

9370 MAIN ST

OFFICE SPACE FOR LEASE

9370 MAIN ST
CINCINNATI, OH 45242

- Rare Small Office Opportunity in Downtown Montgomery
- Rate: \$1,000 - Gross (All In)
- Walking distance to downtown Montgomery
- Nearby Restaurants include Montgomery Inn, European Café, Napa Kitchen, Salon Bastille, Village Tavern & Corner Pub
- Easy Access to Ronald Reagan, I-71 & 275

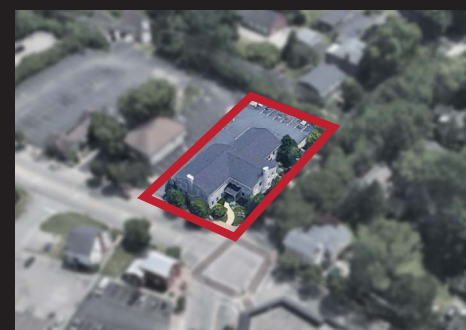
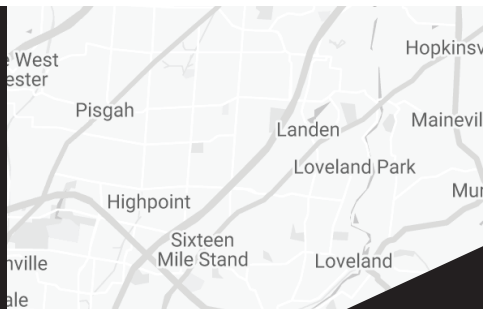
867
SQ FT

