



5000 Montgomery Rd.

Cincinnati, OH 45212

EPIQUE
REALTY

Property Features:

11,000 sq/ft retail / warehouse flex space.

Retail, warehouse, and office areas allowing flexible business operations

Includes surrounding lots, offering expansion potential or additional parking

Strong daily traffic counts

Quick access to I-71, Norwood, Oakley, Hyde Park, and Downtown Cincinnati

Dense residential and commercial population nearby with consistent consumer traffic

Suitable for owner-users, investors, or redevelopment projects

Located within the active Norwood / Central Cincinnati commercial corridor



Chris Swain
513-382-0794
chris@swa.in

The information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation, express or implied, is made as to the accuracy or completeness of the information. All information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Prospective purchasers are advised to conduct their own independent investigation and verification of all information, including but not limited to property condition, zoning, environmental matters, and any hazards that may exist. The broker and seller make no representations or warranties regarding the condition of the property or its suitability for any particular use.

5000 Montgomery Rd

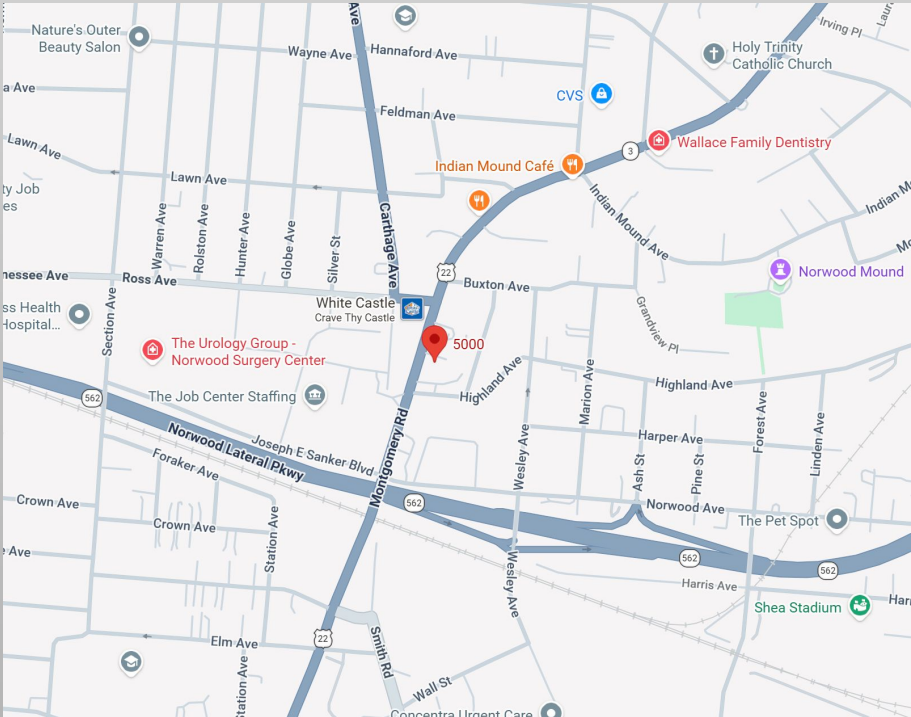
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Property Photos



5000 Montgomery Rd

Aerial View



5000 Montgomery Rd



Traffic Counts / Demographics

5000 Montgomery Rd Traffic Count

Average Annual Daily Traffic (AADT)

5,346

Vehicles Per Day (2025)

Northbound

2,712

Vehicles / Day

Southbound

2,633

Vehicles / Day

10 Year Average Traffic: 5,819 Vehicles / Day

Source: Ohio Department of Transportation (ODOT) AADT Data

Area Household Income

5000 Montgomery Rd • Cincinnati, Ohio

\$71,611

Median Household Income

Norwood, OH (Local Area)

Average Household Income

\$83,146

Cincinnati, OH

Per Capita Income

\$43,110

Norwood, OH

Source: U.S. Census Bureau • American Community Survey (ACS) 2020–2024 Estimates

Meet

Chris Swain

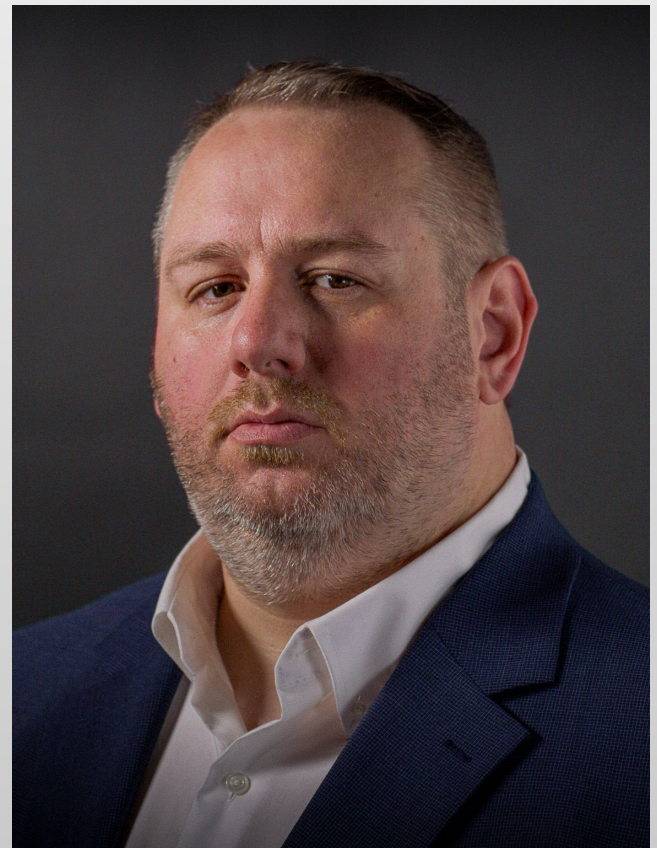
Ohio Licensed Commercial Agent

Chris Swain joins Epique as a licensed agent in Ohio.

