



RATH EQUITY, LTD.

**NUMEROUS SUITES
AVAILABLE
FOR LEASE**

RANGING FROM
600 SF TO 2,927 SF

7775 COOPER RD
MONTGOMERY, OHIO
45242



PROPERTY OVERVIEW

This property is a 10,815 square foot office building located in the Montgomery submarket of Cincinnati, Ohio. The building benefits from its strategic location, providing easy access to key transportation routes including Montgomery Road and Interstate 71. Its proximity to these major thoroughfares ensures convenient connectivity to surrounding areas and downtown Cincinnati, making it a practical option for businesses seeking a well-positioned office space in a suburban setting. The Montgomery submarket is known for its blend of residential, commercial, and retail properties, offering a balanced environment for both employees and clients.

LEASE PRICE

\$21.95

LEASE TYPE

Modified Gross

SQ FT

10,815

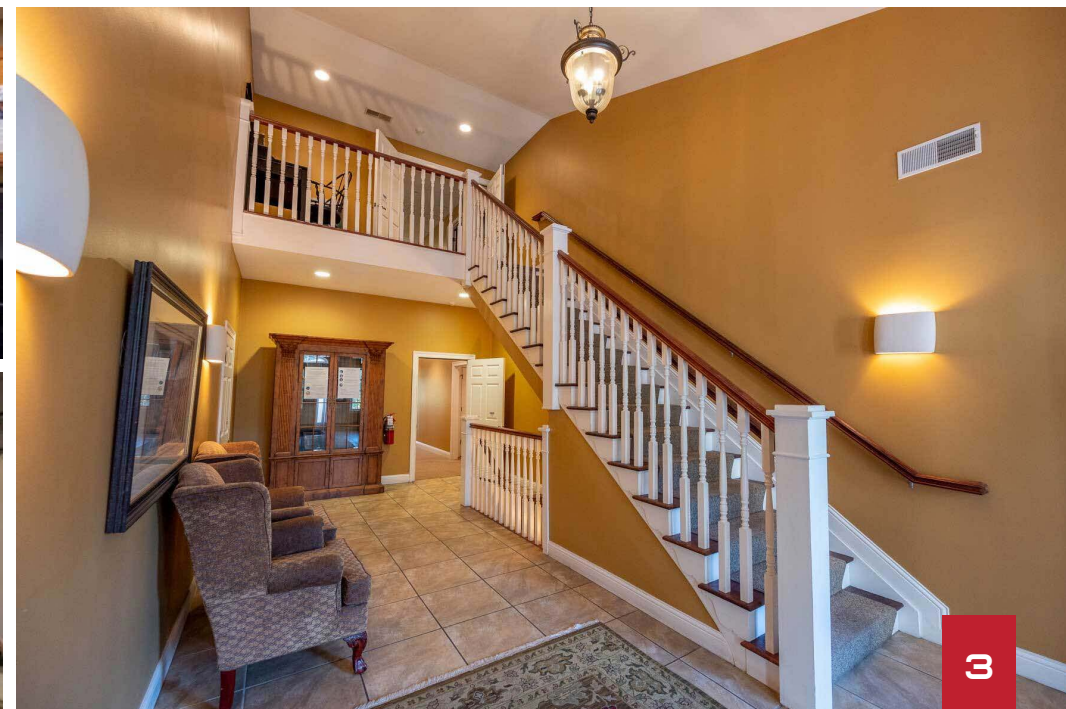
USE

Office

LEASE HIGHLIGHTS

- > 10,815 SF building total
- > Numerous sizes available - Ranging from 600 SF to 2,927 SF
- > New ownership
- > Tenant covers in-suite janitorial & electrical

