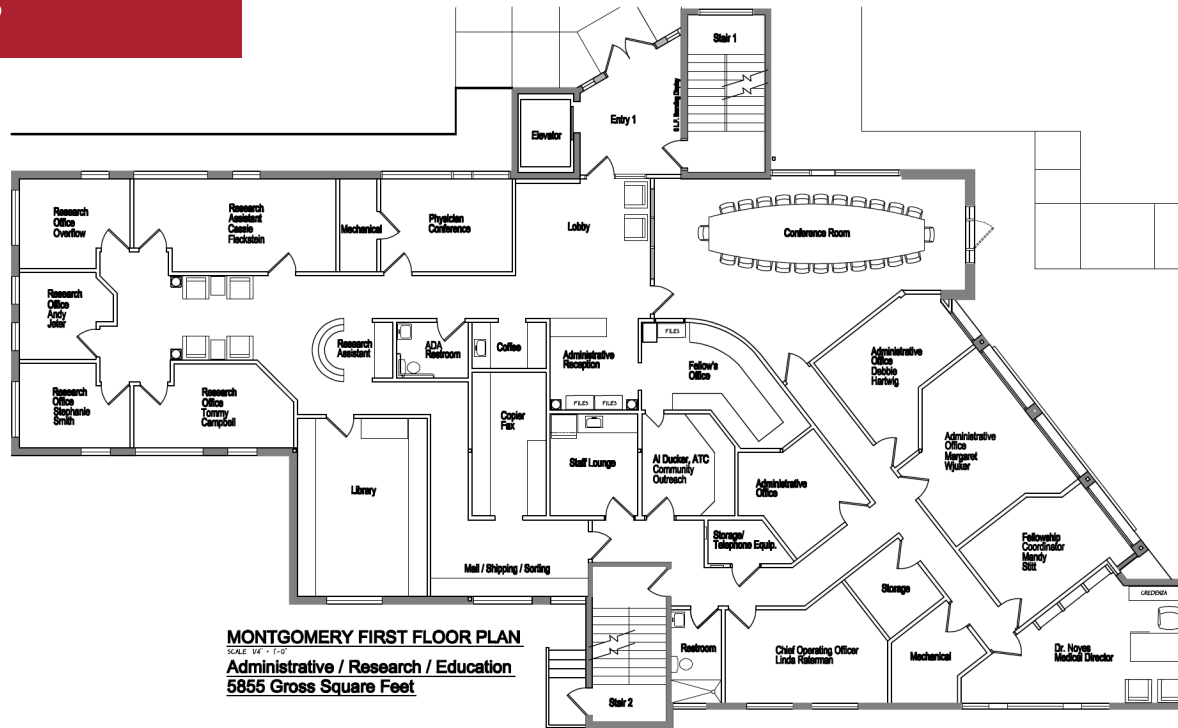
# FLOOR PLANS

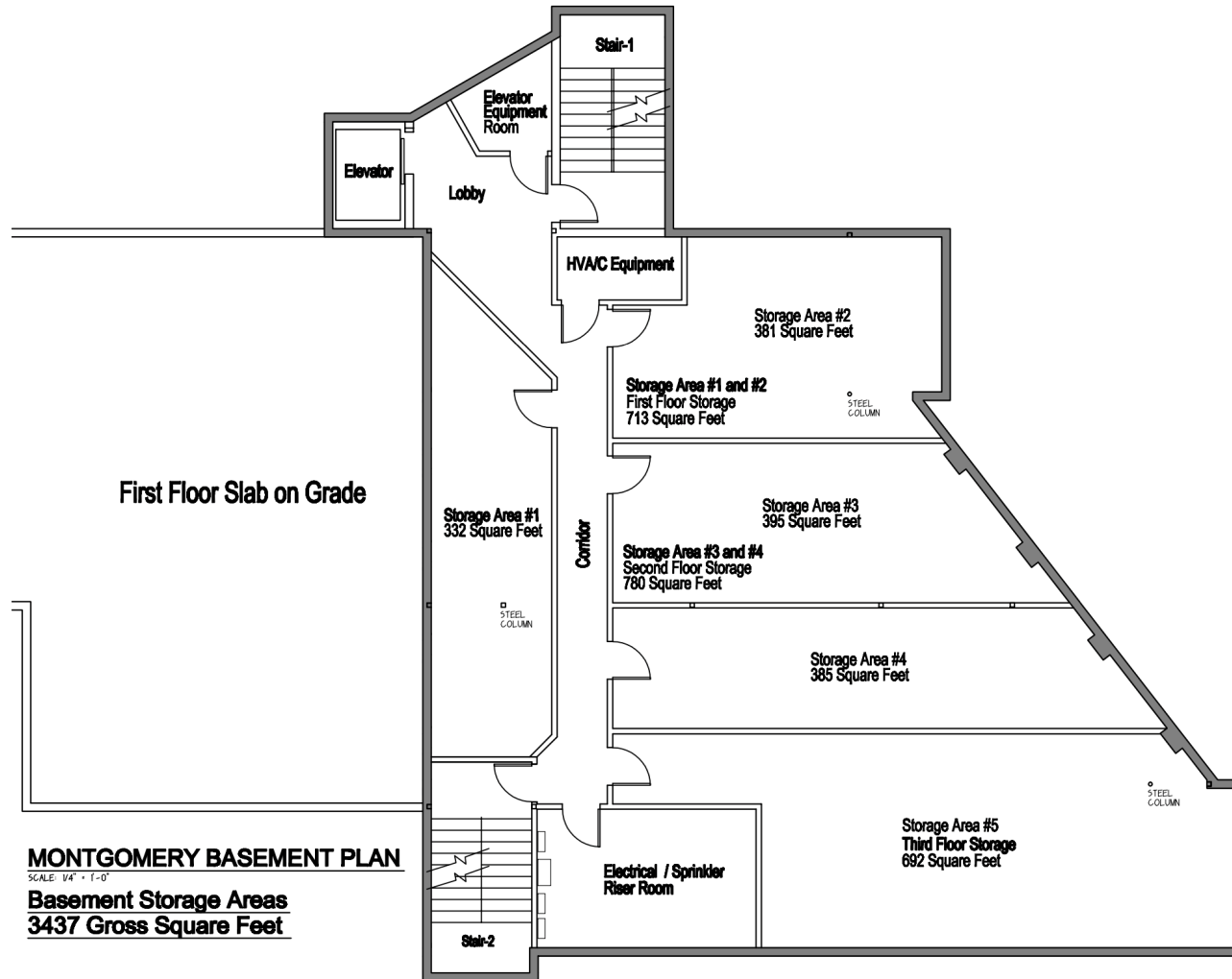
## EXAMPLE FLOOR PLAN



**MONTGOMERY THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
Physicians Offices  
5855 Gross Square Feet

# FLOOR PLANS





## MONTGOMERY BASEMENT PLAN

SCALE: 1/4" = 1'-0"

**Basement Storage Areas**  
**3437 Gross Square Feet**



# 1 MILE KEY FACTS

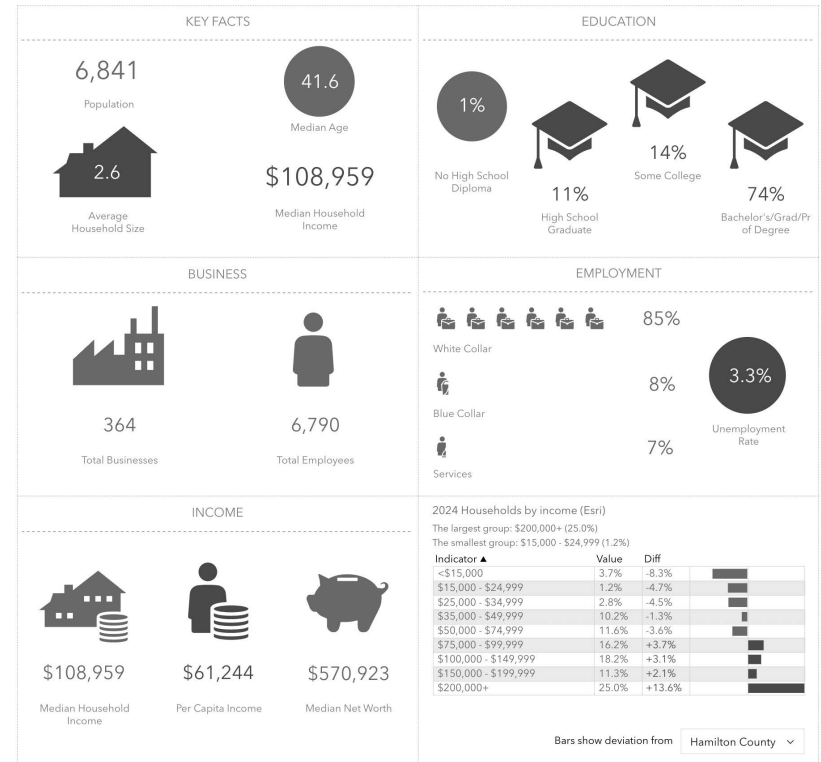
## DEMOGRAPHICS

### 2024 SUMMARY

	1 MILE	2 MILE	3 MILE
Population	6,841	20,395	47,572
Households	2,569	7,647	18,129
Families	1,827	5,478	12,694
Average Household Size	2.61	2.63	2.59
Owner Occupied Housing Units	1,881	5,881	13,799
Renter Occupied Housing Units	688	1,766	4,330
Median Age	41.6	42.5	41.8
Median Household Income	\$108,959	\$130,458	\$117,538
Average Household Income	\$160,179	\$185,610	\$172,020

### 2029 SUMMARY

	1 MILE	2 MILE	3 MILE
Population	7,010	20,616	48,498
Households	2,607	7,665	18,374
Families	1,847	5,450	12,760
Average Household Size	2.64	2.65	2.61
Owner Occupied Housing Units	1,944	5,983	14,103
Renter Occupied Housing Units	663	1,682	4,271
Median Age	42.7	43.5	42.9
Median Household Income	\$130,426	\$153,317	\$140,533
Average Household Income	\$185,575	\$209,951	\$197,820



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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**47,572**  
3-Mile  
Population



**\$117,538**  
3-Mile Median  
Household Income



**18,129**  
3-Mile  
Households



## CONFIDENTIALITY DISCLAIMER

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PRESENTED  
EXCLUSIVELY BY:



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