



— 6091 MONTGOMERY ROAD A3, CINCINNATI, OH 45213 —

OFFICE / RETAIL SPACE | PLEASANT RIDGE

3,592 SQ FT | \$14.00 SF/YR (MG)



PESOLA
ADVISORS GROUP



COLDWELL BANKER
COMMERCIAL

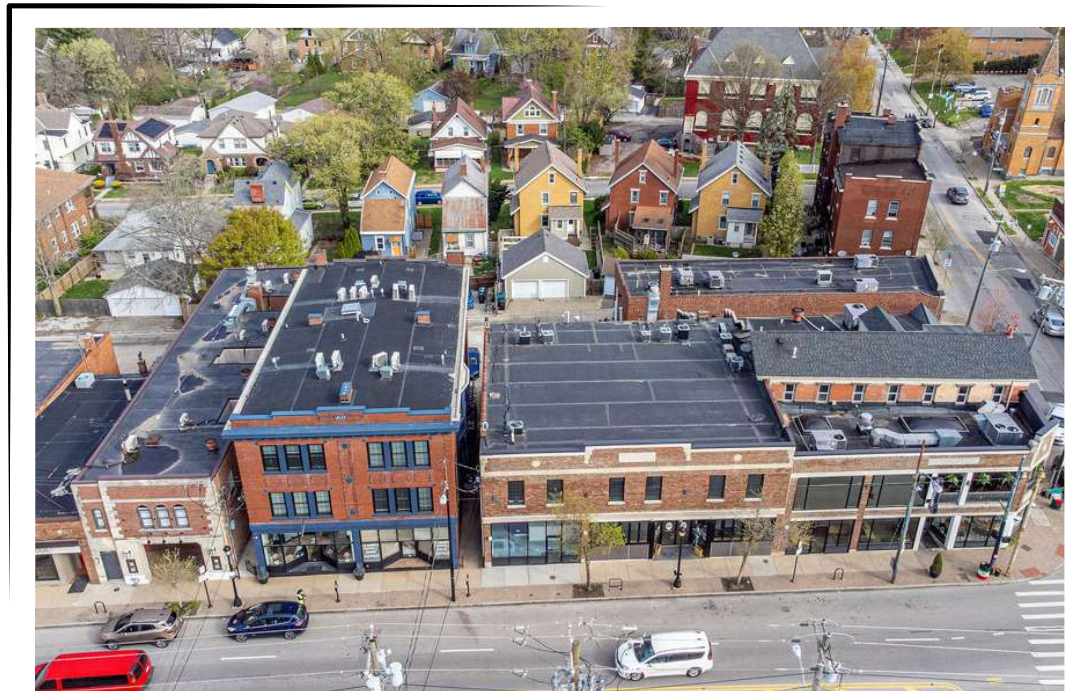
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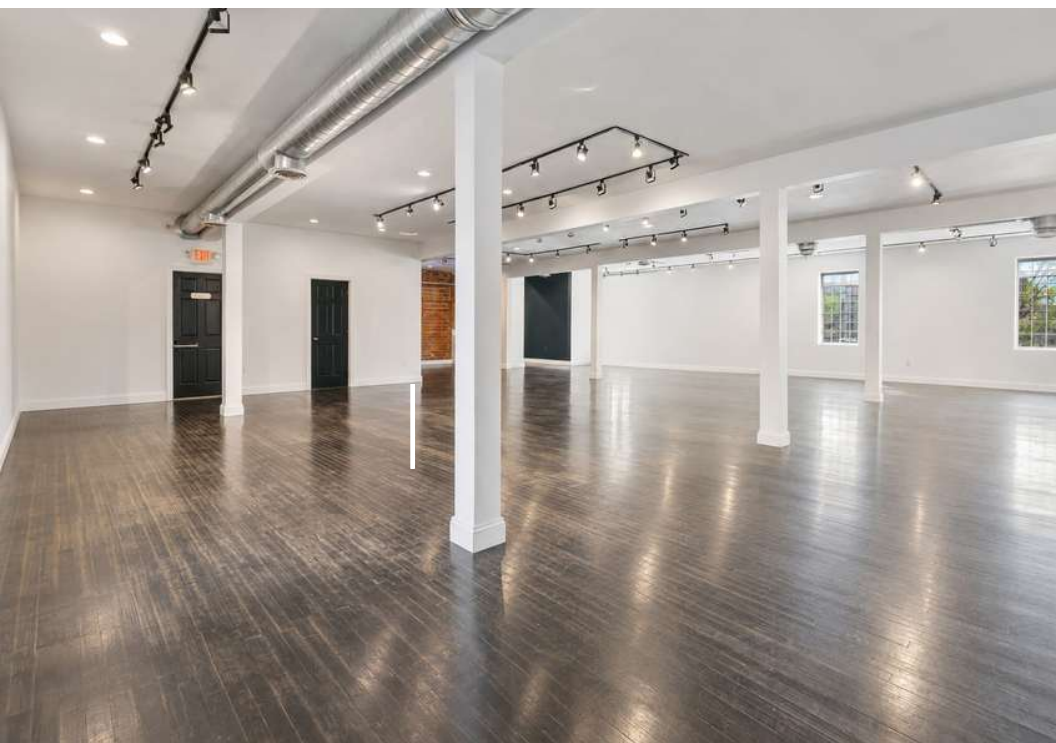
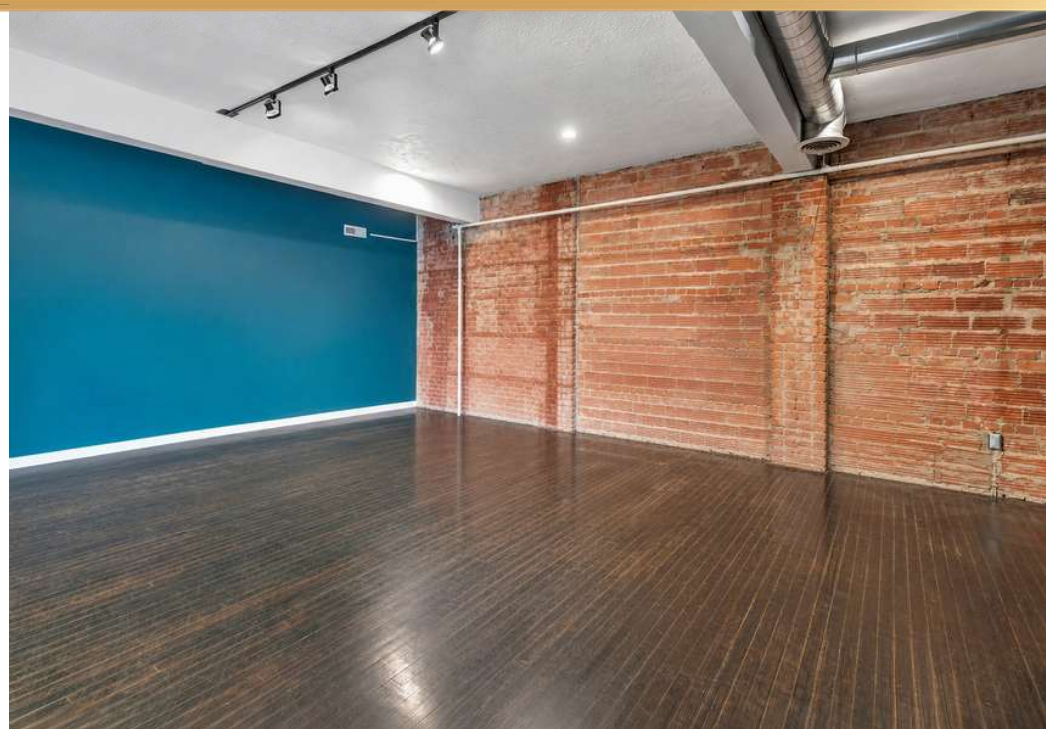
Pesola Advisors Group is pleased to present an outstanding office and retail opportunity at 6091 Montgomery Road, offering 3,592 square feet of prime space with exceptional potential. Strategically located in a high-traffic area with excellent visibility, this established site is a fully built-out retail space in the heart of Pleasant Ridge. The versatile layout provides ample opportunities for creative design and customization to suit a wide range of business concepts.