\$1,000 - GROSS
ALL IN RATE

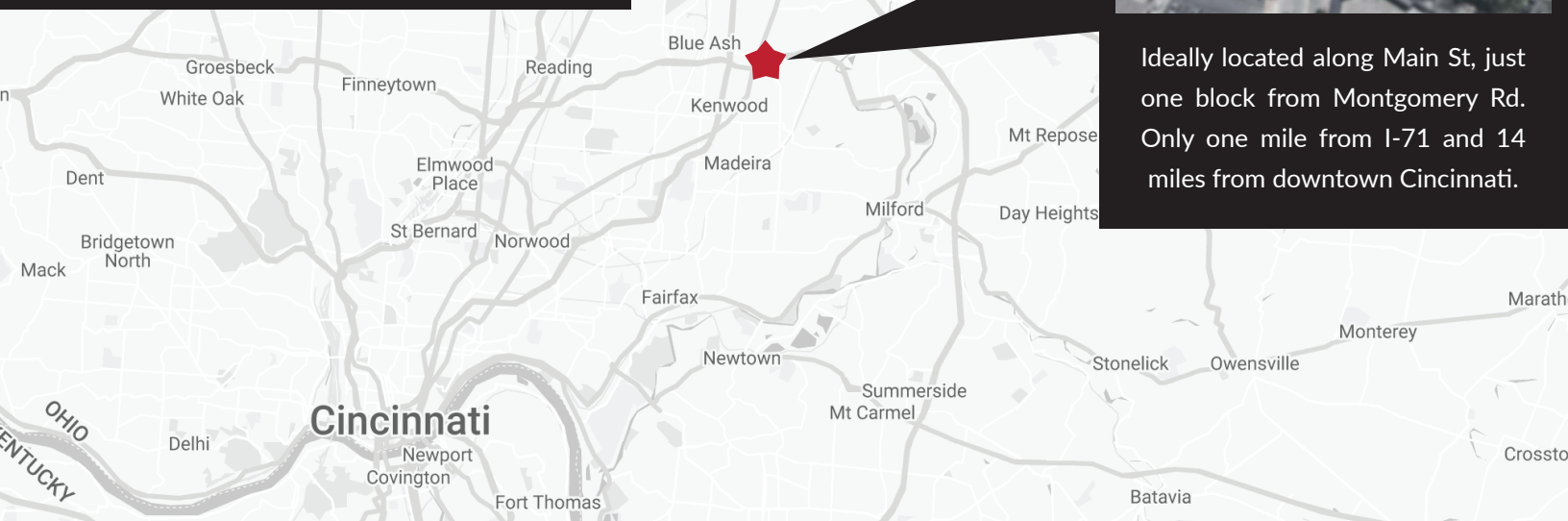
KEY HIGHLIGHTS

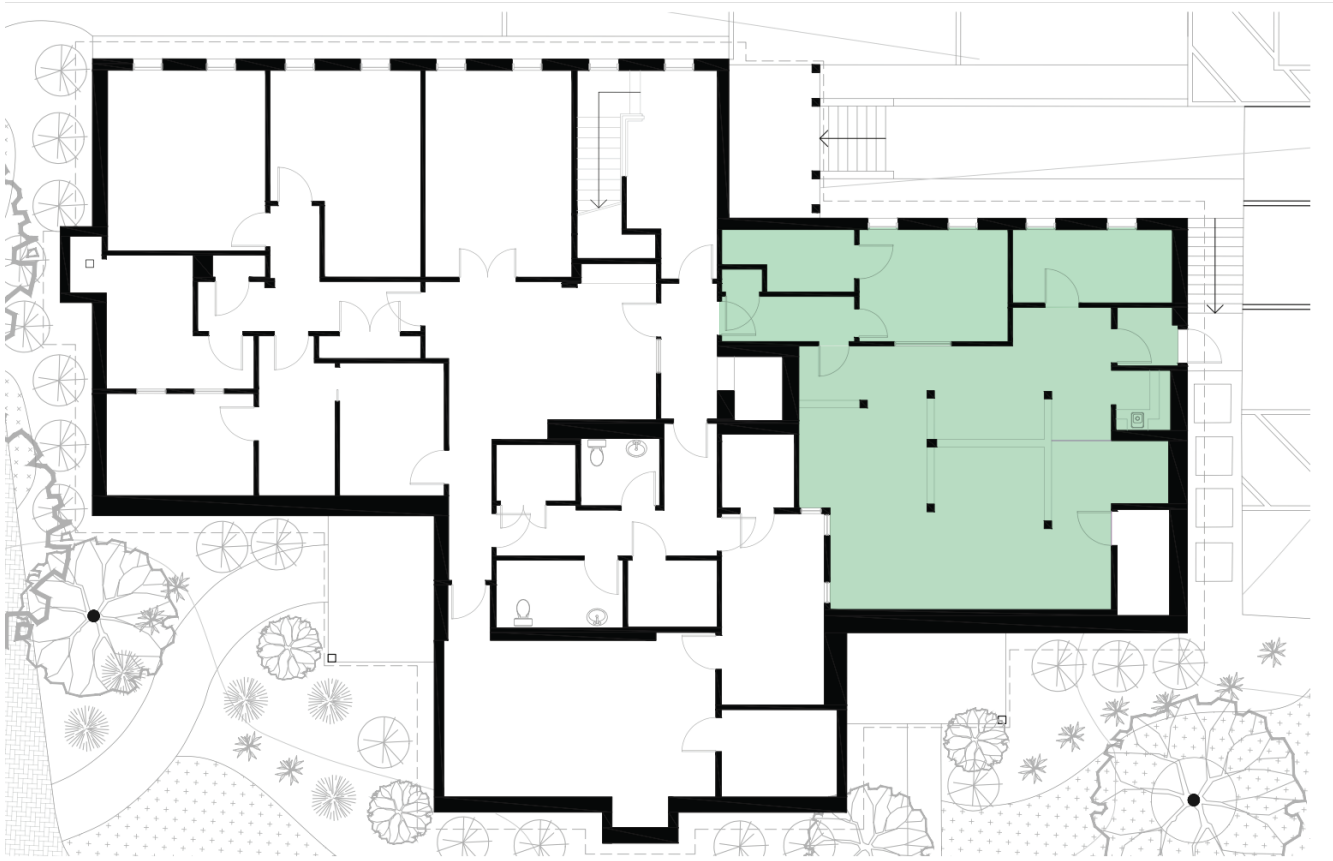
- ✓ 867 SQ FT available
- ✓ New ownership
- ✓ On-site parking
- ✓ Walking distance to downtown Montgomery
- ✓ Abundant amenities nearby

