MONTGOMERY RD (22,210 VPD)

9707 MONTGOMERY

OFFICE / RETAIL WITH MONTGOMERY FRONTAGE FOR LEASE

9707 MONTGOMERY RD
MONTGOMERY, OH 45242

- Frontage on Montgomery Road
- Direct Entry (No Common Area)
- Monument Signage Available

ADAM RATH | BROKER
ADAM@RATHEQUITY.COM
513.888.8669
RATHEQUITY.COM

RE
RATH EQUITY, LTD.

1,797
SQ FT

$17.95MG
RATE

50
PARKING SPACES

INNOVATIVE VISION
Drs. Kuhlman, Corcoran, & Davis
9707 - 9715

KEY HIGHLIGHTS

- ⊘ 1,797 SQ FT available
- ⊘ Signage available
- ⊘ Exceptional Location

- ⊘ Ample Free Parking
- ⊘ Walking distance to downtown Montgomery
- ⊘ Abundant amenities nearby

- ⊘ Frontage along Montgomery Rd, which sees 22,210 VPD
- ⊘ Numerous restaurants and amenities nearby
- ⊘ Located near downtown Montgomery, as well as Montgomery Quarter Development, a $140 million development bringing office, dining, and apartments to the area

Ideally located along busy Montgomery Rd. Only one mile from I-71 and located just 17 miles from downtown Cincinnati.
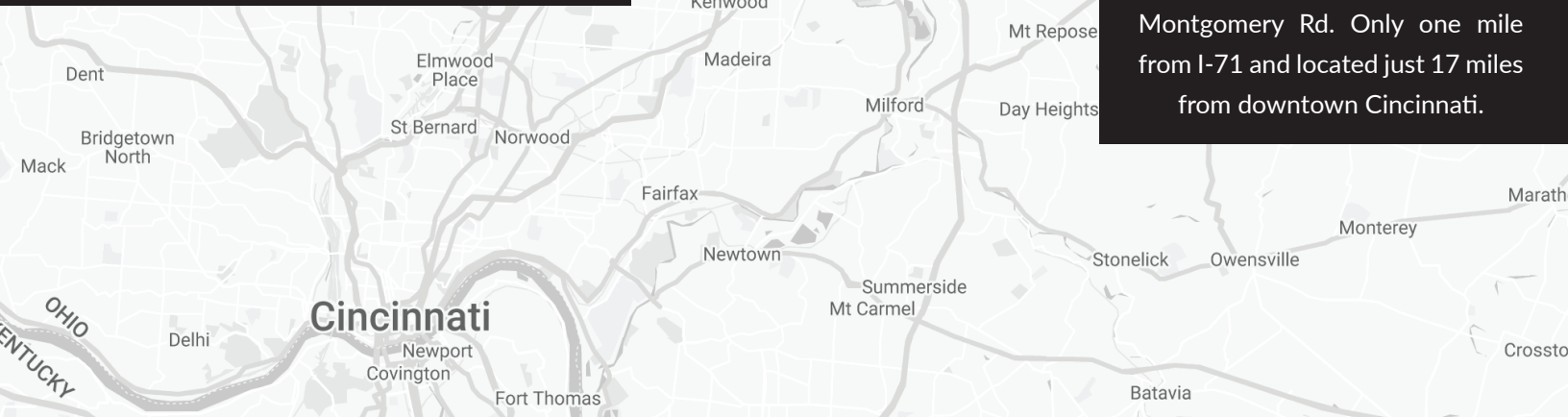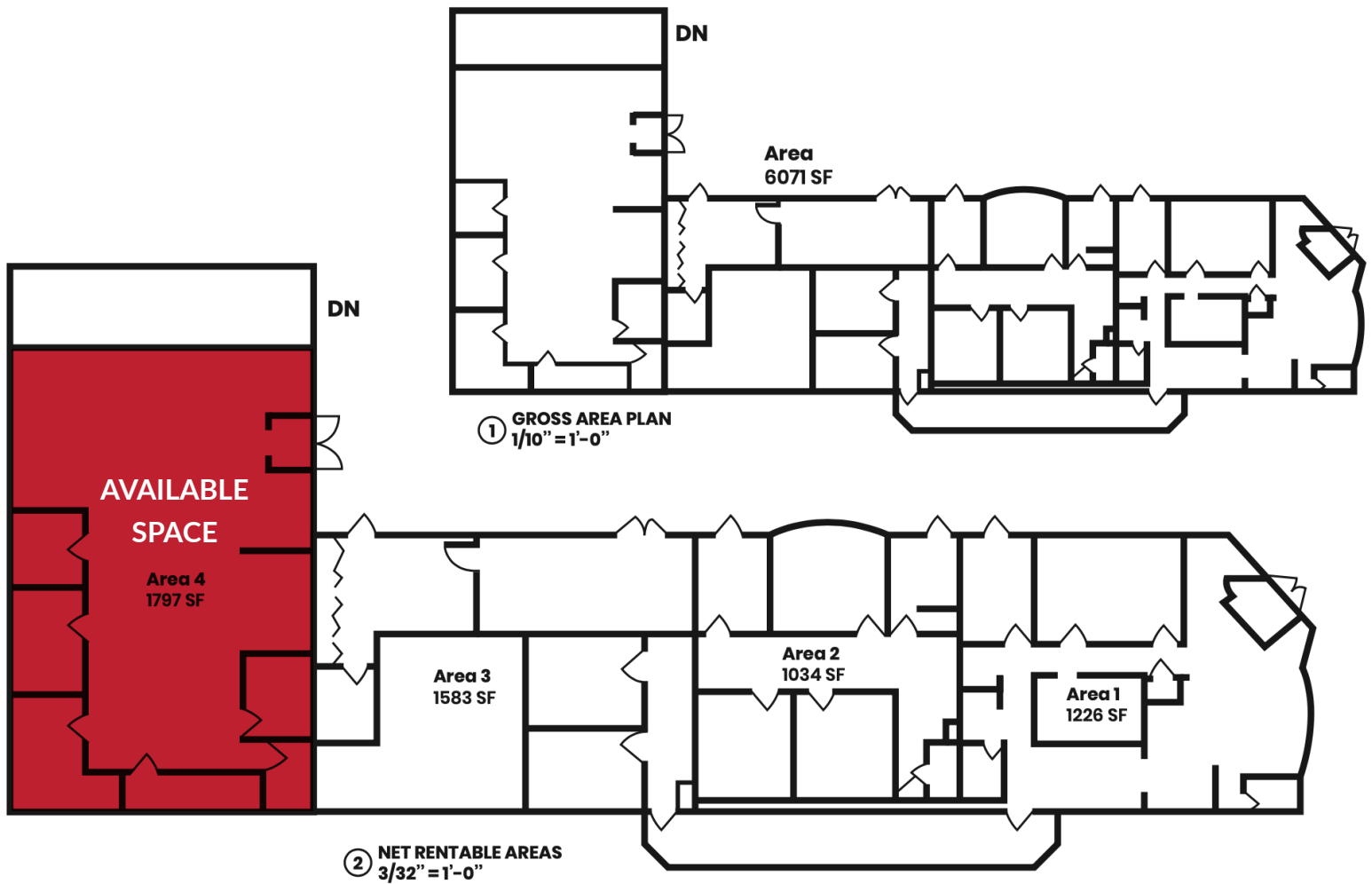
FLOOR PLANS