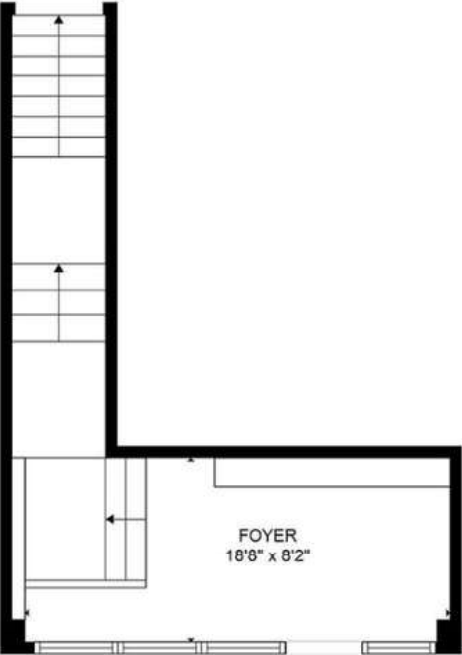
Located in the heart of Pleasant Ridge, this space offers a rare opportunity to join one of Cincinnati's most energetic and evolving neighborhoods. Known for its walkability, strong community vibe, and growing roster of popular restaurants and local businesses, Pleasant Ridge is a magnet for residents and visitors alike. With infrastructure already in place and strong demand for new dining and retail options, 6091 Montgomery Road is perfectly positioned for a successful, community-focused venture.

Highlights

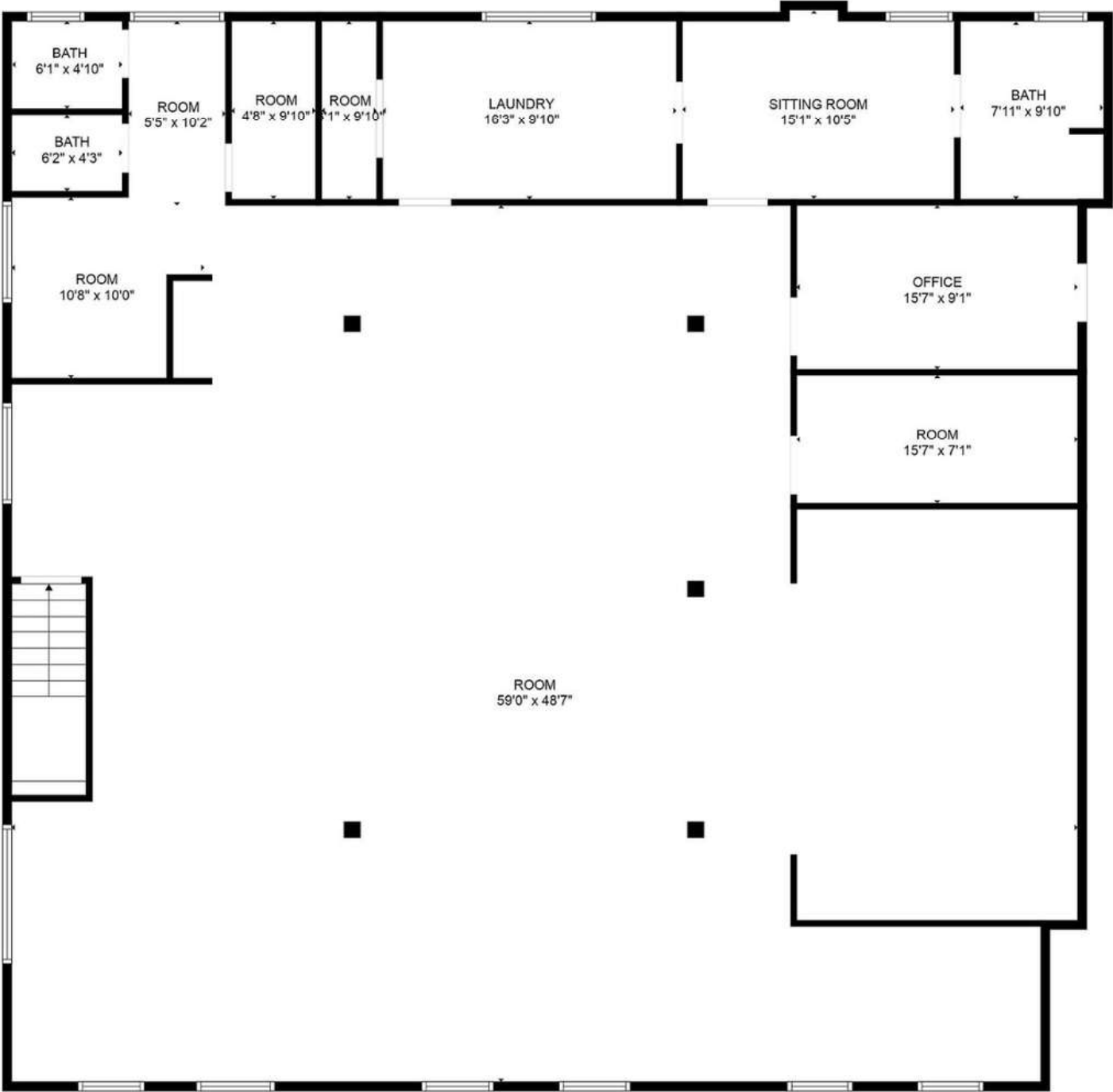
- 3,592 Square Feet
- Lease Rate: \$14.00 SF/YR (Modified Gross)
- Located in the Heart of Pleasant Ridge
- Fully Built-Out Office & Retail Space
- Previously occupied by a Salon Concept
- Second Floor Space with Ground Level Storefront
- Open Floorplan
- High Ceilings



