

6201 / 6205 Montgomery Road
Cincinnati, Ohio 45213

**Prime Corner
Location**



**RESTAURANT OPPORTUNITY
≈1,822 SF FOR LEASE**

PROPERTY FEATURES

- Units 6201 and 6205 with approximately 1,822 SF in shell form for lease
- Prime corner location in the heart of Pleasant Ridge Business District
- Shell form – ready for your custom build-out
- Fully renovated building with new façade, windows and modern systems
- Excellent visibility, signage and walkability
- Gross lease includes utilities
- Lease Rate: \$18.00 PSF (includes water, taxes and property insurance). Tenant is responsible for gas and electric



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PROPERTY DESCRIPTION

Bring your vision to life in this 1,822 SF corner retail space at one of Pleasant Ridge's most dynamic intersections. Fully renovated inside and out, the building blends historic charm with modern upgrades, offering timeless character and updated systems throughout. This high-visibility corner location delivers outstanding street exposure, foot traffic, and a prime presence in one of Cincinnati's most walkable and desirable neighborhoods.

The suite is delivered in shell condition, providing a clean slate to create a custom space tailored to your business - ideal for boutique retail, café, restaurant, or creative studio use. Surrounded by neighborhood favorites such as Nine Giant Brewery and The Overlook Lodge, this location perfectly combines walkability, community energy, and modern convenience.

Join the vibrant energy of Pleasant Ridge, where local business, dining, and culture come together to create a thriving neighborhood experience.

Pleasant Ridge has emerged as one of Cincinnati's strongest neighborhood restaurant markets due to its strategic **Community Entertainment District (CED) designation**, a highly walkable business corridor, and an engaged, fiercely loyal population that prioritizes supporting indie businesses. By balancing affordable commercial real estate with a highly active, stable community, it has built a resilient culinary landscape that rivals more expensive adjacent neighborhoods.

The Community Entertainment District (CED) Edge

In 2010, the City of Cincinnati officially designated Pleasant Ridge as a **Community Entertainment District (CED)**. This zoning tool dramatically lowered the barrier of entry for restaurants by allowing independent businesses to acquire affordable liquor licenses directly from the state, bypassing the expensive secondary market.

The neighborhood centers around a vibrant, historic business district along Montgomery Road.

Pedestrian Infrastructure: High concentration of sidewalk-facing retail surrounded by tree-lined residential side streets allows thousands of residents to walk to dinner effortlessly.

Synergy: Dense clustering of complementary food, beverage, and retail spaces rewards foot traffic and creates an all-evening destination where diners bounce between establishments.

The local populace provides a highly stable, diverse, and reliable base of patrons. **The "Value"**

Alternative: Offering historic charm at a more accessible cost of living than neighboring Oakley or Hyde Park, the area attracts young professionals, first-time homebuyers, and families who have disposable income to dine out locally.

Rather than relying on chains, Pleasant Ridge features a rich tapestry of acclaimed independent options that draw visitors from across the city.



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Pleasant Ridge is becoming even more of a dining destination, with additional restaurant investment and new concepts opening in the neighborhood, making food and beverage users a strong fit for the area. This shell space would be ideal for:

- Neighborhood Coffee Shop / Café with outdoor seating serving breakfast and lunch.
- Chef-Driven Restaurant serving different types of food (Italian, Mediterranean, Mexican, Modern American and Farm-to-Table).
- Bakery and Coffee with weekend destination and grab-and-go breakfast, pastries and artisan breads.
- Ice Cream / Dessert Concept with a family-style concept introducing craft ice cream, cookies and gelato.
- Unique Local Operator – Cincinnati chef looking for a second location; food truck ready for a brick and mortar; brewery taproom with kitchen or specialty food concept.

Market Profile

6201 Montgomery Rd, Cincinnati, Ohio, 45213

Rings: 1, 3, 5 mile radii



Population Summary	1 mile	3 miles	5 miles
2010 Total Population	13,860	104,746	230,731
2020 Total Population	13,964	107,636	236,547
2020 Group Quarters	102	2,156	6,210
2025 Total Population	13,798	109,834	241,163
2025 Group Quarters	115	2,432	7,043
2030 Total Population	13,832	110,746	242,404
2025-2030 Annual Rate	0.05%	0.17%	0.10%
2025 Total Daytime Population	10,163	119,279	259,420
Workers	4,249	70,350	145,535
Residents	5,914	48,929	113,885