RE
RATH EQUITY, LTD.

DN

Area
6071 SF

① GROSS AREA PLAN
1/10" = 1'-0"

DN

AVAILABLE
SPACE

Area 4
1797 SF

Area 3
1583 SF

Area 2
1034 SF

Area 1
1226 SF

② NET RENTABLE AREAS
3/32" = 1'-0"

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

DOWNTOWN MONTGOMERY

.3 miles from 9707 Montgomery Rd

1 minute drive | 6 minute walk

REMINGTON RD

MONTGOMERY RD (22,210 VPD)

RE RATH EQUITY, LTD.

Kroger — Fresh for everyone
PetPeople
The UPS Store UPS
The Original Pancake House
PNC
KeyBank
Aglamesis Bro's EST. 1908

fiRST first financial bank
JET'S PIZZA
goodwill
The Belle and the Bear
FIFTH THIRD BANK
TOAST & BERRY BREAKFAST · BRUNCH · LUNCH
STONECREEK DINING COMPANY
CAMARGO CADILLAC

Jeff Ruby's Carlo & Johnny 1933
Brooklyn PIZZA & PASTA
United Dairy Farmers
Heritage BANK
Huntington

INTERSTATE 71

MONTGOMERY ELEMENTARY

MONTGOMERY RD (22,210 VPD)

CVS pharmacy
MPH BREWING
CLARITY HOUSE BAKERY & TEA ROOM

UC Health
Z PLACE WINE & CHEESE
ARTEMIS MEDITERRANEAN BISTRO
DUNKIN'

126

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

MONTGOMERY OHIO

Montgomery is located 14 miles northwest of Cincinnati. Settled in 1795, the town was a coach stop on the Cincinnati-Zanesville Road, later known as the Montgomery Pike, with an inn, two taverns, a grist mill and a carding mill to process its agricultural products. Montgomery saw a boom in the 1960s when it became an affluent community for people working in Cincinnati. It retains its historic downtown with many other 19th-century houses scattered throughout the community. It is currently accessed from exit 15 off Interstate 71 and exit 50 off Interstate 275, and it is the eastern terminus of the Ronald Reagan Cross County Highway about five miles northeast of the Cincinnati city line.