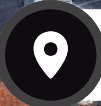
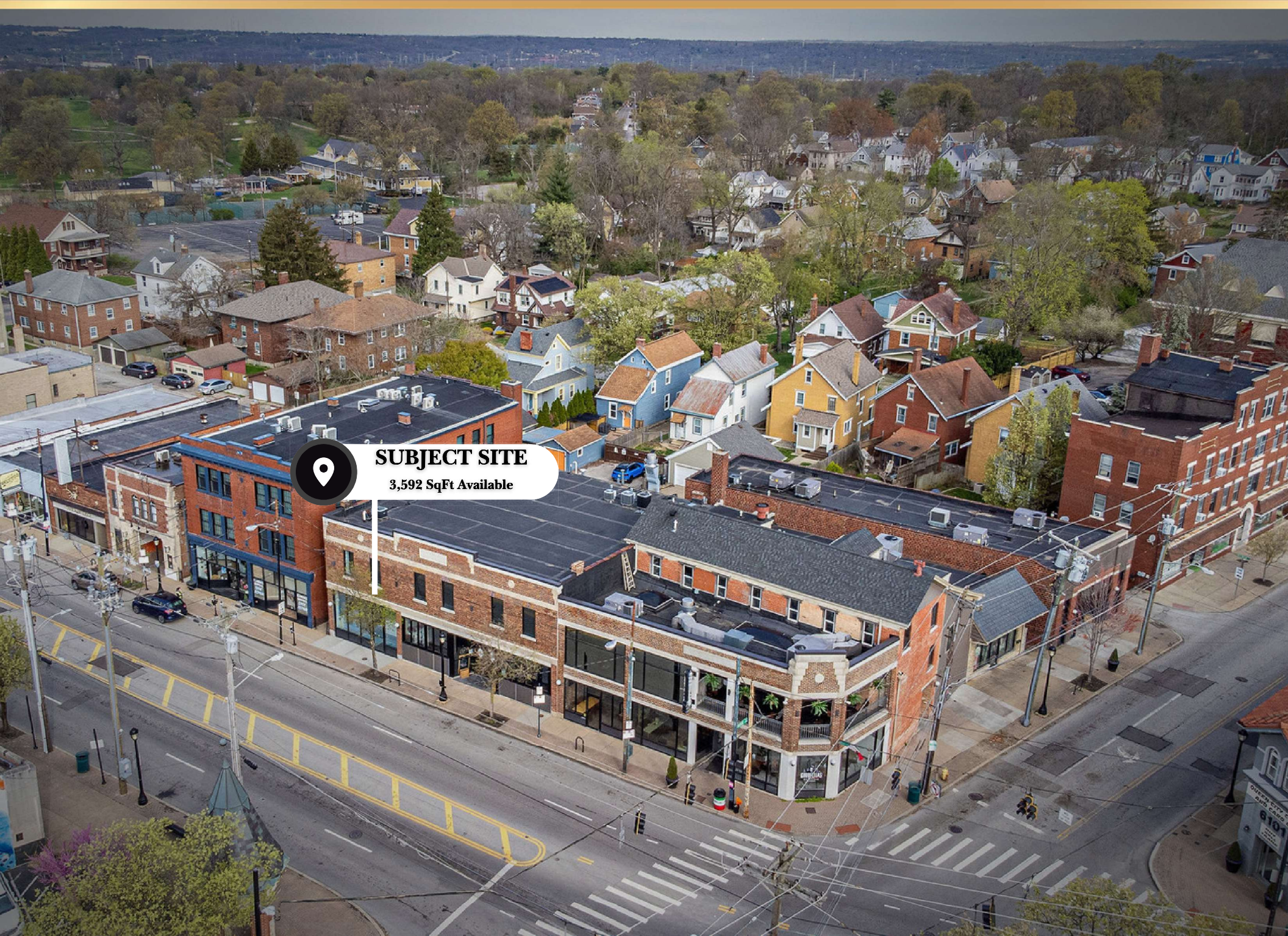