Traffic Count Profile

6201 Montgomery Rd, Cincinnati, Ohio, 45213



Rings: 1, 3, 5 mile radii

Dist (mi)	Street	Nearest Cross Street	Year of Count	Traffic Count
0.00	Montgomery Rd	Woodmont Ave	2010	16,081
0.00	Woodmont Ave	Montgomery Rd	2010	2,124
0.10	Woodmont Ave	Arrow Ave	2008	1,617
0.10	Kincaid Rd	Montgomery Rd	2009	1,121
0.10	Montgomery Rd	Woodmont Ave	2010	16,746
0.10	Montgomery Rd	Webbland Pl	2005	19,220
0.10	Ridge Ave	Ridge Rd	2005	11,056
0.20	RIDGE RD	Ridge Rd	2020	12,634
0.20	Montgomery Rd	Ridge Rd	2002	17,350
0.20	Woodford Rd	Woodmont Ave	2009	6,838
0.20	Grand Vista Ave	Orion Ave	2008	558
0.20	Parkman Pl	Grand Vista Ave	2001	1,100
0.20	Woodford Rd	Ridge Rd	2000	10,500
0.20	Woodford Road	Woodmont Ave	2021	4,855
0.20	Montgomery Rd	Orchard Ln	2010	15,451
0.20	Losantiville Ave	Montwood Aly	2001	11,000
0.20	Woodford Rd	Losantiville Ave	2000	9,900
0.30	DRYDEN ST	Arrow Ave	2020	1,831
0.30	Beredith Pl	Delphos Ave	2008	374
0.30	Robison Rd	Woodford Rd	2010	889
0.40	Orchard Ln	Montgomery Rd	2010	839
0.40	Montgomery Rd	Beechview Cir	2013	16,000
0.40	Beech View Cir		2009	154
0.50	Ridge Road		2019	12,746
0.50	Ridge Road	Esther Dr	2021	10,348
0.50	Ridgewood Ave	Blue Ridge Ave	2003	804
0.50	Montgomery Rd	Lester Rd	2009	14,233
0.50	Rogers Park Pl	Montgomery Rd	2009	229

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.



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Traffic Count Map - Close Up

6201 Montgomery Rd, Cincinnati, Ohio, 45213

Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



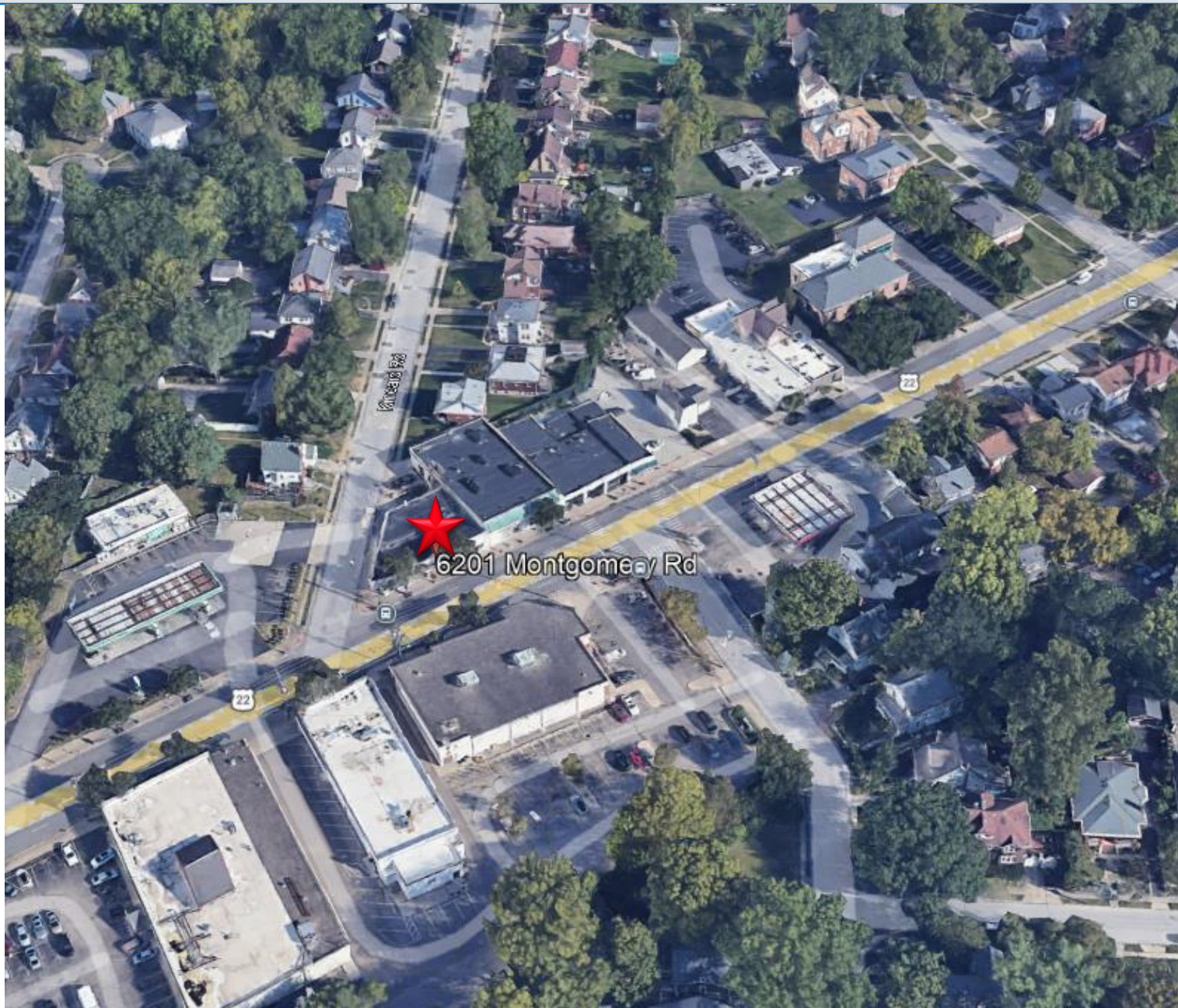
Source: Traffic Counts (2025)

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