



RATH EQUITY, LTD.

**3,142 SF
OFFICE/RETAIL
SPACE FOR LEASE**

9560 MONTGOMERY ROAD
MONTGOMERY, OH
45242

**GROUND FLOOR (1ST)
DIRECT ENTRY
24/7 ACCESS**

**LEASE RATE:
\$21.95 P/SF MG**



PROPERTY OVERVIEW

This fully updated property is situated in the vibrant and highly sought-after area of Montgomery, Ohio, at Downtown Montgomery, on the corner of Main and Montgomery, 9560 Montgomery Road. It offers an exceptional commercial space ideal for businesses looking to establish a presence in one of the Cincinnati area's most prestigious business districts. Combining modern amenities, excellent accessibility, and a prime location, this property provides the perfect environment for a variety of professional enterprises.

LEASE PRICE

\$21.95 P/SF MG

AVAILABLE SF

3,142 SF

KEY FEATURES

- > Up to 9 Offices
- > Building Storage Available
- > Kitchenette
- > Ground Floor Direct Entry - 24 hours access
- > Heat, Gas and Water Included in Rent

PRIME LOCATION

- > Situated on Montgomery Road, a major arterial route in Montgomery, providing excellent visibility and accessibility.
- > Proximity to Interstate 71, allowing for convenient access to downtown Cincinnati and the Greater Cincinnati region.
- > Located in a bustling commercial area surrounded by other professional offices, retail shops, dining options, and service providers.

PROPERTY HIGHLIGHTS

- > Close to Montgomery's charming downtown area, known for its unique boutiques, restaurants, and community events.

