

FOR LEASE

RETAIL/COMMERCIAL AT THE LATERAL

4811 Montgomery Road, Norwood, OH 45212

AVAILABLE:

A. Skyline Chili (end-cap)

- 2,800 SF | req. parking 28 spaces

B. Restaurant

- 1,300 SF | req. parking 7 spaces

C. Restaurant

- 2,100 SF | req. parking 11 spaces

D. Retail

- 2,200 SF | req. parking 11 spaces

E. Retail

- 2,100 SF | req. parking 11 spaces

132 Available Parking Spaces



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COMMERCIAL REAL ESTATE SERVICES

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RETAIL/COMMERCIAL FOR LEASE **AT THE LATERAL**

4811 Montgomery Road, Norwood, OH 45212

Retail/Commercial For Ground Lease or BTS

Pricing: \$38 + \$6.50 NNN

PROPERTY INFORMATION:

- New multi-tenant development
- 4 spaces available
- Good visibility along Montgomery Rd.
- Ample parking
- Multiple access points for customer convince
- Nearby residential
- Close to 1-71 and 1-75

TRAFFIC COUNTS:

- SR 562 – 61,892 VPD
- Montgomery Road (North) – 16,808 VPD
- Montgomery Road (South) – 26,000 VPD



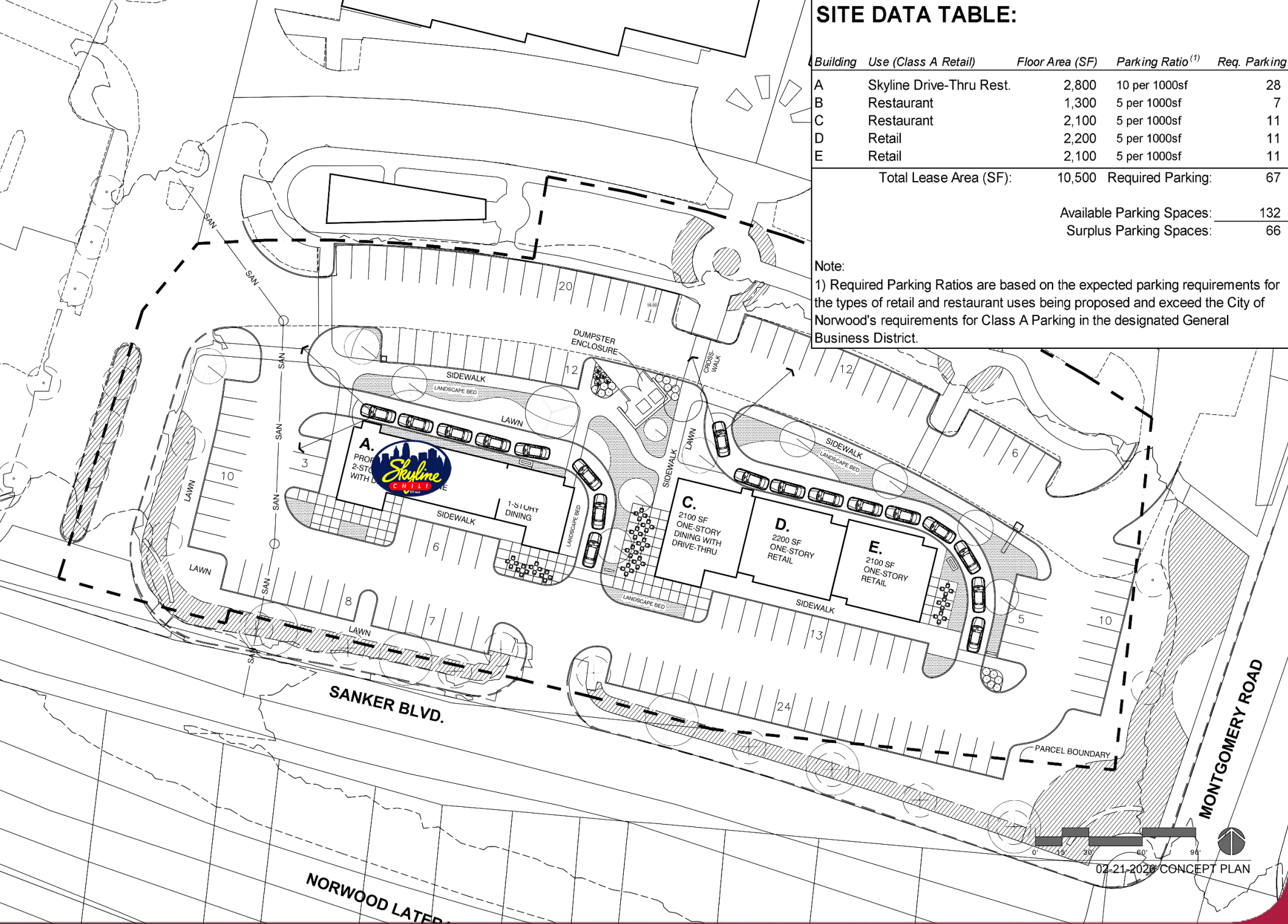
SITE DATA TABLE:

