



RATH EQUITY, LTD.

**OFFICE/RETAIL
SPACE
AVAILABLE
FOR LEASE**

7842 COOPER RD
MONTGOMERY, OH 45242

2,400 SF AVAILABLE

**LEASE RATE:
\$19.95 MG**

PROPERTY OVERVIEW

Located in the heart of Montgomery's charming downtown district, 7842 Cooper Road offers a rare opportunity to acquire a ground-level, corner office/retail space with private entry in an exceptionally well-maintained and high-income community. The property features Class A finishes throughout, including two private offices, an open layout ideal for collaborative work, and an updated kitchenette area. Situated just minutes from the newly developed Montgomery Quarter, this location provides outstanding access to upscale retail, dining, and business amenities, making it an ideal setting for professional users seeking prestige and convenience.

LEASE PRICE

\$19.95 MG

BUILDING SF

16,000 SF

AVAILABLE SF

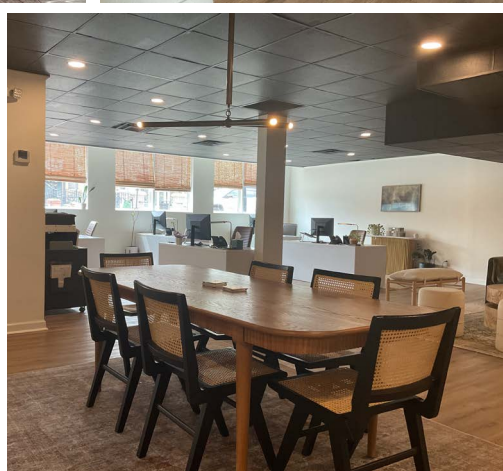
2,400 SF

PROPERTY HIGHLIGHTS

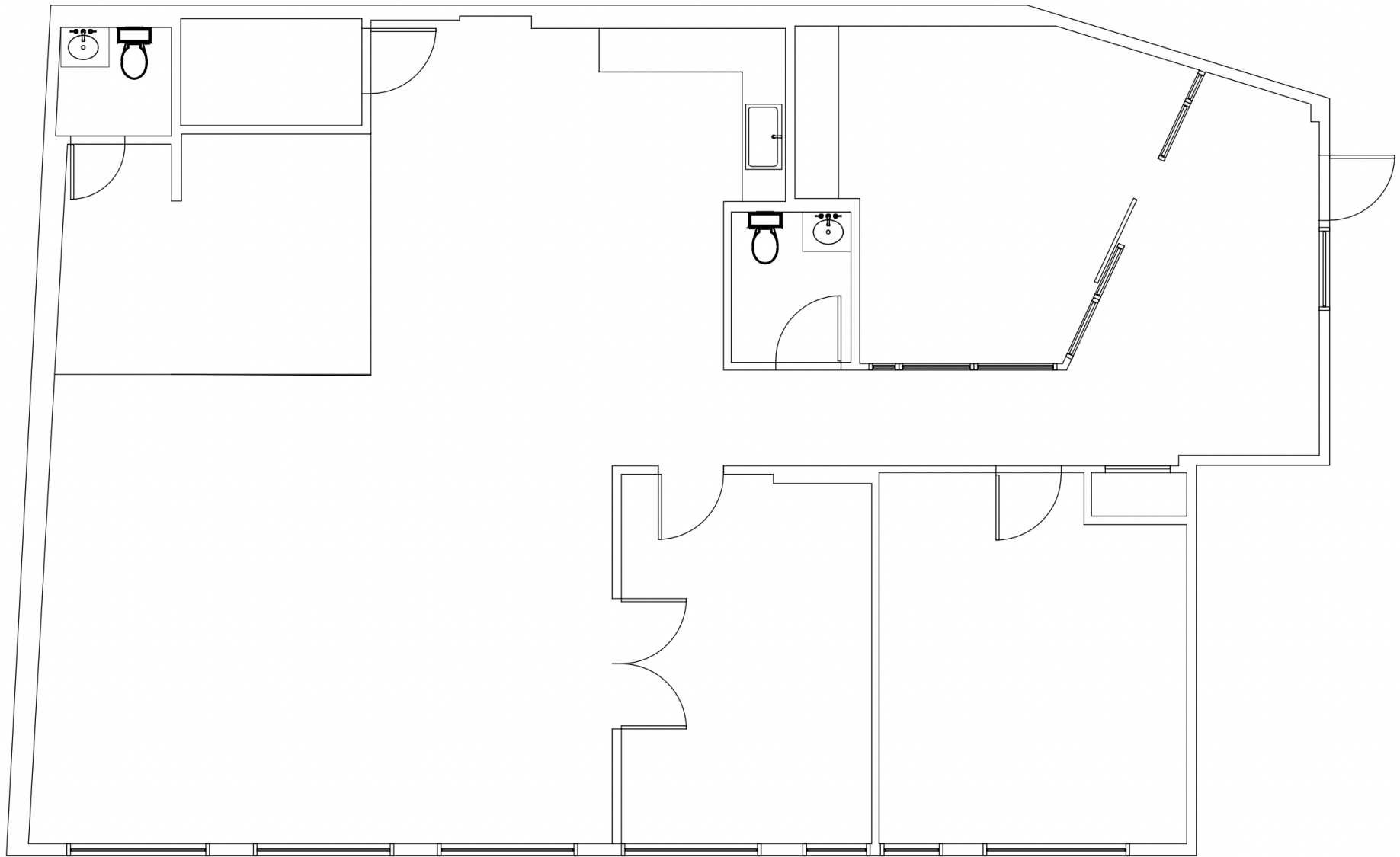
- > Exceptionally well-maintained area
- > Fully updated
- > Open layout
- > 2 private offices
- > Kitchenette/break area
- > Class A finishes
- > Ground level, corner building with private entry
- > Signage opportunities