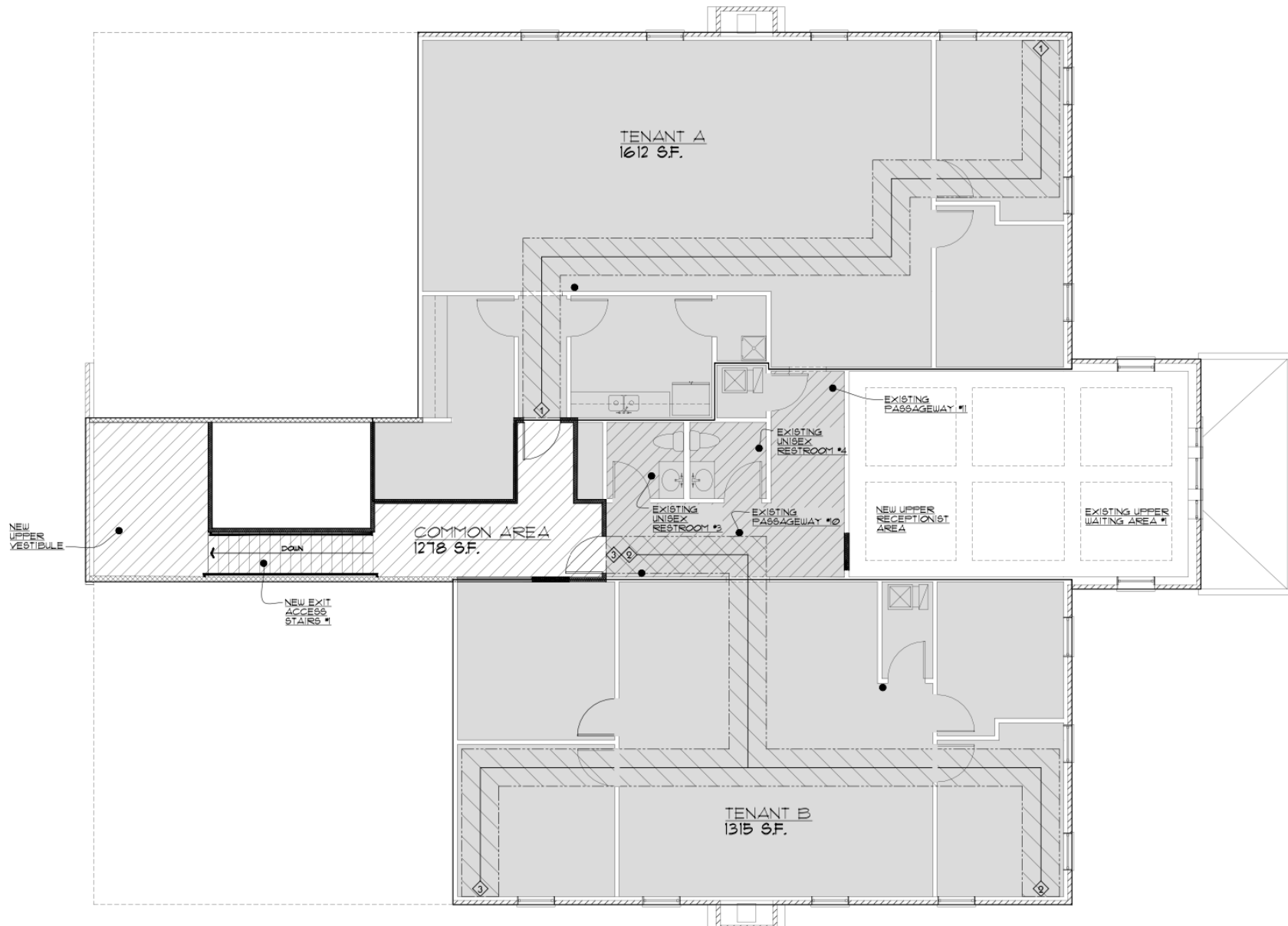
PROPERTY PHOTOS



FLOOR PLAN - FIRST FLOOR



FLOOR PLAN - SECOND FLOOR



PROPERTY AERIAL

MONTGOMERY
QUARTER

MONTGOMERY RD | 19,289 VPD

COOPER RD

126



NEARBY AMENITIES



MONTGOMERY RD



MONTGOMERY QUARTER
 \$140M Development including:

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

DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	6,899	55,651	138,067
Households	2,599	22,165	56,633
Families	1,754	14,496	35,486
Average Household Size	2.52	2.46	2.40
Owner Occupied Housing Units	1,934	16,544	40,266
Renter Occupied Housing Units	665	5,621	16,367
Median Age	45.8	41.9	41.6
Median Household Income	\$130,186	\$108,614	\$96,978
Average Household Income	\$170,647	\$155,181	\$143,598

2029 SUMMARY	1 MILE	3 MILE	5 MILE
Population	6,976	56,492	139,374
Households	2,608	22,330	56,865
Families	1,738	14,479	35,295
Average Household Size	2.54	2.48	2.41
Owner Occupied Housing Units	1,967	16,931	41,097
Renter Occupied Housing Units	640	5,398	15,768
Median Age	47.0	43.2	43.0
Median Household Income	\$151,436	\$127,723	\$113,488
Average Household Income	\$193,444	\$179,460	\$166,259