DEMOGRAPHICS
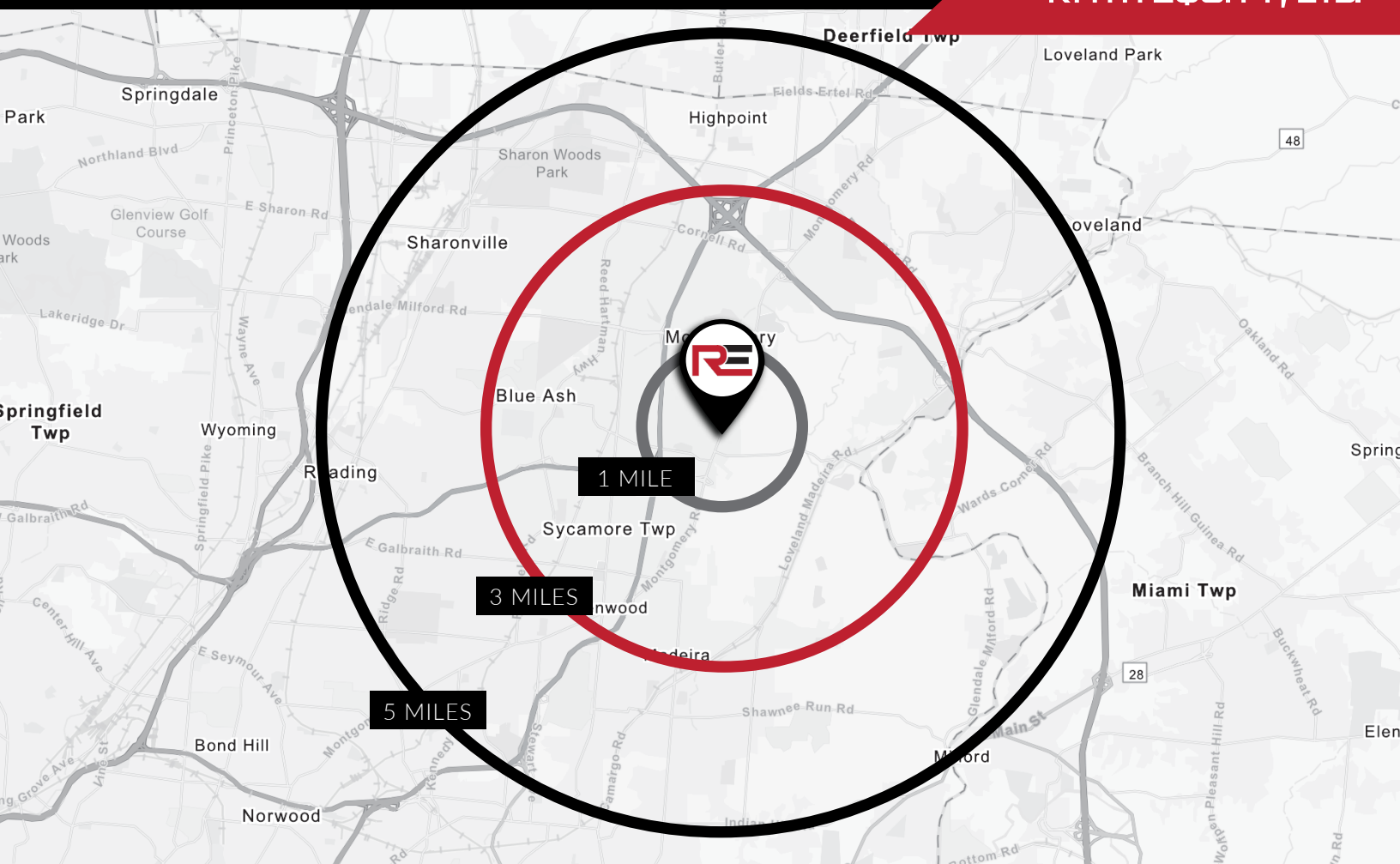
2021 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,933	47,161	131,768
Households	1,963	19,449	55,131
Families	1,363	12,916	35,543
Average Household Size	2.42	2.39	2.36
Owner Occupied Housing Units	1,615	14,285	39,615
Renter Occupied Housing Units	348	5,164	15,515
Median Age	50.9	45.3	44.6
Median Household Income	$135,767	$99,955	$89,427
Average Household Income	$199,625	$138,880	$125,563

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,989	48,056	133,237
Households	1,992	19,889	55,879
Families	1,380	13,147	35,869
Average Household Size	2.41	2.39	2.36
Owner Occupied Housing Units	1,621	14,400	40,249
Renter Occupied Housing Units	371	5,489	15,630
Median Age	51.6	45.5	45.2
Median Household Income	$149,166	$108,819	$100,065
Average Household Income	$220,473	$154,244	$139,375