FLOOR 1



FLOOR 2



SUBJECT SITE

3,592 SqFt Available



PUBLIC PARKING

Paid Lot



PUBLIC PARKING

Paid Lot



SUBJECT SITE

3,592 SqFt Available



FLYING TIGER TATTOO
TATTOO PARLOR

THE LONELY PINE
UPSACLE STEAKHOUSE

THE OVERLOOK
RESTAURANT

DPT BEAUTY SALON
BEAUTY STORE

NINE GIANT
BREWERY / RESTAURANT

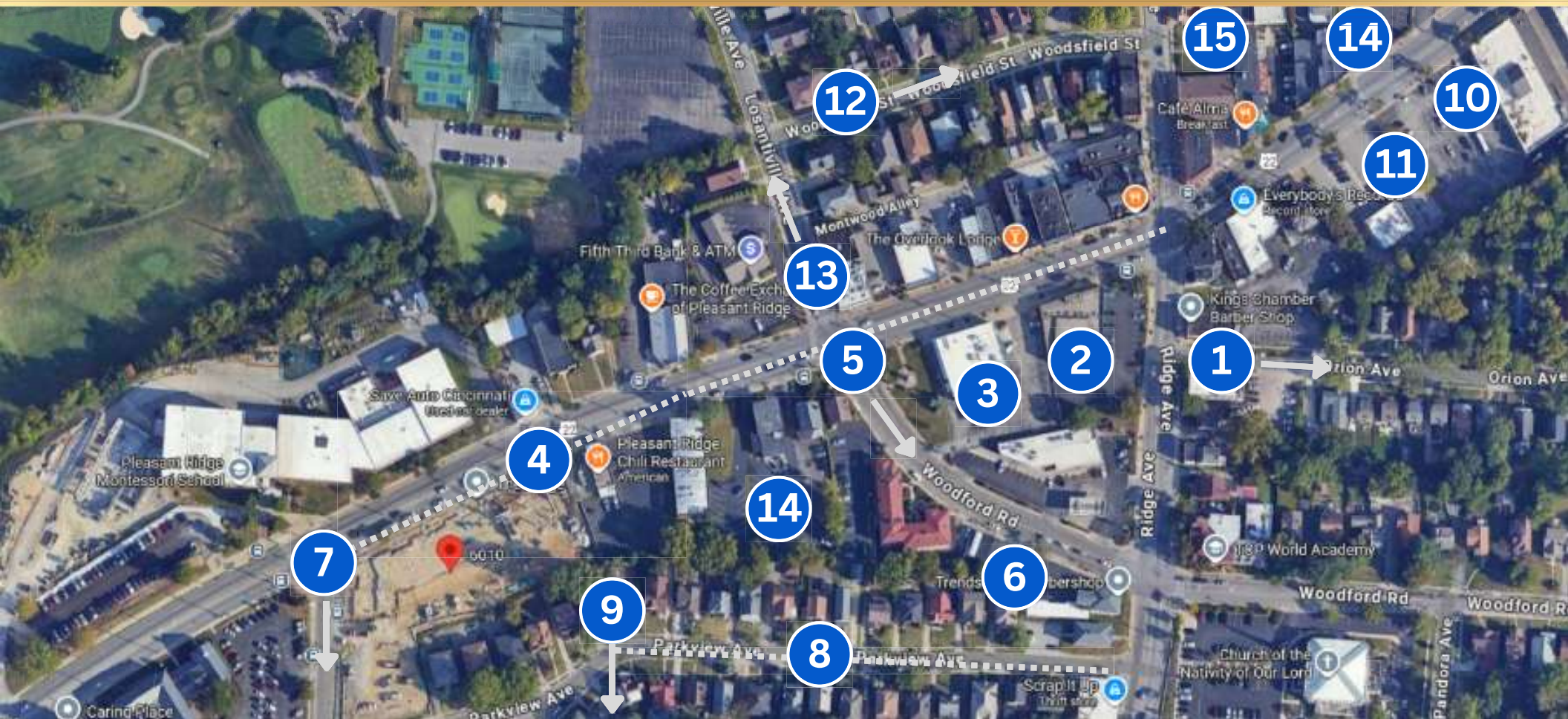
NINE GIANT FERMENTORIUM
EVENT SPACE / BAR

SUBJECT SITE
3,592 SqFt Available

GOODFELLAS PIZZERIA
BAR / RESTAURANT

MONTGOMERY ROAD
16,799 VEHICLES PER DAY

RIDGE AVENUE
12,634 VEHICLES PER DAY



- | | | | |
|---|-------------------------------------|---|---|
| 1 The Orion Lot (30 Spots) | 5 Woodford Street (18 Spots) | 9 Beacraft Avenue (14 Spots) | 13 Losantiville Avenue (9 Spots) |
| 2 Mulaney's Lot (35 Spots) | 6 Barbershop Lot (9 Spots) | 10 Youthland Lot (70 Spots) | 14 Webland Place (5 Spots) |
| 3 PNC Lot (45 Spots) | 7 Lester Road (13 Spots) | 11 Former Burger King (44 Spots) | 15 St. Peter's Church Lot (35 Spots) |
| 4 Montgomery Road (Ridge to Lester) (54 Spots) | 8 Parkview Avenue (23 Spots) | 12 Woodsfield Street (26 Spots) | Total Parking Spots- 430 Spots |

**Within ¼ mile of the space*

	1 MILE	3 MILE	5 MILE
POPULATION	13,412	107,017	238,656
AVERAGE HOUSEHOLD INCOME	\$89,776	\$87,358	\$96,159
NUMBER OF HOUSEHOLDS	6,318	50,180	105,748
MEDIAN AGE	38.5	38.3	38.2
TOTAL BUSINESSES	465	6,724	16,730
TOTAL EMPLOYEES	4,284	67,809	155,828



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PESOLA
ADVISORS GROUP

RETAIL LEASING

Pesola Advisors is a commercial real estate team with Coldwell Banker Commercial, specializing in strategic advisory, leasing, and investment sales. The group focuses on delivering tailored solutions to landlords, tenants, and investors by combining market expertise with a hands-on, deal-driven approach. Pesola Advisors is committed to maximizing value for clients through thoughtful execution, strong relationships, and a deep understanding of local market dynamics.