



9370 MAIN ST

OFFICE SPACE FOR LEASE

9370 MAIN ST
CINCINNATI, OH 45242

- Rare Turn Key office space in downtown Montgomery
- 5 Private offices, reception area with conference room, kitchenette
- Corner Suite with 3 walls of windows
- Walking distance to downtown Montgomery and the new Montgomery Quarter Development (\$140 Million)
- Nearby Restaurants include, Montgomery Inn, Kitchen Social, European Cafe, Napa Kitchen, Village Tavern & Corner Pub
- Easy Access to Ronald Reagan & I-71 & 275



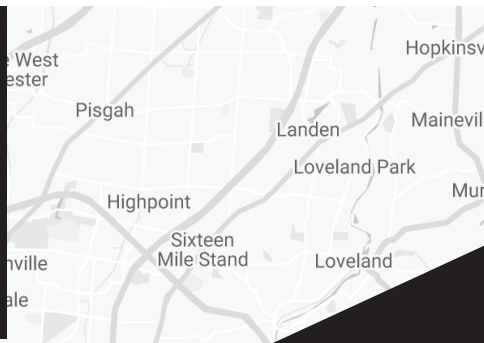
2,480
SQ FT

\$21.95 P/SF
MODIFIED GROSS
ASKING RATE

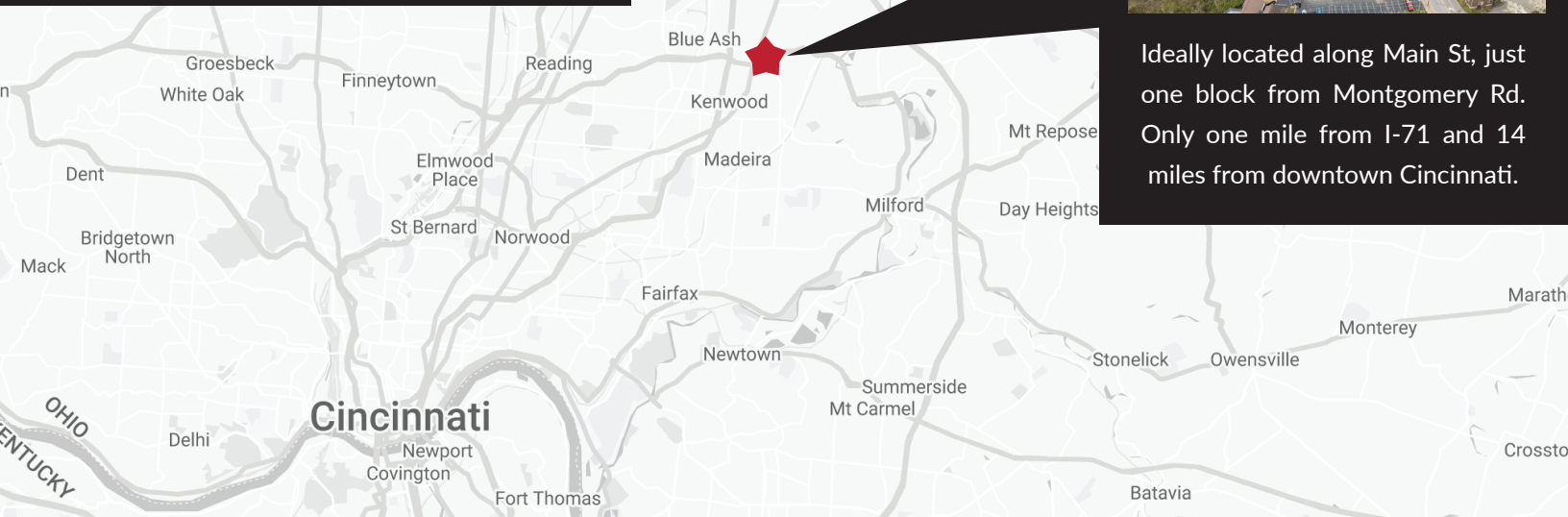
KEY HIGHLIGHTS

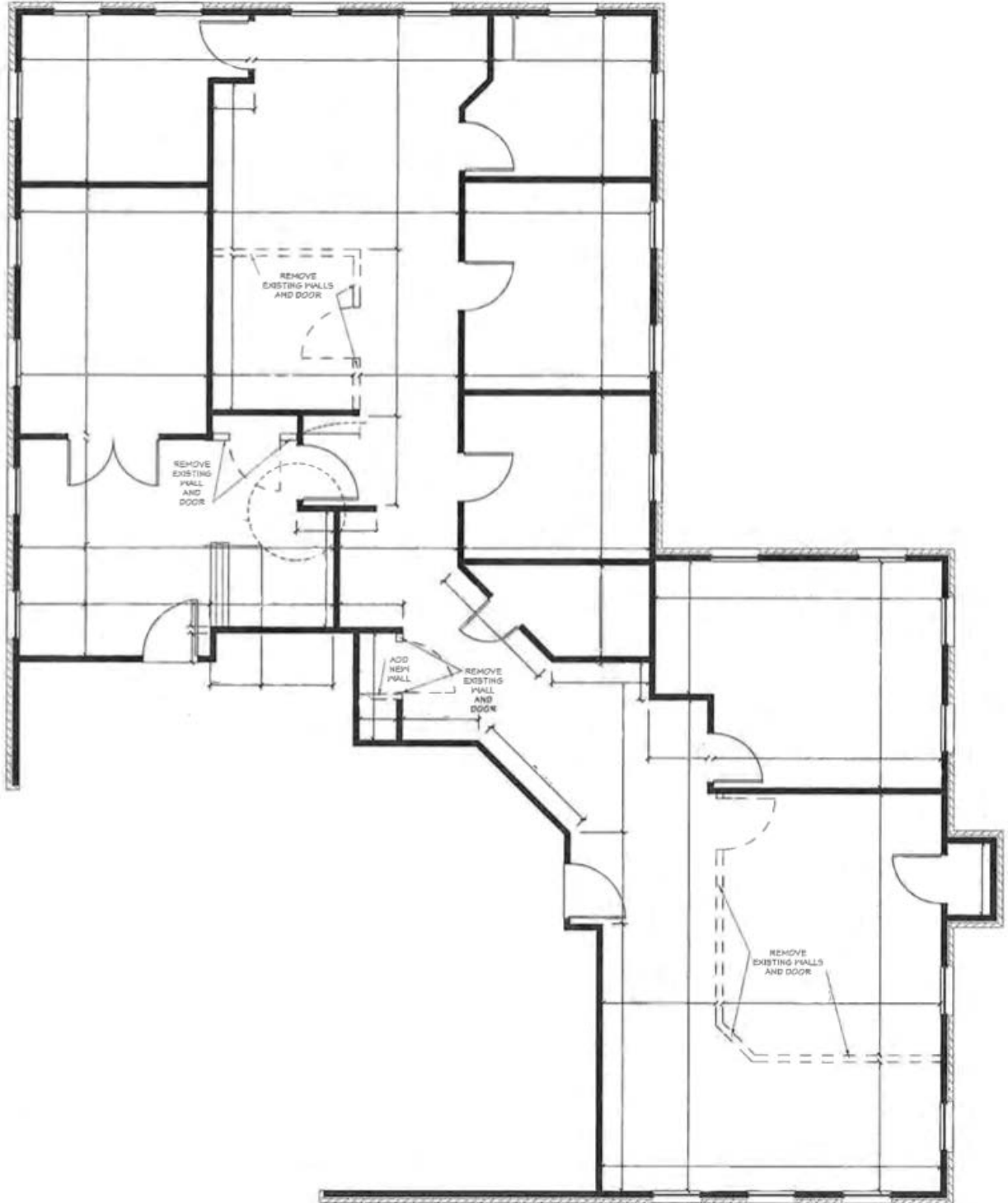
- ✓ 2,480 SQ FT available
- ✓ New ownership
- ✓ On-site parking
- ✓ Walking distance to downtown Montgomery and the Montgomery Quarter
- ✓ Abundant amenities nearby

- ✓ 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.









126

DOWNTOWN MONTGOMERY

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

MONTGOMERY RD (22,210 VPD)

MAIN ST



www.montgomeryquarter.com

The Montgomery Quarter development is a mixed-use project located in the heart of downtown Montgomery, Ohio. It aims to revitalize the area by combining residential, commercial, and recreational spaces in a vibrant urban setting. The development includes upscale apartments, retail shops, restaurants, office spaces, and green spaces, creating a dynamic community where residents can live, work, and play. With its modern amenities, pedestrian-friendly design, and strategic location, the Montgomery Quarter development seeks to attract residents and visitors alike, contributing to the growth and vitality of downtown Montgomery.



