



RATH EQUITY, LTD.

**2,230 SF
RETAIL FAST FOOD
BUILDING
FOR LEASE**

10775 MONTGOMERY RD
MONTGOMERY, OH 45242

**LAND OR BUILDING
LEASE AVAILABLE
(PRICE NEGOTIABLE)**

PROPERTY OVERVIEW

10775 Montgomery Rd is situated in a highly desirable location off of Montgomery Rd, just minutes from Bethesda North Hospital and abundant area shopping and dining. With 2,230 SF available, this property is poised for potential.

LOCATION OVERVIEW

Montgomery is located 18 miles northeast of downtown Cincinnati and 45 miles south of Dayton. Access to I-71 and I-275 are just minutes away.

LEASE PRICE

Negotiable

SQ FT

2,230 SF

LOT SIZE

.667 Acres
(possibly more)

LEASE TYPE

NNN

LEASE HIGHLIGHTS

- > 2,230 SF available
- > 90' on Montgomery Rd
- > 30 surface parking spaces available
- > Surrounded by restaurants, retail, hotels, and banking
- > Minutes from Bethesda North Hospital
- > Easy Access to I-71 and I-275

RENDERING & PHOTOS





NEARBY AMENITIES



MONTGOMERY RD



DEMOGRAPHICS

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,042	50,149	143,611
Households	2,281	19,544	56,617
Families	1,523	13,155	37,938
Average Household Size	2.60	2.54	2.51
Owner Occupied Housing Units	1,616	14,983	42,691
Renter Occupied Housing Units	666	4,561	13,926
Median Age	45.5	44.6	42.8
Median Household Income	\$115,232	\$111,078	\$105,324
Average Household Income	\$160,885	\$158,517	\$146,132

2027 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,035	50,074	144,136
Households	2,277	19,543	56,964
Families	1,517	13,105	38,027
Average Household Size	2.60	2.53	2.50
Owner Occupied Housing Units	1,638	15,028	43,167
Renter Occupied Housing Units	639	4,515	13,797
Median Age	45.6	45.2	43.4
Median Household Income	\$135,731	\$125,848	\$118,362
Average Household Income	\$184,440	\$181,759	\$166,938



143,611
5-Mile
Population

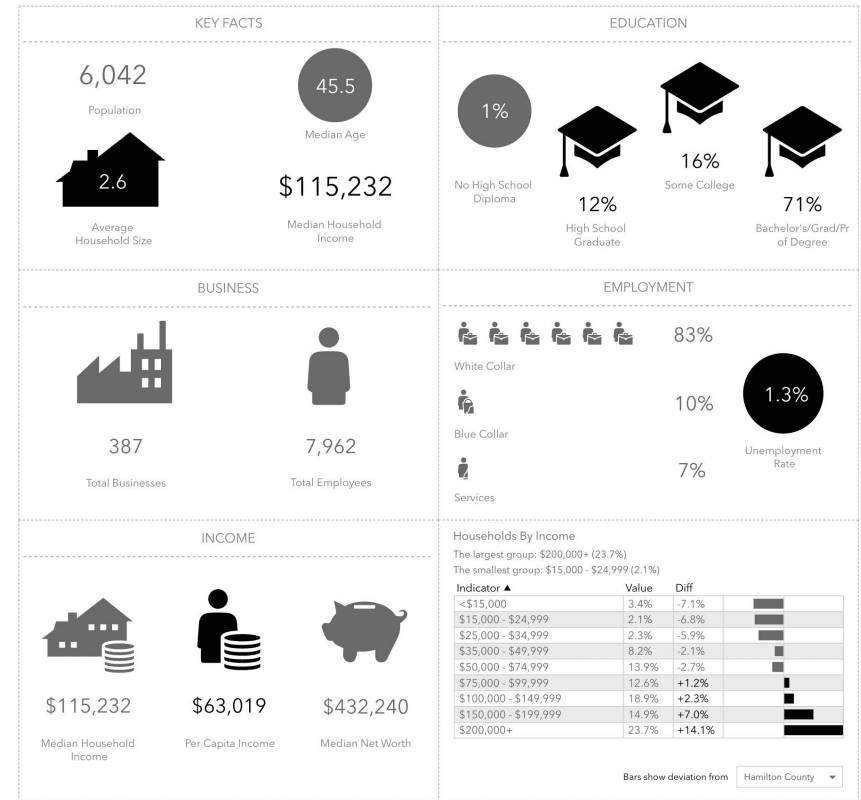


\$105,324
5-Mile Median
Household Income



56,617
5-Mile
Households

1 MILE KEY FACTS



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PRESENTED
EXCLUSIVELY BY:



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