Building	Use (Class A Retail)	Floor Area (SF)	Parking Ratio ⁽¹⁾	Req. Parking
A	Skyline Drive-Thru Rest.	2,800	10 per 1000sf	28
B	Restaurant	1,300	5 per 1000sf	7
C	Restaurant	2,100	5 per 1000sf	11
D	Retail	2,200	5 per 1000sf	11
E	Retail	2,100	5 per 1000sf	11

Total Lease Area (SF):	10,500	Required Parking:	67
		Available Parking Spaces:	132
		Surplus Parking Spaces:	66

Note:

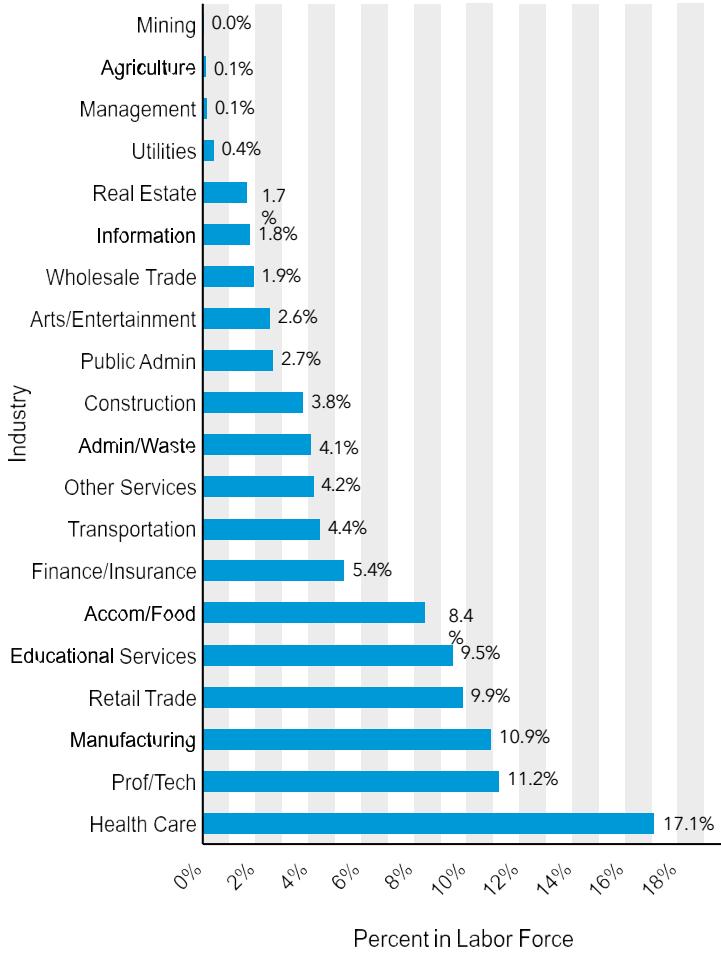
1) Required Parking Ratios are based on the expected parking requirements for the types of retail and restaurant uses being proposed and exceed the City of Norwood's requirements for Class A Parking in the designated General Business District.



