



RATH EQUITY, LTD.

**OFFICE/RETAIL
SPACE
AVAILABLE
FOR LEASE**

VILLAGE CORNER
DOWNTOWN MONTGOMERY

9401 MONTGOMERY RD
MONTGOMERY, OH 45242

1,100 SF AVAILABLE

\$12.50 NET + OPEX

PROPERTY OVERVIEW

Located in the heart of Montgomery's charming downtown district, Village Corner offers a premier retail/office suite within an exceptionally well-maintained building. Featuring Class A finishes and flexible layouts that can accommodate a variety of professional, retail, or service-oriented users, the property provides a polished and functional environment for tenants. Situated just minutes from the newly developed Montgomery Quarter, Village Corner benefits from strong demographics, excellent visibility, and close proximity to upscale retail, dining, and business amenities—making it an ideal choice for businesses seeking both prestige and convenience.

LEASE PRICE

\$12.50 NET + OPEX

BUILDING SF

16,000 SF

AVAILABLE SF

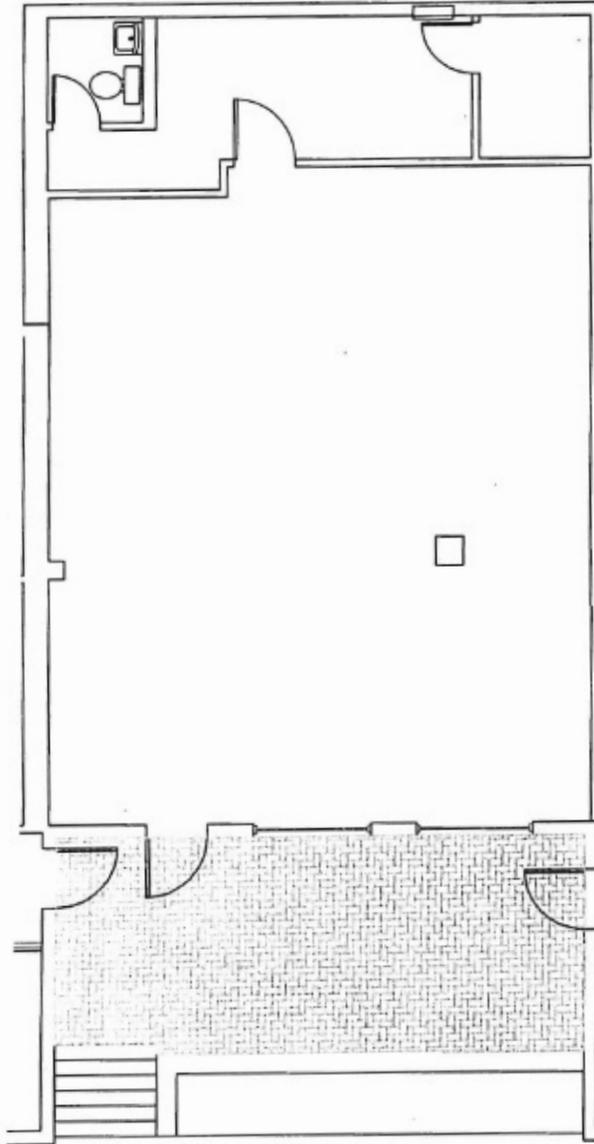
1,100 SF

PROPERTY HIGHLIGHTS

- > Open layout ideal for collaborative work
- > Located in the heart of Montgomery's business district, minutes from I-71 and Ronald Reagan Cross County Highway
- > Premier Montgomery Road frontage offering outstanding visibility and signage
- > Walkable amenities: restaurants, banks, retail, and fitness all within a short distance
- > Strong demographics and daytime population support a wide range of professional tenants



FLOOR PLAN & PHOTOS



PROPERTY AERIAL



COOPER RD

MONTGOMERY RD 12,504 VPD

MAIN ST

NEARBY AMENITIES



MONTGOMERY RD



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

DEMOGRAPHICS

| 2025 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| Population | 4,558 | 53,605 | 138,263 |
| Households | 1,638 | 21,080 | 56,340 |
| Families | 1,193 | 13,978 | 35,616 |
| Average Household Size | 2.67 | 2.49 | 2.41 |
| Owner Occupied Housing Units | 1,326 | 15,538 | 40,090 |
| Renter Occupied Housing Units | 312 | 5,542 | 16,250 |
| Median Age | 47.0 | 42.1 | 42.2 |
| Median Household Income | \$154,027 | \$115,727 | \$103,998 |
| Average Household Income | \$228,726 | \$175,726 | \$158,362 |

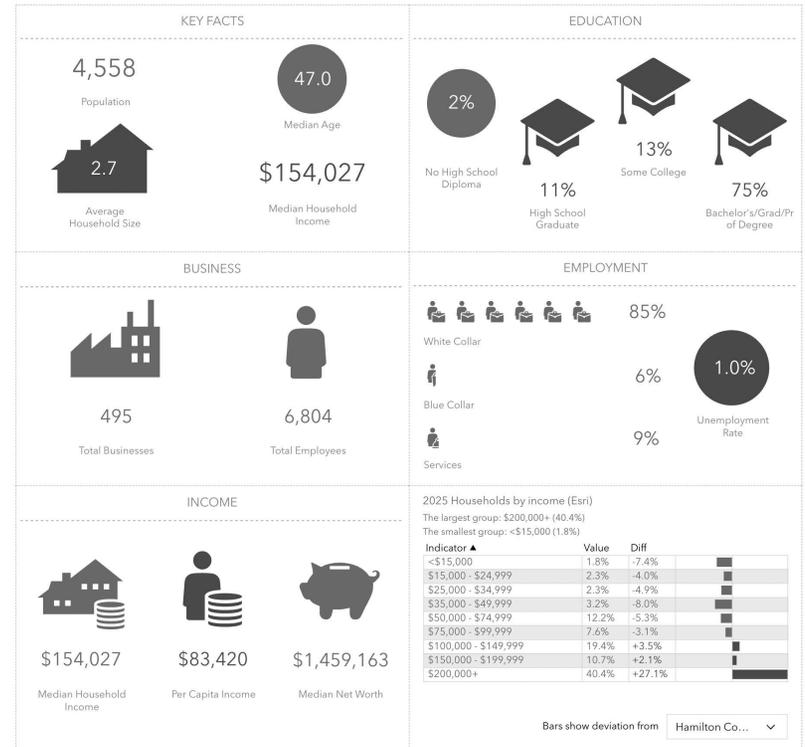
| 2030 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| Population | 4,698 | 54,371 | 139,341 |
| Households | 1,681 | 21,291 | 56,574 |
| Families | 1,216 | 14,008 | 35,462 |
| Average Household Size | 2.69 | 2.50 | 2.42 |
| Owner Occupied Housing Units | 1,374 | 15,890 | 40,756 |
| Renter Occupied Housing Units | 308 | 5,401 | 15,818 |
| Median Age | 48.2 | 43.1 | 43.3 |
| Median Household Income | \$196,114 | \$138,181 | \$120,478 |
| Average Household Income | \$267,526 | \$200,722 | \$179,898 |


138,263
 5-Mile
 Population


\$103,998
 5-Mile Median
 Household Income


56,340
 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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