- ✓ Excellent Location
- ✓ Monument Signage Available
- ✓ Montgomery Submarket
- ✓ Great Access to I-275 & Ronald Reagan



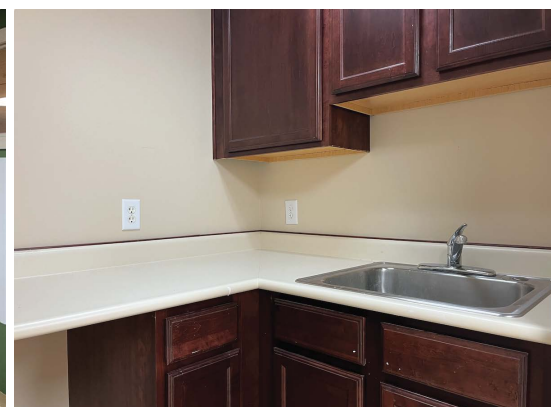
Ideally located along Main St, just one block from Montgomery Rd. Only one mile from I-71 and 14 miles from downtown Cincinnati.





LOWER LEVEL - UNIT 1

- ✓ 867 SF
- ✓ Direct Access to Outside
- ✓ Small Kitchenette with water
- ✓ One private office, with semi private bull pen area (1/2 walls)
- ✓ Move in ready



MONGTOMERY QUARTER



\$140M Development including:

- Hotel
- +/-38,000 SF Retail
- +/-260,000 SF Office
- Luxury Apartments
- 48 Condominiums
- +/-940 parking spaces in multiple parking garages



126

DOWNTOWN MONTGOMERY

1 block from 9370 Main St
1 minute drive | 1 minute walk

MONTGOMERY RD (22210 VPD)

MAIN ST

NEARBY AMENITIES



RATH EQUITY, LTD.



CINCINNATI OHIO

Cincinnati is Ohio's largest metropolitan area and the nation's 29th-largest. Metropolitan Cincinnati has the twenty-eighth largest economy in the US and the fifth largest in the Midwest, after Chicago, Minneapolis-St. Paul, Detroit, and St. Louis. Due to its abundant amenities, Cincinnati is a magnet for start-ups. Several Fortune 500 companies are headquartered here, such as Procter & Gamble, The Kroger Company, and Fifth Third Bank. General Electric has headquartered their Global Operations Center in Cincinnati. The Kroger Company and the University of Cincinnati are the largest employers in the city.



2021 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,087	50,284	133,867
Households	1,673	20,641	56,150
Families	1,114	13,555	36,129
Average Household Size	2.33	2.39	2.35
Owner Occupied Housing Units	1,330	15,320	40,401
Renter Occupied Housing Units	343	5,321	15,749
Median Age	51.3	45.3	44.6
Median Household Income	\$139,746	\$98,634	\$87,624
Average Household Income	\$204,524	\$136,626	\$124,351

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,196	51,116	135,237
Households	1,720	21,054	56,873
Families	1,147	13,764	36,425
Average Household Size	2.33	2.39	2.35
Owner Occupied Housing Units	1,338	15,449	40,987
Renter Occupied Housing Units	382	5,605	15,886
Median Age	52.0	45.7	45.2
Median Household Income	\$155,116	\$107,431	\$97,684
Average Household Income	\$226,673	\$151,679	\$137,832

CONTACT FOR MORE INFORMATION:

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RATH EQUITY, LTD.