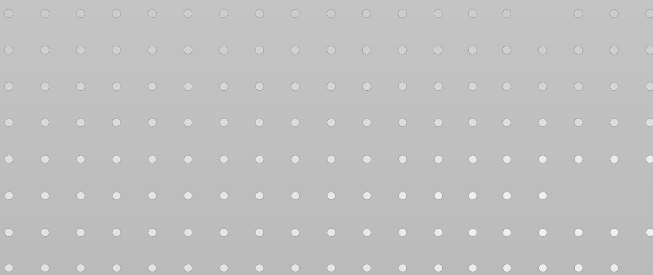
He works closely with investors to analyze acquisition opportunities, evaluate deal structure, and execute transactions that align with both short and long term investment objectives.

Chris brings over 10 years of experience working with office, multifamily and other commercial investors.

His background allows him to combine market insight, financial analysis, and investor-focused strategy to deliver thoughtful guidance and reliable execution across a wide range of commercial transactions.



513-382-0794 | chris@swa.in



Meet

Julie Griffin Thompson

Kentucky Licensed Commercial Agent

Julie Griffin Thompson has joined Epique as a licensed agent in Kentucky.

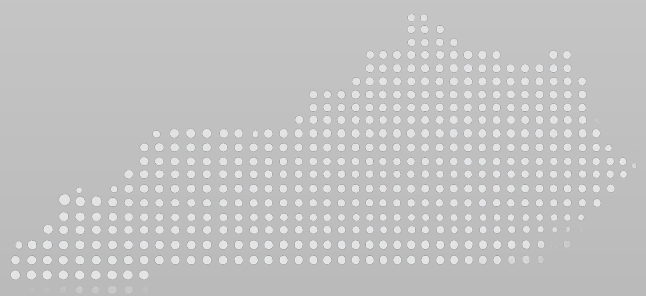
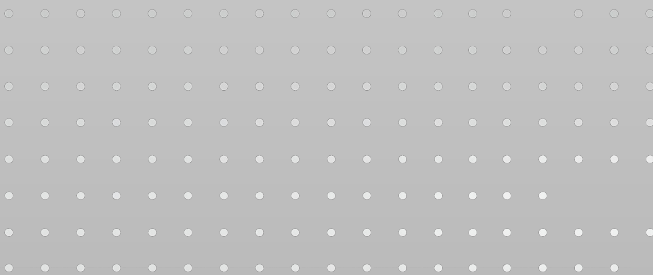
Julie's primary focus is on office, retail and multifamily opportunities in Lexington and surrounding central Kentucky.

She utilizes client needs analysis and customer relations to provide quality service to clients. Prior to joining the Epique team, Julie worked as a residential real estate agent in the Lexington area.

Julie is a graduate of the University of Kentucky with a Bachelor of Arts in English. She is a licensed sales associate with the Kentucky Real Estate Commission. She currently resides in Lexington, Kentucky.



859-227-8509 | julie@swa.in



Meet

Brian Bell

OH/IN/KY Licensed Broker

Brian Bell is a seasoned and highly experienced state broker for Ohio and Kentucky at Epique Realty.

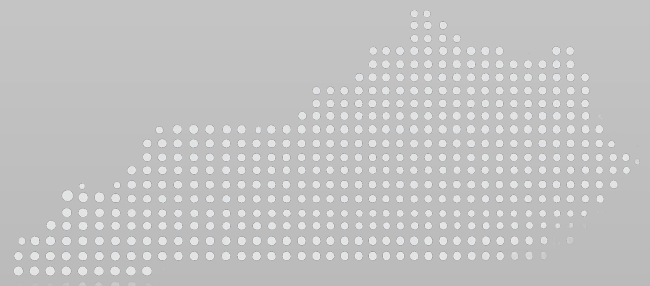
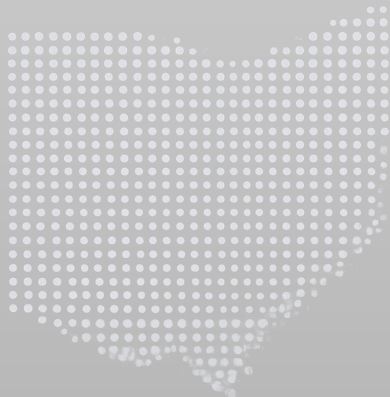
With over 20 years of experience in the real estate industry, Brian Bell has established himself as a knowledgeable and trusted professional in the field.

Brian Bell is a key figure at Epique Realty, driving the team towards success and fostering a culture of excellence.

His proactive approach, strategic vision, and business acumen set him apart as a motivated business leader who is dedicated to delivering exceptional results.



502-552-8001
ohbroker@epiquerealty.com





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Chris Swain

Epique Agent

513-382-0794