PROPERTY PHOTOS



FLOOR PLAN



PROPERTY AERIAL



COOPER RD

MONTGOMERY RD 12,504 VPD

MAIN ST

NEARBY AMENITIES

Kroger SportClips HAIRCUTS the Spicy Olive
THE Original PANCAKE HOUSE Comfort shoes
AGIAMESIS BROS!! Pella KeyBank

Carlo & Johnny's Brooklyn PIZZA & PASTA
United Dairy Farmers Heritage BANK
Huntington

FIRST first financial bank 9 goodwill The Belle in the Bear
JET'S PIZZA FIFTH THIRD BANK TOAST & BERRY
STONECREEK DINING COMPANY CAMARGO CADILLAC

CVS pharmacy MPH BREWING CLARITY HOUSE BAKERY & TEA ROOM

Health PLACE WINE & CHEESE ARTEMIS Mediterranean Market
DUNKIN'

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



MONTGOMERY RD

DEMOGRAPHICS

| 2024 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| Population | 4,334 | 53,049 | 137,814 |
| Households | 1,553 | 20,940 | 56,270 |
| Families | 1,126 | 13,858 | 35,583 |
| Average Household Size | 2.68 | 2.49 | 2.41 |
| Owner Occupied Housing Units | 1,297 | 15,614 | 40,431 |
| Renter Occupied Housing Units | 256 | 5,326 | 15,839 |
| Median Age | 46.8 | 41.7 | 41.8 |
| Median Household Income | \$146,120 | \$110,549 | \$99,186 |
| Average Household Income | \$190,226 | \$159,032 | \$145,872 |

| 2029 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| Population | 4,398 | 53,863 | 139,176 |
| Households | 1,562 | 21,111 | 56,546 |
| Families | 1,122 | 13,853 | 35,426 |
| Average Household Size | 2.70 | 2.50 | 2.42 |
| Owner Occupied Housing Units | 1,319 | 15,989 | 41,258 |
| Renter Occupied Housing Units | 244 | 5,122 | 15,288 |
| Median Age | 48.1 | 43.0 | 43.1 |
| Median Household Income | \$158,029 | \$131,106 | \$115,680 |
| Average Household Income | \$208,255 | \$183,778 | \$168,838 |



137,814
5-Mile
Population

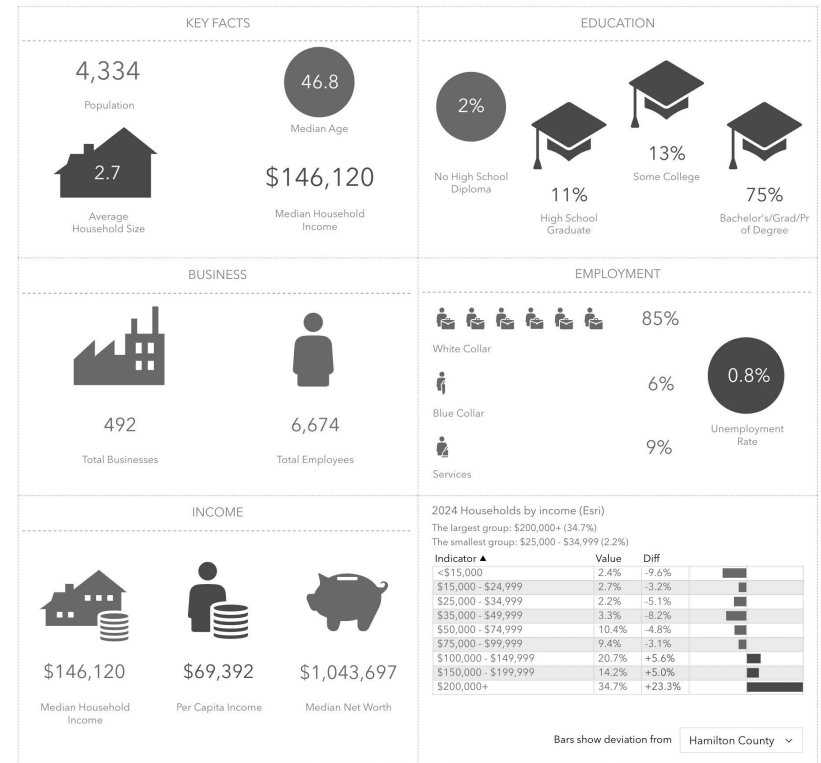


\$99,186
5-Mile Median
Household Income



56,270
5-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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