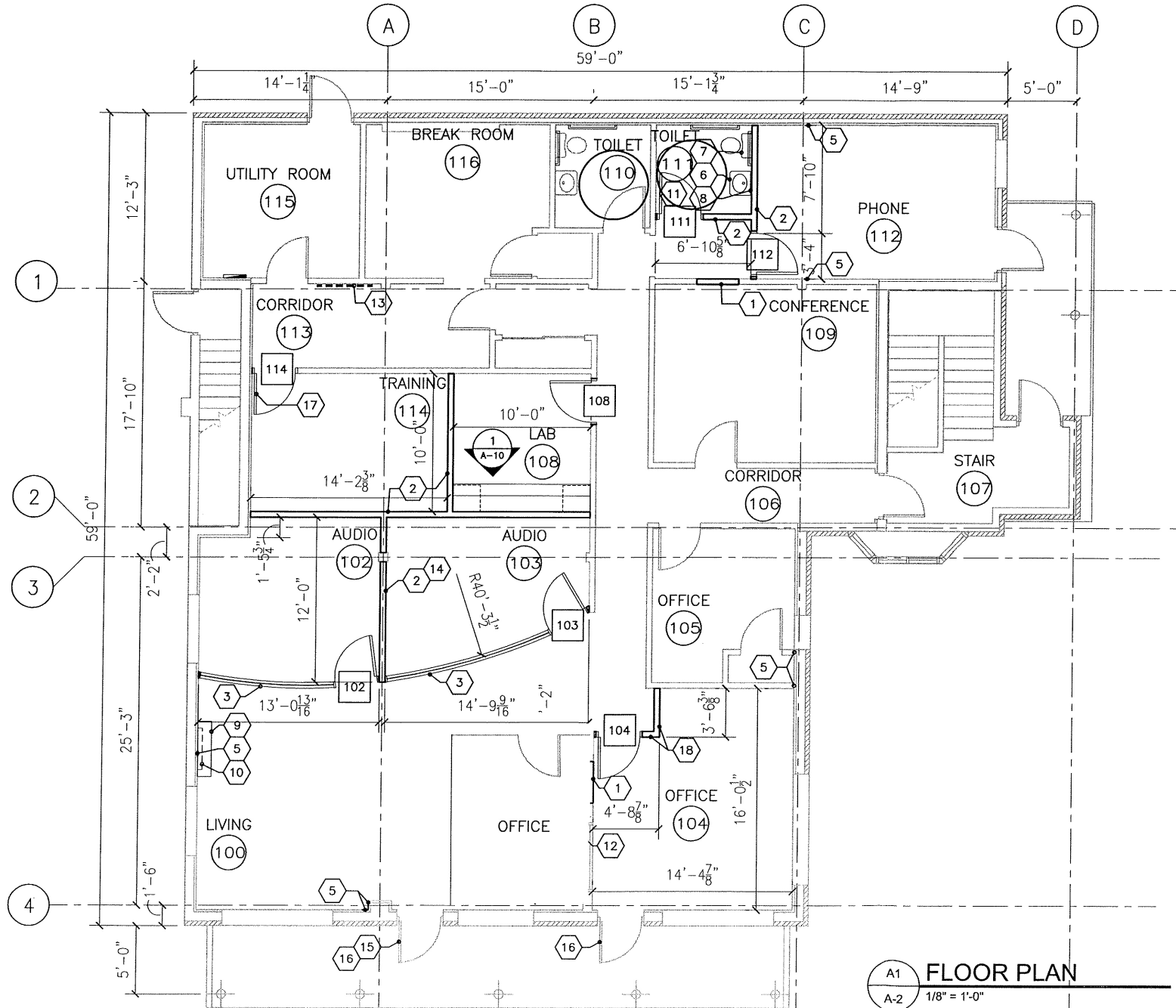
BUILDING SPECIFICATIONS

- > Modern architectural design with an attractive exterior, well-maintained landscaping, and ample natural light.
- > Flexible office layouts to accommodate various business sizes configurations.
- > Interior Amenities
- > Spacious and well-lit office spaces designed to enhance productivity and comfort
- > Comfortable break rooms and kitchen facilities for staff convenience.