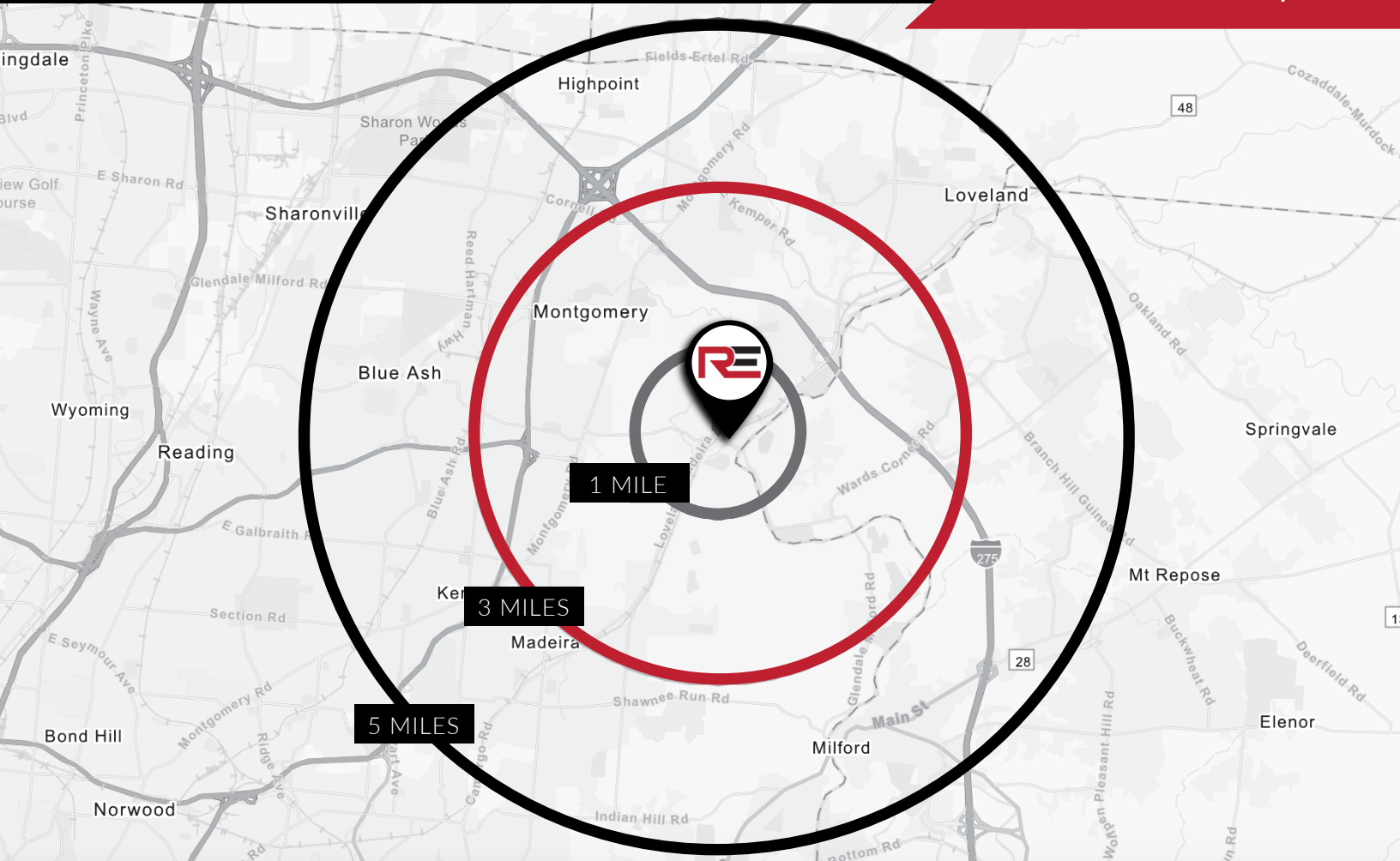
NEARBY AMENITIES



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.





2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,165	52,686	137,122
Households	1,507	21,067	56,453
Families	971	13,389	35,525
Average Household Size	2.67	2.46	2.39
Owner Occupied Housing Units	1,239	15,744	41,034
Renter Occupied Housing Units	268	5,323	15,419
Median Age	50.6	45.3	44.7
Median Household Income	\$133,729	\$104,638	\$94,469
Average Household Income	\$203,307	\$154,860	\$141,274

2028 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,242	53,087	137,185
Households	1,542	21,364	56,890
Families	989	13,559	35,729
Average Household Size	2.66	2.44	2.37
Owner Occupied Housing Units	1,276	16,092	41,786
Renter Occupied Housing Units	266	5,272	15,103
Median Age	51.3	46.0	45.4
Median Household Income	\$152,639	\$117,648	\$107,031
Average Household Income	\$229,546	\$175,235	\$160,486

CONTACT FOR MORE INFORMATION:

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