

9520 Montgomery Road
Cincinnati, OH 45242

FOR SALE

2 Income Generating Properties
Retail / Office Space

9520 Montgomery Road

9510 Montgomery Road

NABergman



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bergmancommercial.com



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

Property Description

Income generating property for sale. Two buildings sitting on 1 parcel, both of which are generating income. 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

- For Sale
- 2 Income Generating Properties
- 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



PHOTOS

9520 Montgomery Road | 03



Market Overview

Cincinnati, OH



Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 28th largest city in the United States. The Greater Cincinnati region encompasses a 15-county area, where Ohio, Kentucky, and Indiana meet. The metropolitan population is just over 2.15 million people. Cincinnati has a low cost of doing business and living. It is also home to the headquarters of several major corporations. This includes: Proctor & Gamble, The Kroger Company, Cintas, American Financial Group, Inc., Fifth Third Bank, Western & Southern Financial Group, The E.W. Scripps Company, and Cincinnati Bell.

Greater Cincinnati is one of the most strategically located metropolitan regions in the United States for access by manufacturing and service industries. Air, highway, river, and rail transportation give Cincinnati ready access within 600 miles of 53% of the nation's manufacturing establishments and 57% of the nation's value added by manufacturing. Three interstate highway systems (I-75, I-74, and I-71) and two interstate connectors (I-275 and I-471) serve the Cincinnati region and provide access to all geographic directions.

The accessibility combined with Cincinnati's top-ranked business climate has made it a choice location for businesses small and large.

FORTUNE 500 & 1000 HEADQUARTERED COMPANIES IN GREATER CINCINNATI

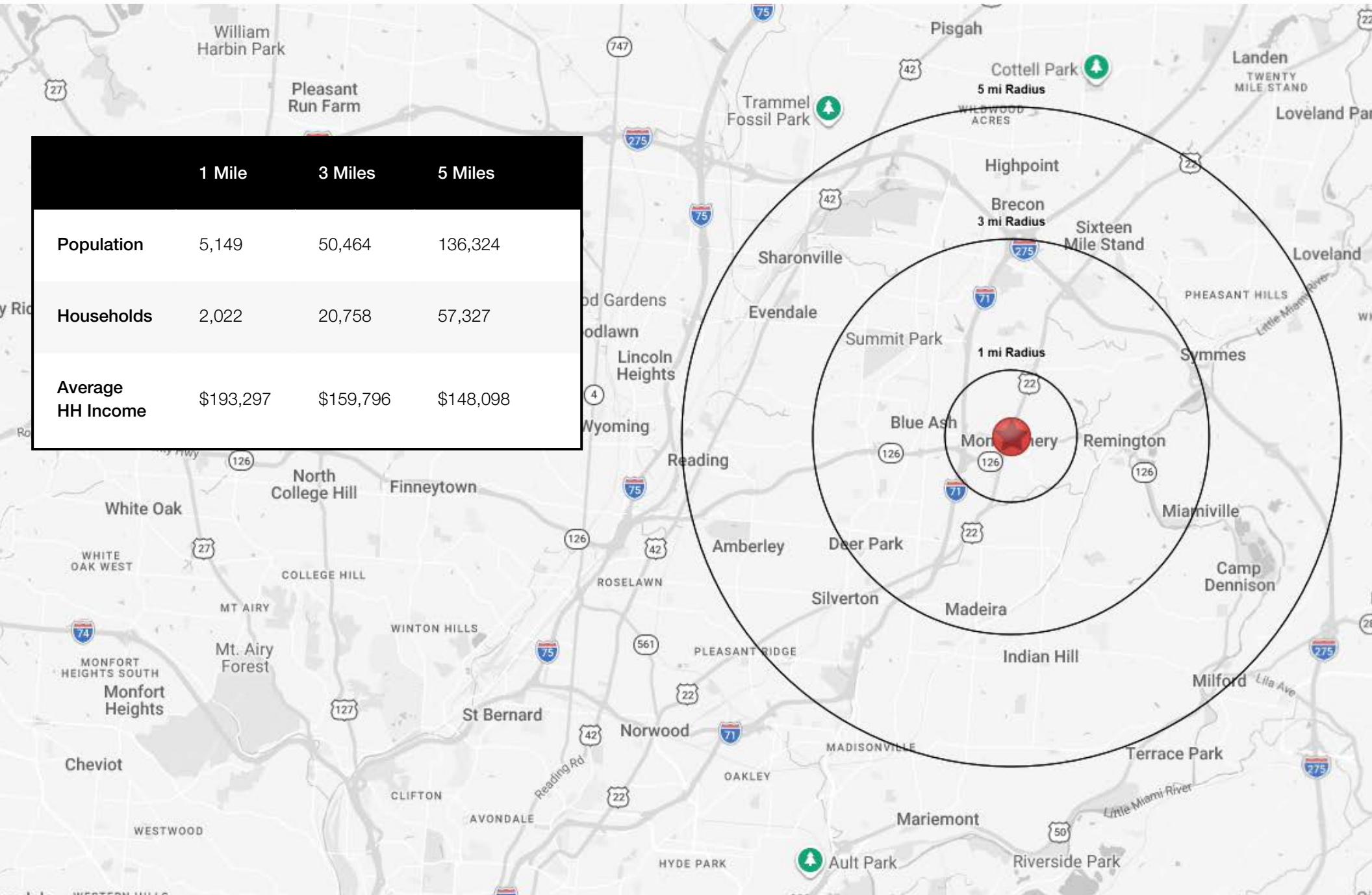


Sources: realwealthnetwork.com, www.areavibes.com, www.city-data.com, www.enacademic.com, www.worldpopulationreview.com, redicincinnati.com





	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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