

FOR LEASE



**8166 Montgomery Rd
Cincinnati, OH 45236**

A rare vacancy for lease at this strategically located mixed use building in Kenwood on Montgomery Road, the number one retail destination location in the tri-state. The property offers great curb appeal fronting well traveled Kenwood Road at a signalized intersection with high visibility from the intersection of Montgomery Road and Galbraith. Open space with abundant natural lighting and lower level retail/warehouse. Wonderful demographics, surrounded by the metro's most desirable neighborhoods of Madeira, Montgomery, Kenwood, Indian Hill. Minutes to I-71 & Cross County Hwy. Join Embers Restaurant and AAA Travel Agency. Improvement allowance for qualified tenants. Suitable for retail and office.

FEATURES

Lease Rates: CALL
Lease Type: NNN (\$4.75)
Available: 8,600-20,600 SF
GLA: 33,728 SF
Lot Size: 1.862 acres
Combined Traffic: 29,457
Parking: 118 surface

Pop. 3 mile: 59,402
Households 3 mile: 25,590
Income 3 mile: \$119,977

Signalized Hard Corner
Retail & Office

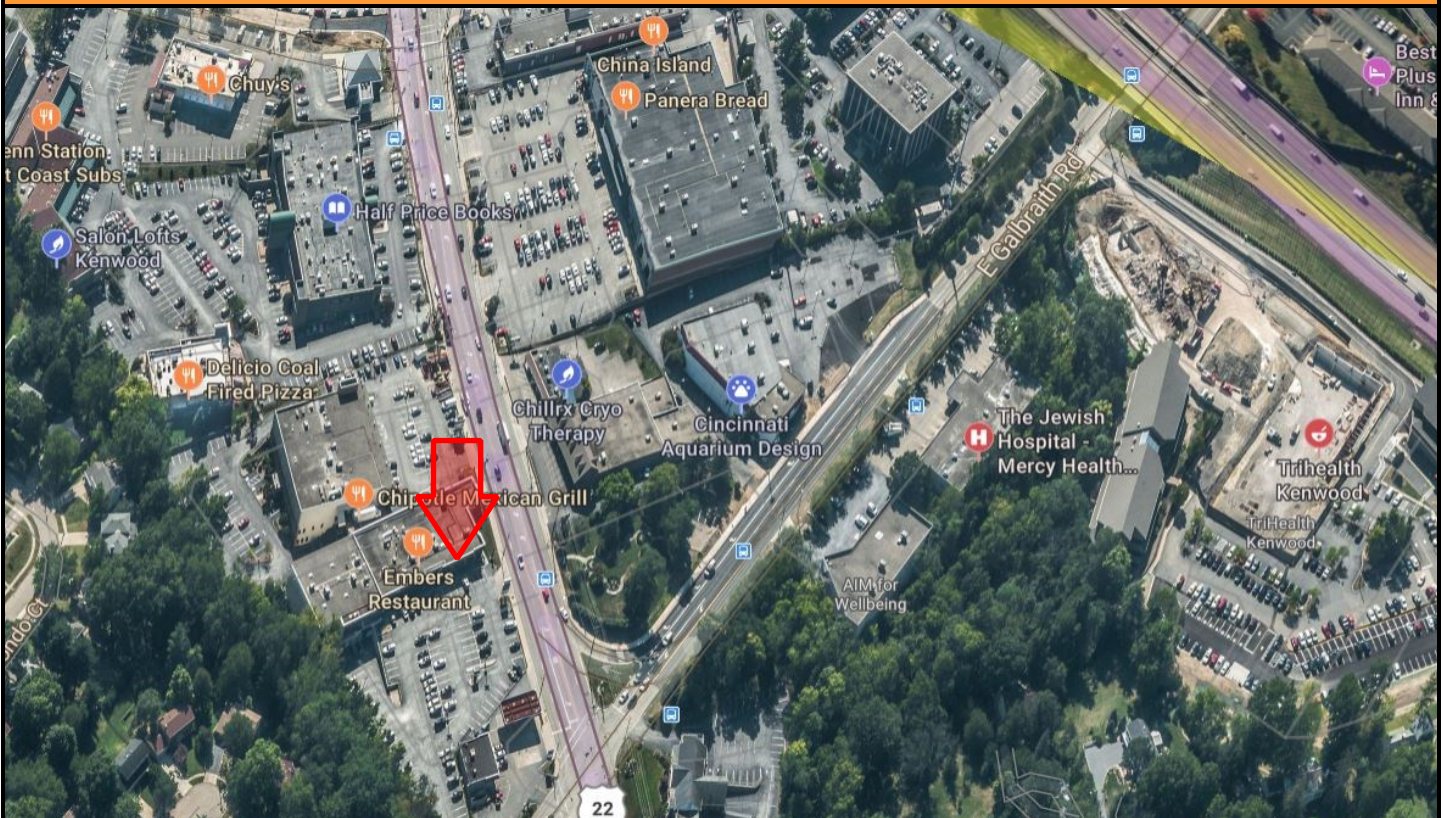
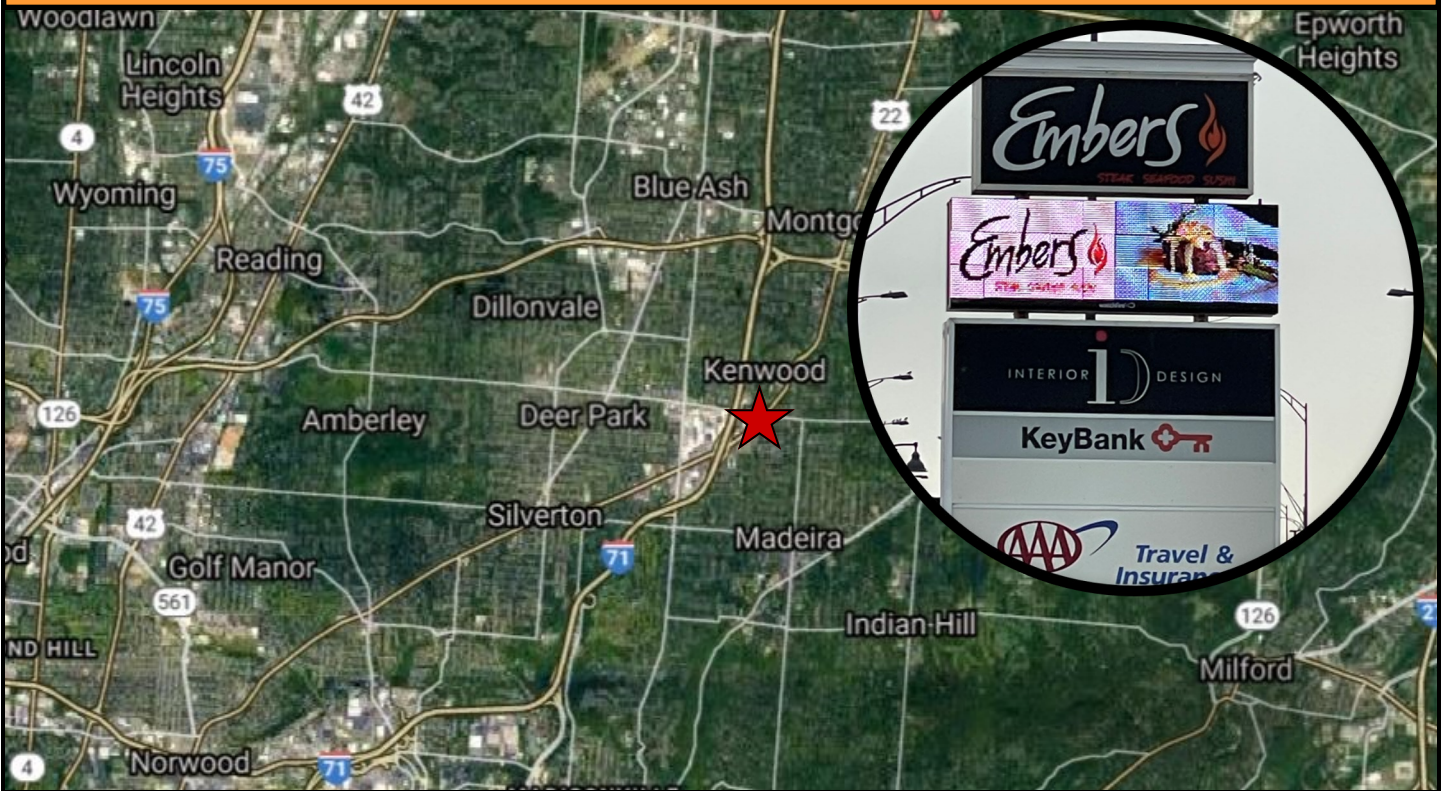
S|K Sudbrack|Kron
Commercial Real Estate Services

7809 Laurel Avenue, Ste 10
Cincinnati, OH 45243
info@skcres.com

513-271-2460

www.SKCRE.com

LOCATION



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