PROPERTY PHOTOS

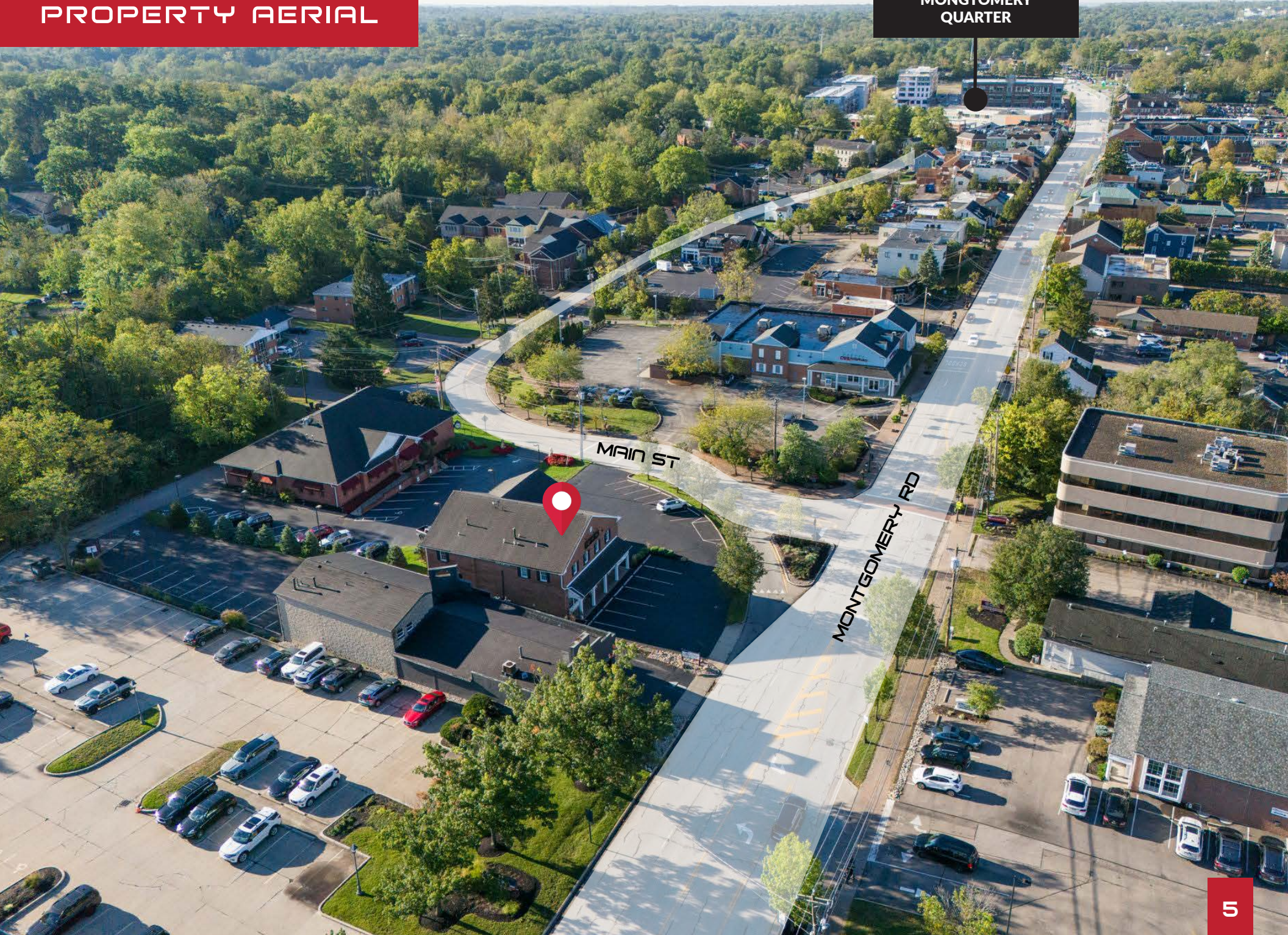


FLOOR PLAN



A1 FLOOR PLAN
A-2 1/8" = 1'-0"

MONTGOMERY
QUARTER



NEARBY AMENITIES

Kroger FRESH FOR EVERYONE™ **PetPeople**

The UPS Store **THE Original PANCAKE HOUSE**

PNC **KeyBank** **Aglares's Bros** EST. 1908

FIRST first financial bank **The Belle and the Bear**

JET'S PIZZA **TOAST & BERRY** BREAKFAST • BRUNCH • LUNCH

FIFTH THIRD BANK **STONECREEK** — DINING COMPANY — **CAMARGO CADILLAC**

Carlo & Johnny **Brooklyn PIZZA & PASTA**

United Dairy Farmers **Heritage BANK** **Huntington**

MONTGOMERY ELEMENTARY

CVS pharmacy **MPH BREWING** **CLARITY HOUSE BAKERY & TEA ROOM**

UW Health

PLACE WINE & CHEESE **ARTEMIS MEDITERRANEAN BISTRO**

DUNKIN'

MONTGOMERY RD (22210 VPD)



