

9520 Montgomery Road

Cincinnati, OH 45242

**FOR LEASE**

**Retail Space | 1,100 SF**



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4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

## Property Description

This fully updated office has a spacious floor plan suitable for many differing office or retail users. The Property has dedicated parking, is adjacent to the \$150M Montgomery Quarter development, has easy access to Cross County Highway and I-71, and conveniently walkable to multiple other retailers and restaurants.

## Highlights

- Charming Retail / Office Space
- Located in the Heart of Historic Old Montgomery
- Adjacent to the New \$150M Montgomery Quarter Development
- Recently Updated
- Reserved Parking Spaces
- Nearby Public Parking
- Walkable to Retailers and Restaurants
- Easily Accessible to Cross County Highway and Interstate 71

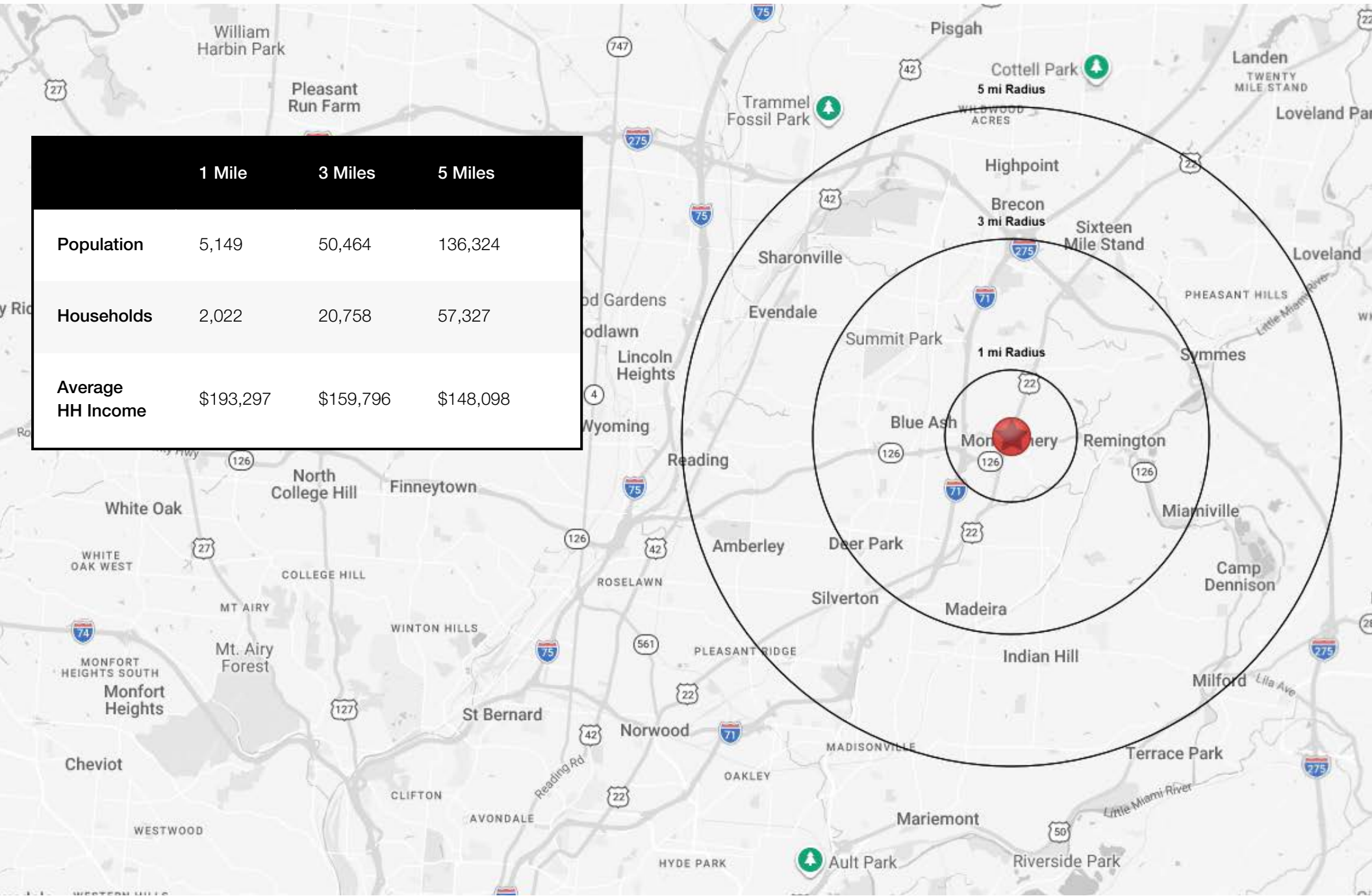
**Lease Rate: \$2,500/MO Modified Gross**







|                   | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------|-----------|-----------|-----------|
| Population        | 5,149     | 50,464    | 136,324   |
| Households        | 2,022     | 20,758    | 57,327    |
| Average HH Income | \$193,297 | \$159,796 | \$148,098 |



# THANK YOU

STAY CONNECTED



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