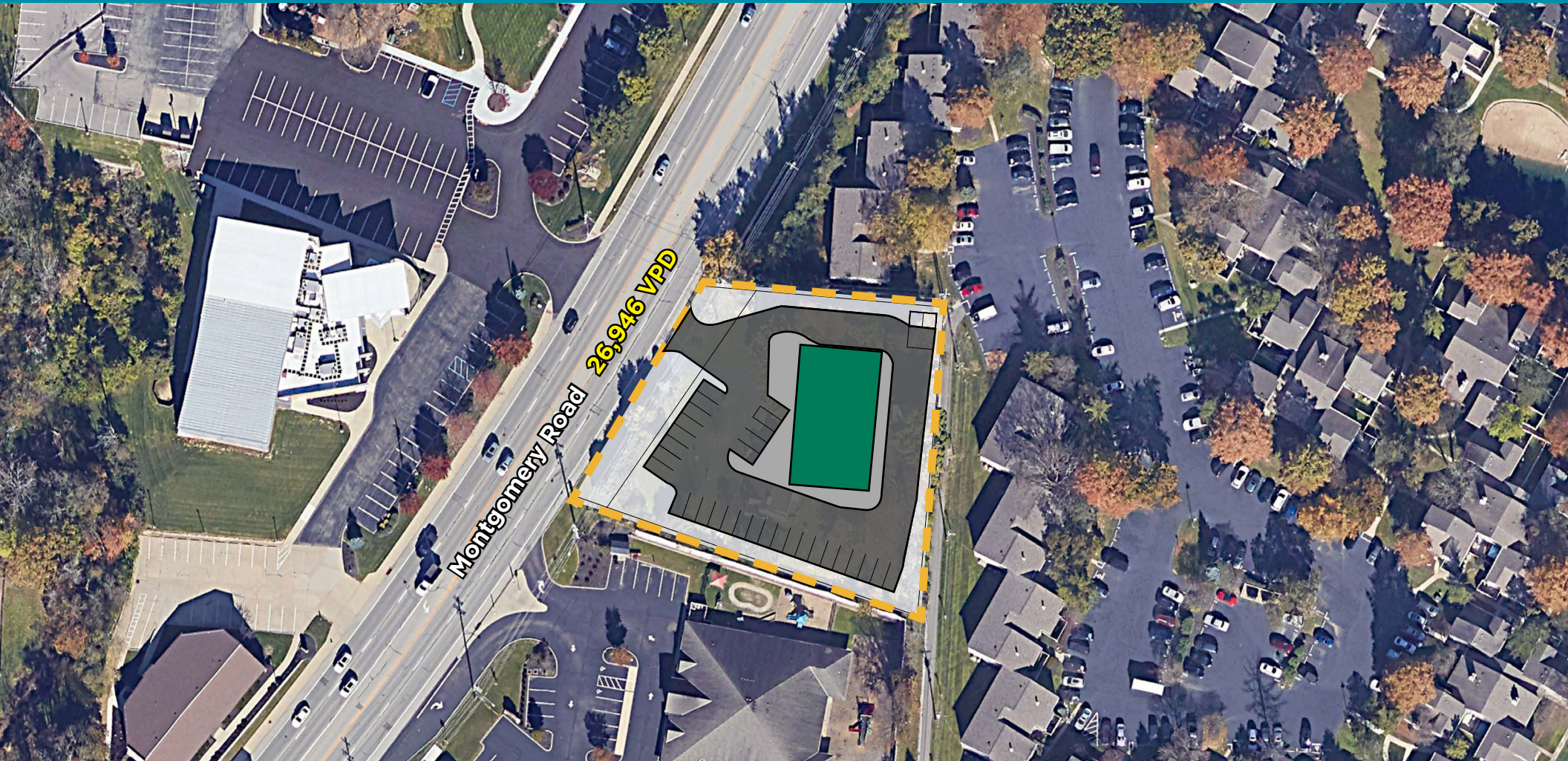


FOR LEASE OR GROUND LEASE

# 11222 MONTGOMERY ROAD

CINCINNATI, OH 45249



.96 ACRE PAD / NEW DEVELOPMENT

[cushmanwakefield.com](http://cushmanwakefield.com)

**FOR LEASE OR GROUND LEASE**

# 11222 MONTGOMERY ROAD

CINCINNATI, OH 45249



## PROPERTY HIGHLIGHTS

- Retail/restaurant space available for lease or ground lease
- 0.96 Acres with 164' of frontage on Montgomery Road
- Less than a quarter of a mile from Harper's Point which features Kroger, Fresh Thyme Market, HomeGoods, FirstWatch, Buffalo Wild Wings and more
- Next to The Christ Hospital Outpatient Center
- Conveniently located on Montgomery Road just north of I-275

