



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:
\$19.00 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

\$19.00 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.

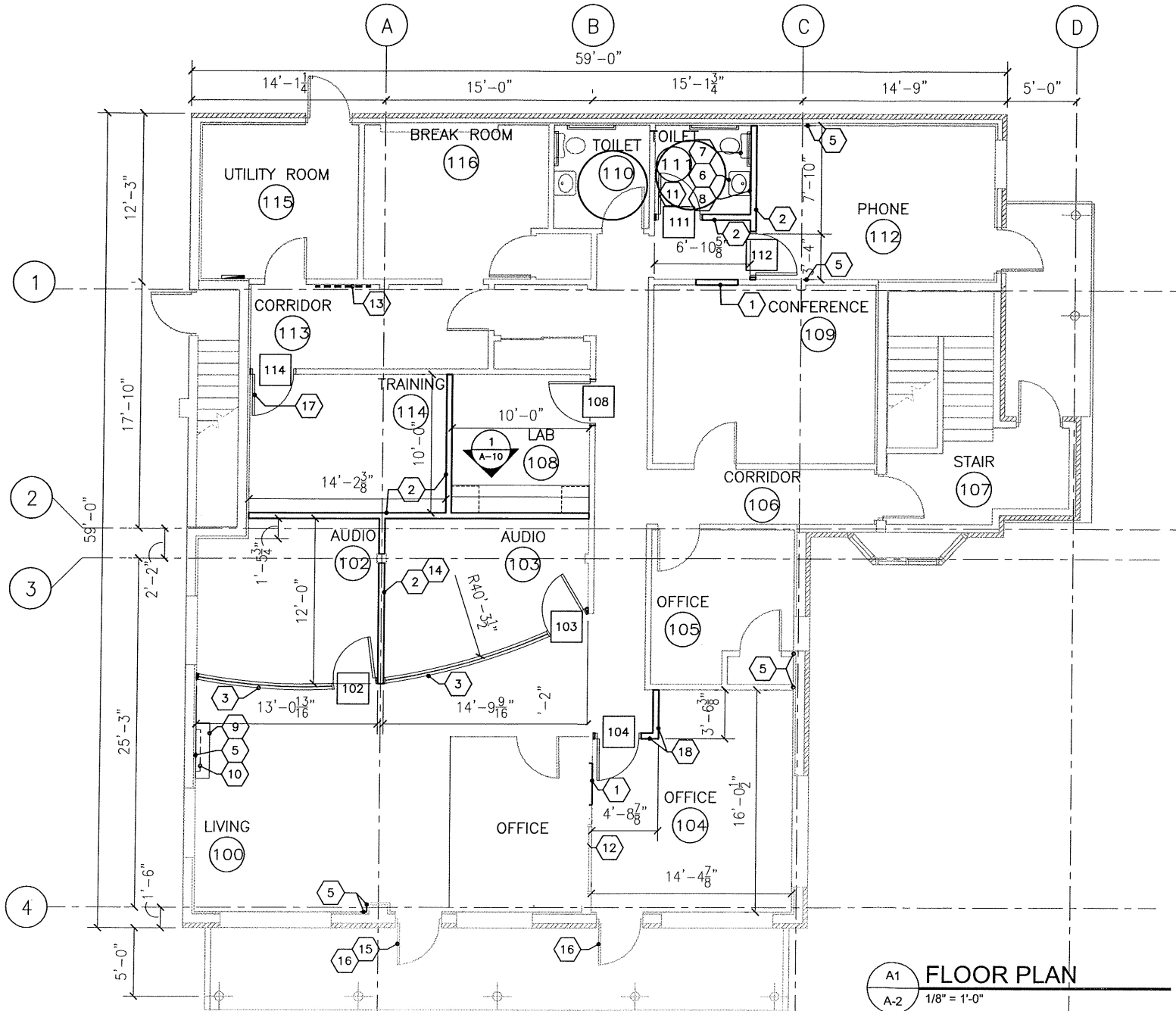
BUILDING SPECIFICATIONS

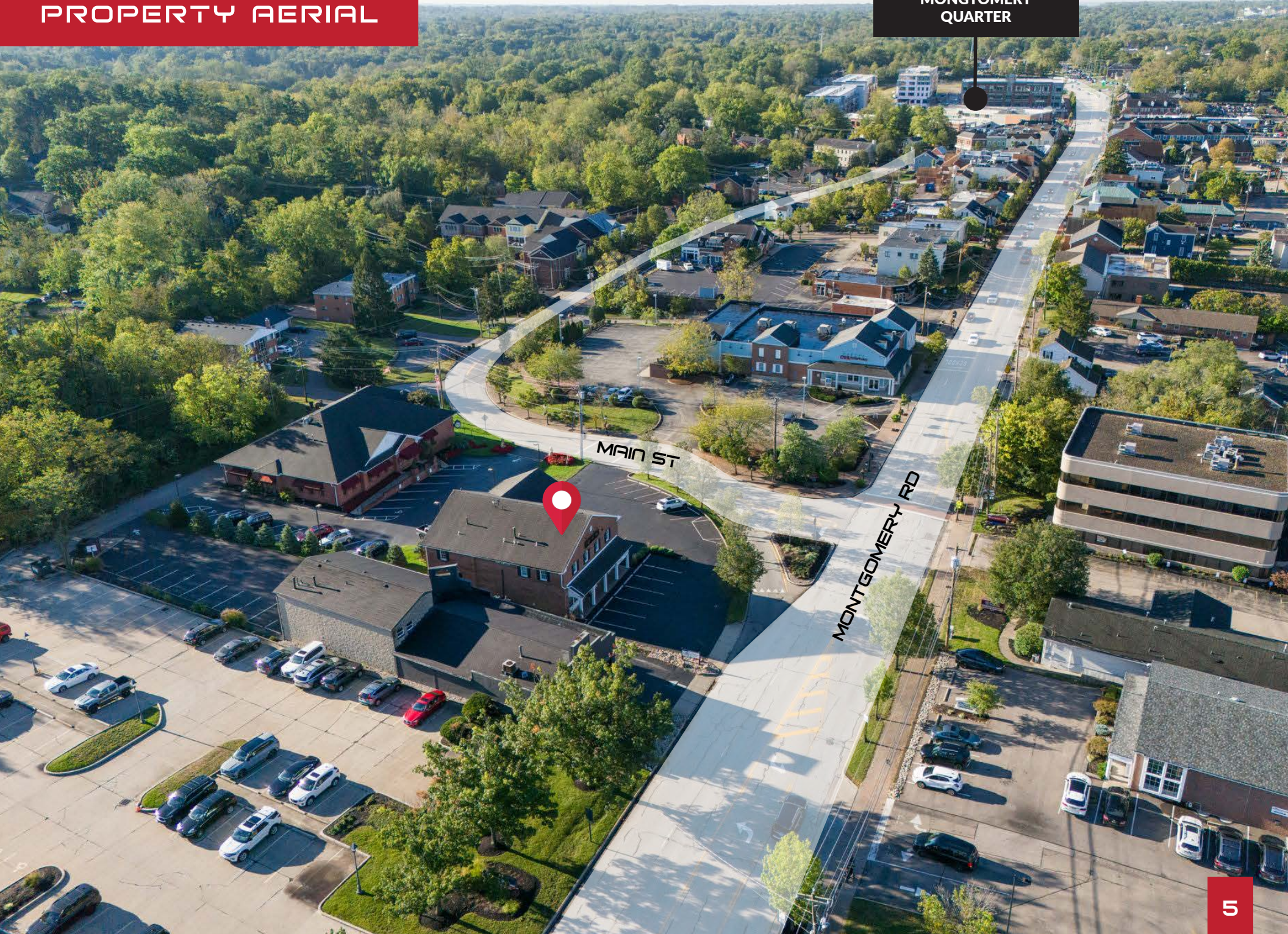
- > Modern architectural design with an attractive exterior, well-maintained landscaping, and ample natural light.
- > Flexible office layouts to accommodate various business sizes configurations.
- > Interior Amenities
- > Spacious and well-lit office spaces designed to enhance productivity and comfort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

PROPERTY PHOTOS



FLOOR PLAN





NEARBY AMENITIES

Kroger FRESH FOR EVERYONE™ **PetPeople**

The UPS Store **THE Original PANCAKE HOUSE**

PNC **Aglaem's Bros** EST. 1908

KeyBank

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:

