

PROFESSIONAL OFFICE IN EXCELLENT CONDITION

7351 MONTGOMERY ROAD

Cincinnati, OH 45236



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROFESSIONAL MEDICAL OFFICE BUILDING FOR SALE OR LEASE **7351 MONTGOMERY ROAD**

Cincinnati, OH 45236

AVAILABLE: 2,100 SF Standalone Office Building | 0.177 Acres

FOR LEASE: \$14.50 PSF

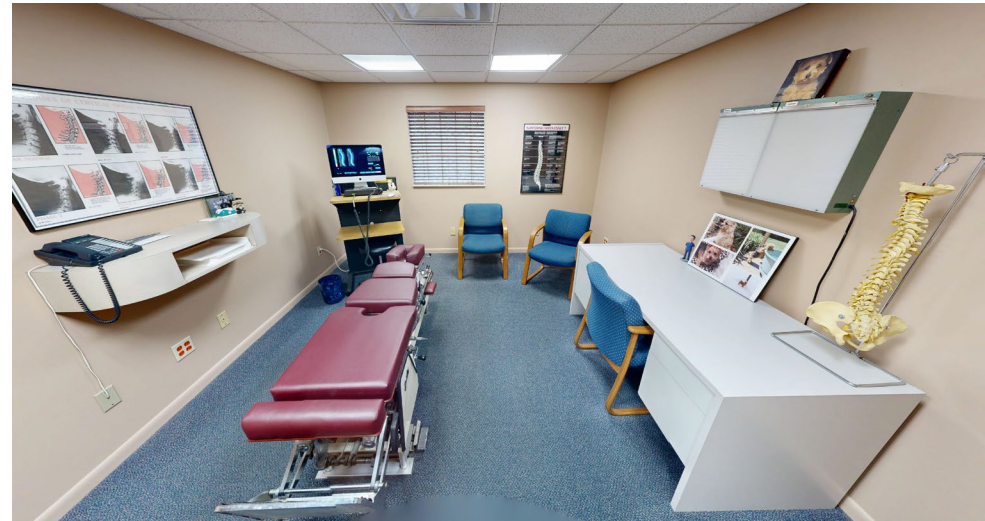
FOR SALE: ~~\$429,000~~ **\$350,000**

PROPERTY HIGHLIGHTS:

- Prominent pylon sign
- Immediate occupancy available
- Well maintained, upscale finishes
- Approx. 10 parking spaces in dedicated surface lot
- Reception desk and waiting area
- 5 private treatment rooms, 2 restrooms, 2 Business offices
- Break room with sink and refrigerator

LOCATION HIGHLIGHTS:

- Join the up-and-coming Silverton business district!
- Excellent visibility on busy Montgomery Road
- Minutes from the popular Kenwood retail corridor
- New Wawa under construction down the street
- Construction starts Q1 2026 on additional 119 luxury apartment units at AG47