## LAND SIZE

0.96 Acres

## MARKET




Harper's Point

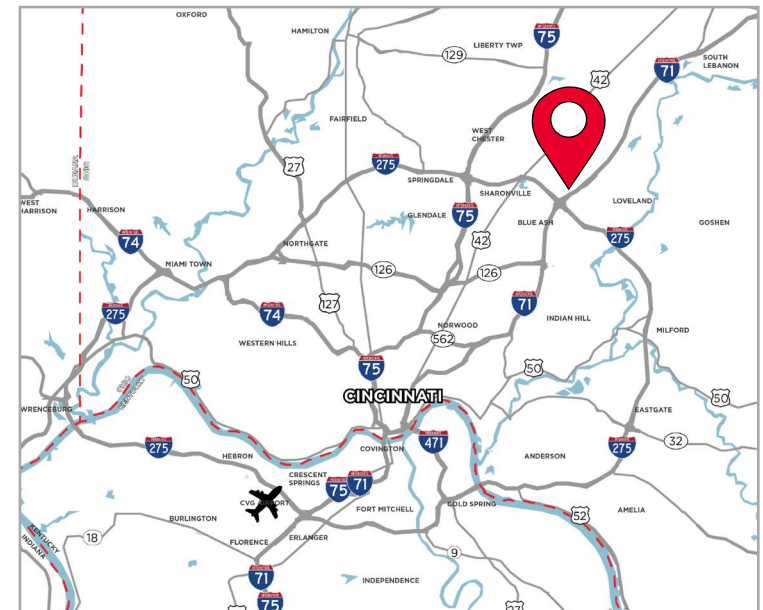
## GROUND LEASE

Call for pricing



## NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVG. HH INCOME	 DAYTIME POP.
1 Mile	6,315	\$200,874	4,227
3 Mile	53,855	\$173,324	71,127
5 Mile	141,183	\$170,346	155,576