02-21-2028 CONCEPT PLAN

RETAIL/COMMERCIAL AT THE LATERAL

Labor Force by Industry



15.9%
Services



15.0%
Blue Collar



69.2%
White Collar

Employment

Workforce Overview

Businesses

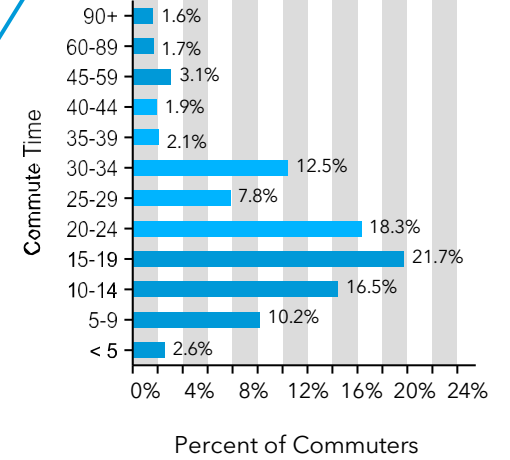


12,546
Total
Businesses



239,394
Total
Employees

Commute Time: Minutes



Transportation to Work



3.7%
Took Public
Transportation



6.3%
Carpooled



4.6%
Walked
to Work



0.3%
Bike to
Work



69%
Drove Alone
to Work

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

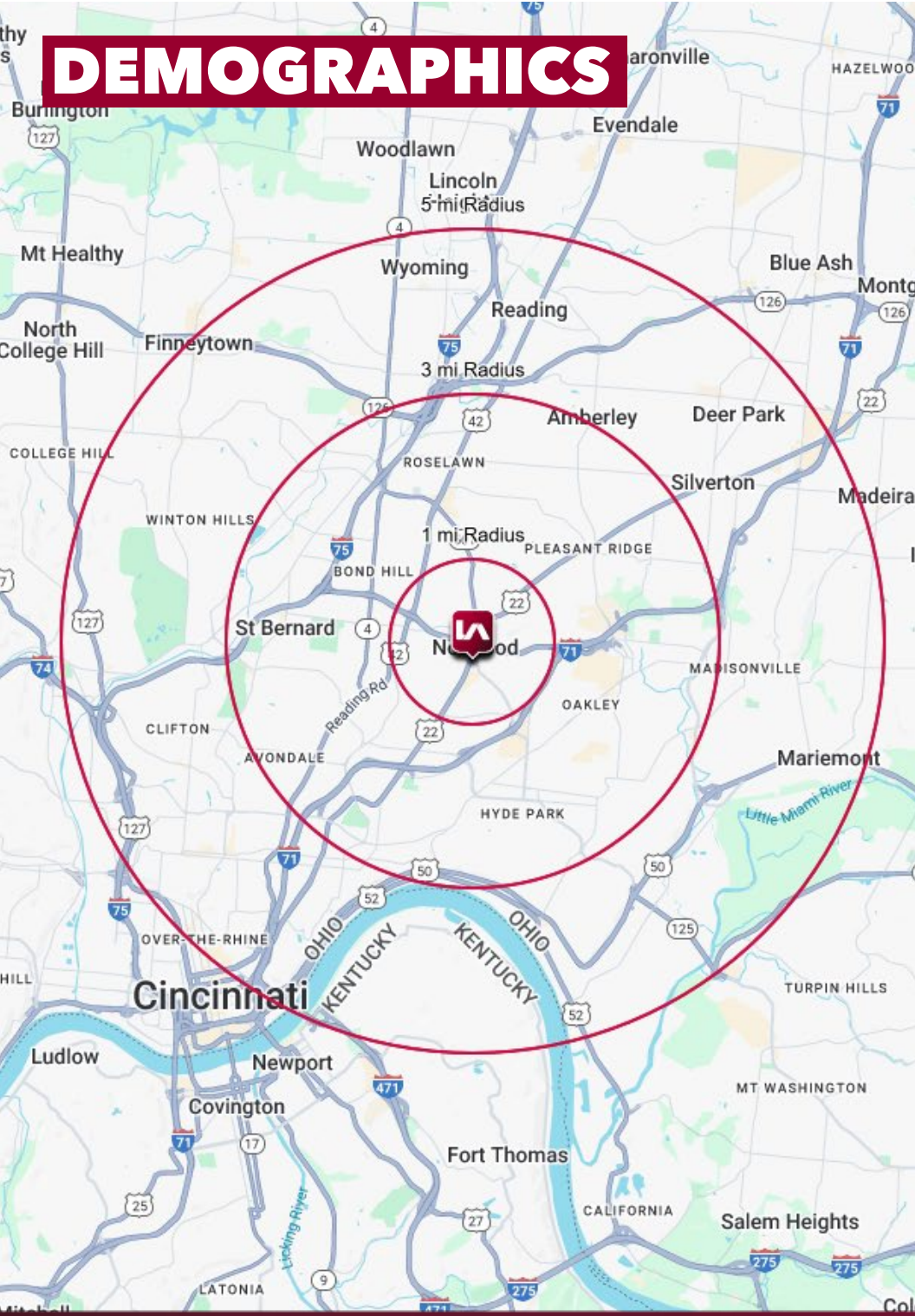
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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	18,645	122,327	298,284
2030 Projected Population	18,110	120,199	297,586
2020 Census Population	18,409	120,930	289,188
2010 Census Population	18,719	118,342	277,761
Projected Annual Growth 2025 to 2030	-0.6%	-0.3%	-
Historical Annual Growth 2010 to 2025	-	0.2%	0.5%
HOUSEHOLDS			
2025 Estimated Households	8,541	57,003	134,640
2030 Projected Households	8,329	56,260	135,266
2020 Census Households	8,455	56,495	129,628
2010 Census Households	8,290	54,531	124,204
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	-
Historical Annual Growth 2010 to 2025	0.2%	0.3%	0.6%
AGE			
2025 Est. Population Under 10 Years	12.1%	11.5%	11.1%
2025 Est. Population 10 to 19 Years	10.9%	12.0%	12.2%