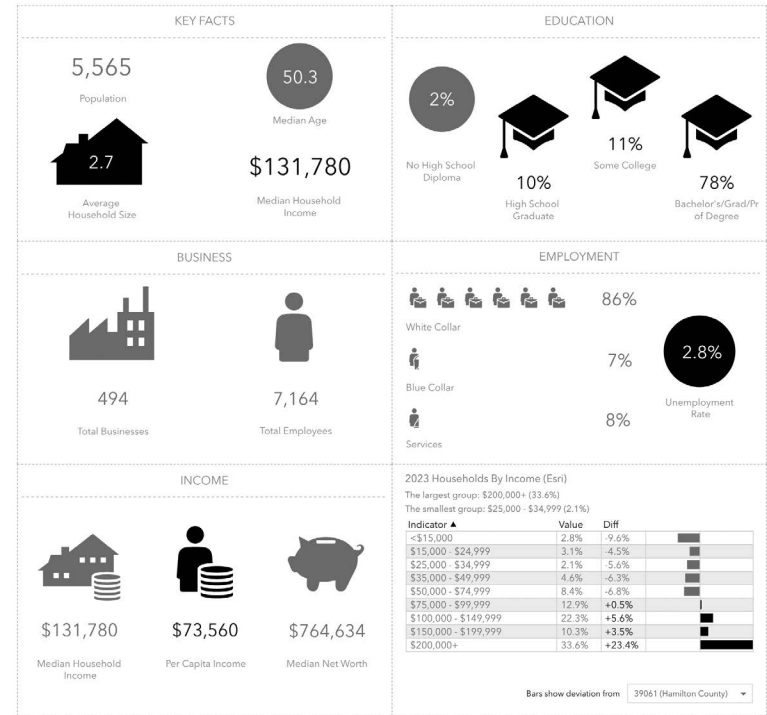
- Hotel
- +/-38,000 SF Retail
- +/-260,000 SF Office
- Luxury Apartments
- 48 Condominiums
- +/-940 parking spaces in multiple parking garages

1 MILE KEY FACTS

DEMOGRAPHICS

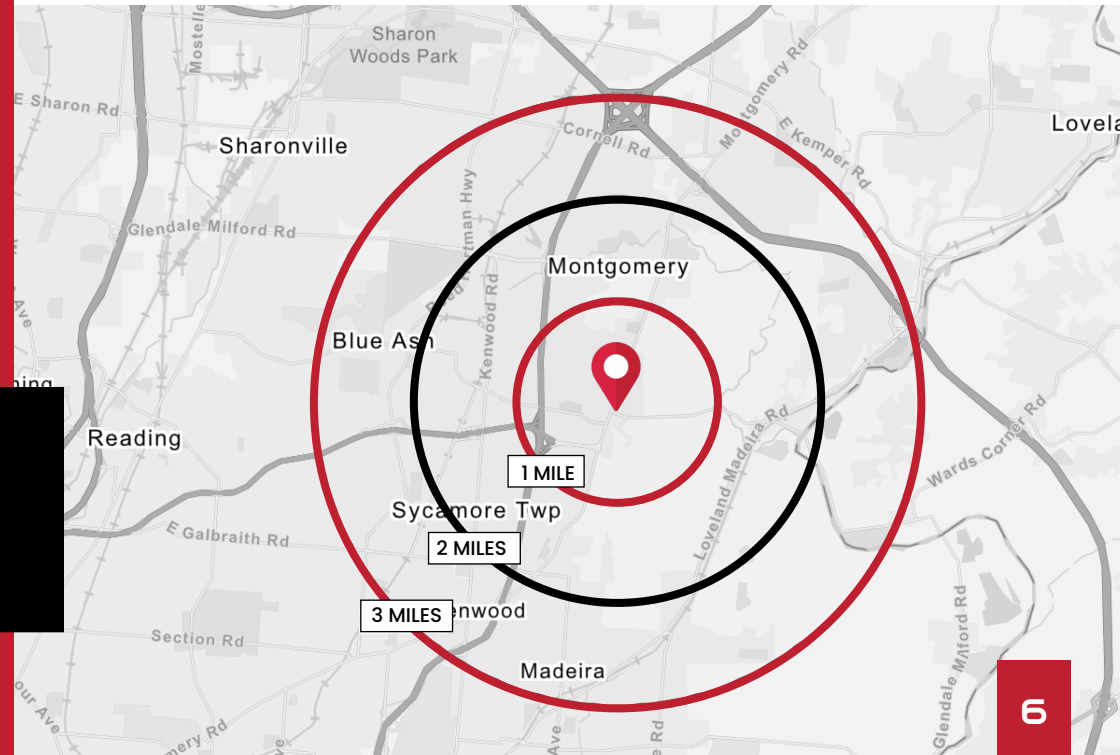
2023 SUMMARY	1 MILE	2 MILE	3 MILE
Population	5,565	22,228	50,048
Households	1,988	8,556	19,699
Families	1,340	5,568	12,794
Average Household Size	2.71	2.52	2.50
Owner Occupied Housing Units	1,694	6,321	14,872
Renter Occupied Housing Units	294	2,235	4,827
Median Age	50.3	48.3	45.5
Median Household Income	\$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 Avic. The vintage of the data is 2021, 2026.

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50,048
3-Mile
Population

\$107,318
3-Mile Median
Household Income

19,699
3-Mile
Households

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