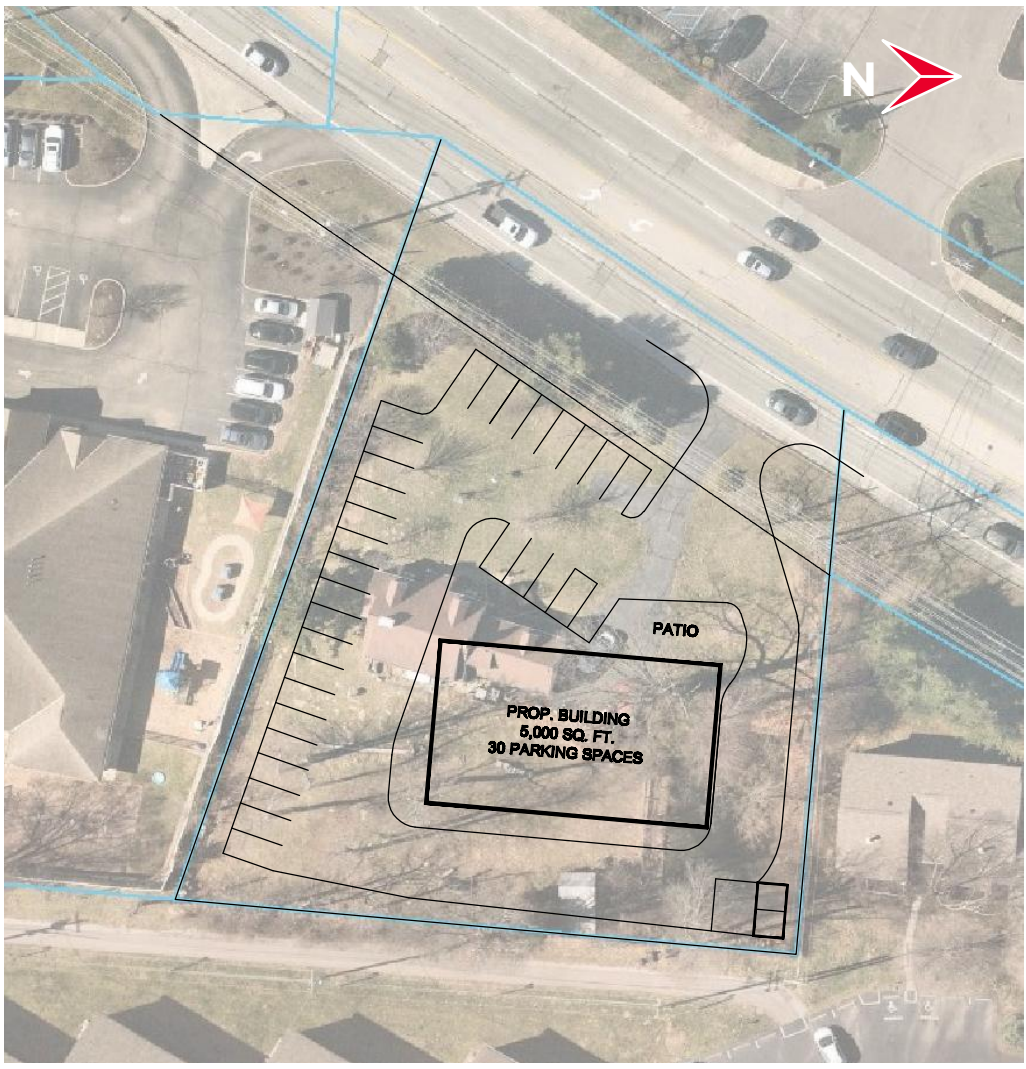


**FOR LEASE OR GROUND LEASE**

**11222 MONTGOMERY ROAD**  
CINCINNATI, OH 45249



**SITE PLAN - CONCEPT**



**\*Conceptualized Images**



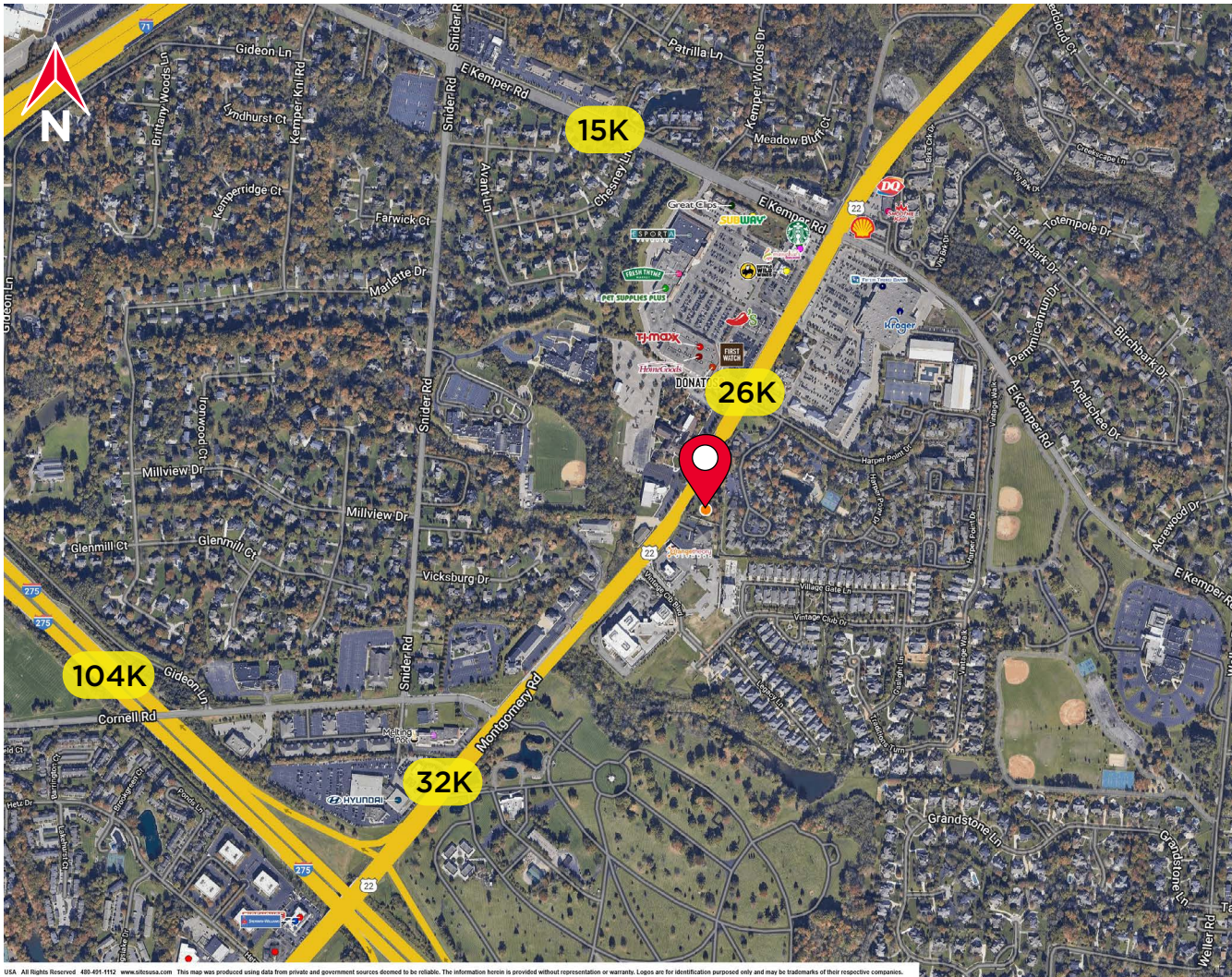
**FOR LEASE OR GROUND LEASE**

# 11222 MONTGOMERY ROAD

CINCINNATI, OH 45249



## SUBMARKET AERIAL



For more information, please contact:

**ANDREW SELLET**

+1 513 763 3053

[andrew.sellet@cushwake.com](mailto:andrew.sellet@cushwake.com)

**CLARE HOLTMEIER**

+1 513 322 0776

[clare.holtmeier@cushwake.com](mailto:clare.holtmeier@cushwake.com)

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