2025 Est. Population 20 to 29 Years	16.8%	16.8%	18.9%
2025 Est. Population 30 to 44 Years	23.5%	22.0%	21.6%
2025 Est. Population 45 to 59 Years	16.1%	15.8%	15.3%
2025 Est. Population 60 to 74 Years	15.4%	15.9%	15.1%
2025 Est. Population 75 Years or Over	5.2%	6.0%	5.8%
2025 Est. Median Age	34.8	35.8	35.3
MARITAL STATUS & GENDER			
2025 Est. Male Population	50.2%	49.9%	51.6%
2025 Est. Female Population	49.8%	50.1%	48.4%
2025 Est. Never Married	48.0%	47.0%	48.7%
2025 Est. Now Married	29.3%	31.6%	32.2%
2025 Est. Separated or Divorced	16.4%	15.9%	14.1%
2025 Est. Widowed	6.2%	5.5%	5.0%
INCOME			
2025 Est. HH Income \$200,000 or More	5.0%	12.1%	11.4%
2025 Est. HH Income \$150,000 to \$199,999	8.5%	8.5%	7.8%
2025 Est. HH Income \$100,000 to \$149,999	13.1%	13.4%	14.4%
2025 Est. HH Income \$75,000 to \$99,999	10.1%	9.9%	10.5%
2025 Est. HH Income \$50,000 to \$74,999	18.7%	15.9%	16.0%
2025 Est. HH Income \$35,000 to \$49,999	13.1%	11.5%	11.4%
2025 Est. HH Income \$25,000 to \$34,999	10.8%	7.3%	7.5%
2025 Est. HH Income \$15,000 to \$24,999	7.7%	7.3%	7.5%
2025 Est. HH Income Under \$15,000	13.0%	14.1%	13.5%
2025 Est. Average Household Income	\$81,549	\$106,526	\$106,621
2025 Est. Median Household Income	\$60,269	\$75,281	\$74,920
2025 Est. Per Capita Income	\$37,496	\$49,962	\$48,517
2025 Est. Total Businesses	625	5,252	12,495
2025 Est. Total Employees	12,459	68,377	170,600