

»» FOR LEASE

SUITE 205 | DOWNTOWN MONTGOMERY

7800 COOPER RD, MONTGOMERY, OH 45242

OLIVIA PAGE
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➤ THE OFFERING

3CRE is pleased to present a premier leasing opportunity situated within Montgomery's bustling commercial corridor. This beautifully renovated, versatile space features a wide-open layout with premium hardwood flooring, ample on-site parking, and an available plumbing hookup that allows for easy adaptation to a variety of professional, medical, or specialty uses. Positioned directly within a heavy retail and office hub, the property offers exceptional visibility and sits just moments away from the highly anticipated Montgomery Quarter development.

Tenants will benefit immensely from Montgomery's thriving business ecosystem, which is backed by dedicated economic development initiatives designed to help local enterprises succeed. The strategic location combines a supportive, affluent community atmosphere with seamless highway access, ensuring convenient connectivity to the entire Cincinnati metropolitan area. This is an ideal spot for any business looking to position itself in a high-growth, dynamic commercial environment.

➤ SUITE 205

Lease Rate: \$800 (Monthly)

Total SqFt: 278 Sq. Ft.

- Second Floor Suite
- 24+ Month Lease Term
- Professional Office Suite
- Plumbing In-Unit
- Recently Renovated , hardwood and paint
- 24/7 Access
- Close Proximity to Highway
- Steps from Downtown Montgomery
- Ample Parking In front and side of building



FLOOR PLAN

SECOND FLOOR SUITES



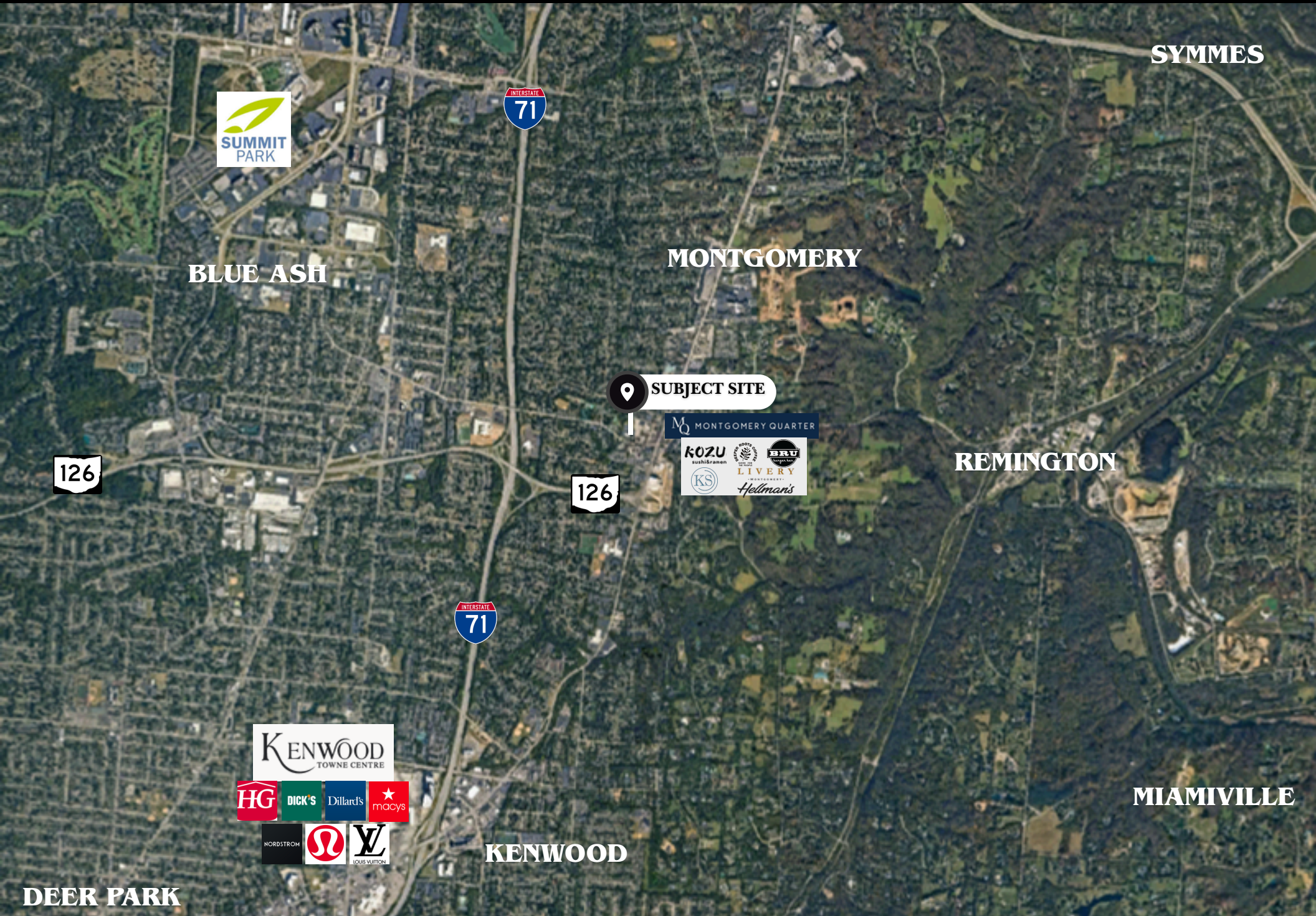


SUITE 205

278 Sq. Ft







BLUE ASH

MONTGOMERY

SYMMES



SUBJECT SITE



MONTGOMERY QUARTER

KOZU

sushiramen

BRU

LIVERY

HELLMAN'S

KS

REMINGTON



KENWOOD
TOWNE CENTRE



KENWOOD

MIAMIVILLE

DEER PARK

MONTGOMERY, *Ohio*

	1 MILE	3 MILE	5 MILE
POPULATION	5,656	54,737	137,868
AVERAGE HOUSEHOLD INCOME	\$172,256	\$139,795	\$128,707
NUMBER OF HOUSEHOLDS	2,044	22,176	57,145
MEDIAN AGE	45.7	42.5	42.2
TOTAL BUSINESSES	4,600	58,971	119,813
TOTAL EMPLOYEES	584	6,944	12,899

O.25 Miles from the Subject Site





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LEARN MORE



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