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

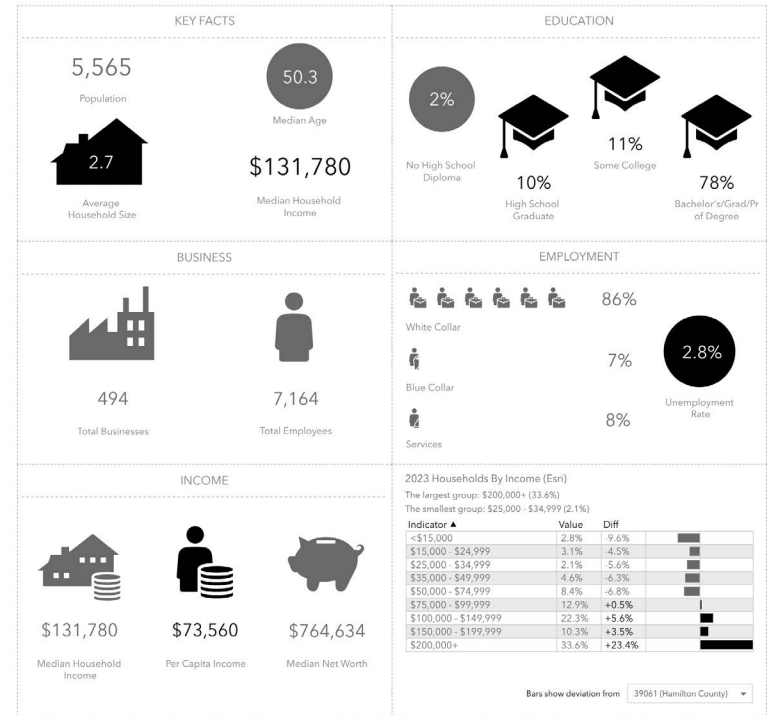


1 MILE KEY FACTS

DEMOGRAPHICS

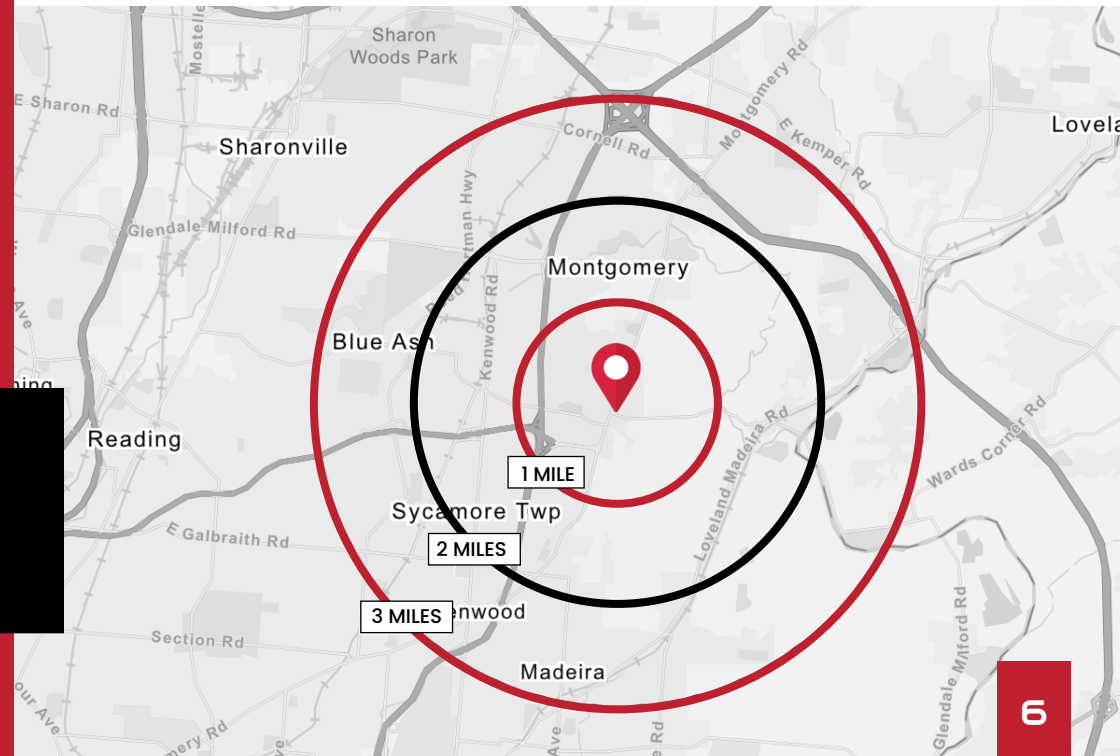
2023 SUMMARY	1 MILE	2 MILE	3 MILE
Population	5,565	22,228	50,048
Households	1,988	8,556	19,699
Families	1,340	5,568	12,794
Average Household Size	2.71	2.52	2.50
Owner Occupied Housing Units	1,694	6,321	14,872
Renter Occupied Housing Units	294	2,235	4,827
Median Age	50.3	48.3	45.5
Median Household Income	\$131,780	\$111,964	\$107,318
Average Household Income	\$200,898	\$167,174	\$160,572

2028 SUMMARY	1 MILE	2 MILE	3 MILE
Population	5,797	22,818	50,415
Households	2,079	8,842	19,973
Families	1,401	5,744	12,953
Average Household Size	2.71	2.51	2.48
Owner Occupied Housing Units	1,788	6,552	15,187
Renter Occupied Housing Units	291	2,290	4,786
Median Age	50.9	49.0	46.2
Median Household Income	\$149,445	\$127,845	\$121,198
Average Household Income	\$224,820	\$189,373	\$181,232



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

© 2021 Esri



50,048

3-Mile Population



\$107,318

3-Mile Median Household Income



19,699

3-Mile Households

CONFIDENTIALITY DISCLAIMER

PRESENTED
EXCLUSIVELY BY:



ADAM RATH | BROKER
adam@rathequity.com
513.888.8669
rathequity.com

All materials and information received or derived from Rath Equity, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Rath Equity, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Rath Equity will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Rath Equity makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Rath Equity does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Rath Equity in compliance with all applicable fair housing and equal opportunity laws.