55,651

3-Mile
Population



\$108,614

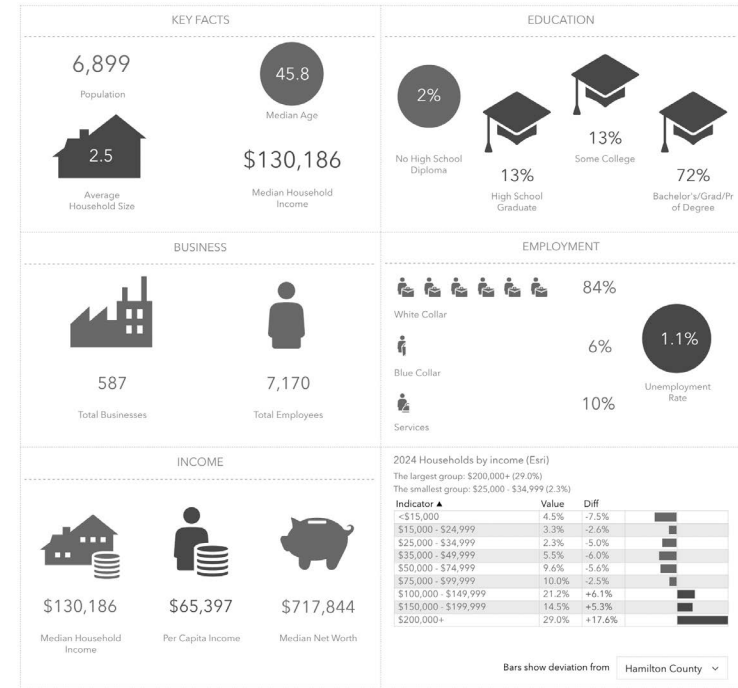
3-Mile Median
Household Income



22,165

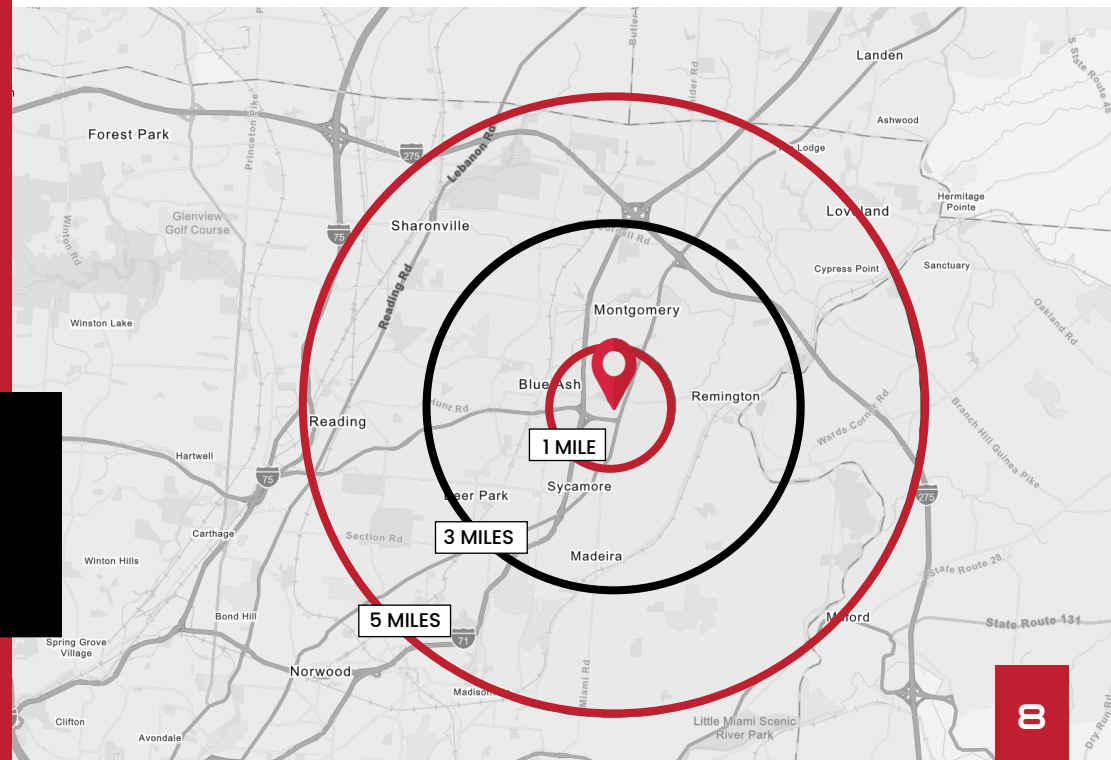
3-Mile
Households

1 MILE KEY FACTS



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

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