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MONTGOMERY ROAD

14,168 VPD



Wawa
UNDER
CONSTRUCTION
ESTIMATED
COMPLETION 2026

RESIDENCES AT
Ag¹⁷
PHASE 2 LUXURY
APARTMENTS
CONSTRUCTION
STARTING Q1 2026

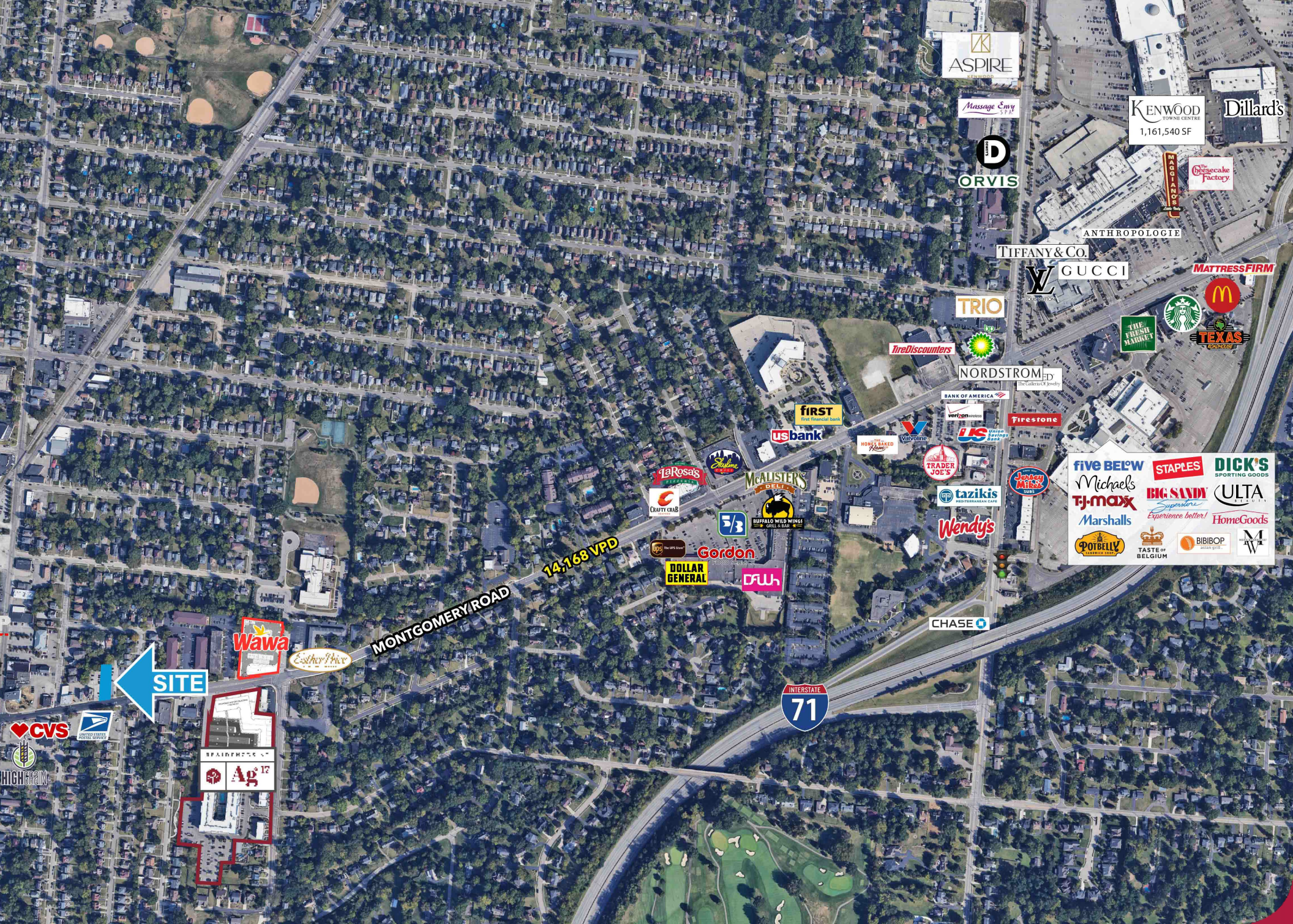
**Kenwood Retail Market
3 Minutes | 1 Mile**

Wawa

RESIDENCES AT
 **Ag⁴⁷**

MONTGOMERY ROAD

SITE



ASPIRE

Massage Envy

ORVIS

KENWOOD
TOWNE CENTRE
1,161,540 SF

Dillard's

The Cheesecake Factory

ANTHROPOLOGIE

TIFFANY & CO.

GUCCI

MATTRESS FIRM

TRIO

TheDiscounters

NORDSTROM

FIRST

us bank

BANK OF AMERICA

Firestone

FIVE BELOW

STAPLES

DICK'S

Michael's

TJ-maxx

BIG SANDY

ULTA

Marshall's

HomeGoods

POTBELLY

TASTE OF BELGIUM

BIBIBOP

taziki's

Wendy's

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14,168 VPD

MONTGOMERY ROAD

SITE

Wawa

Esther's Place

Ag 12

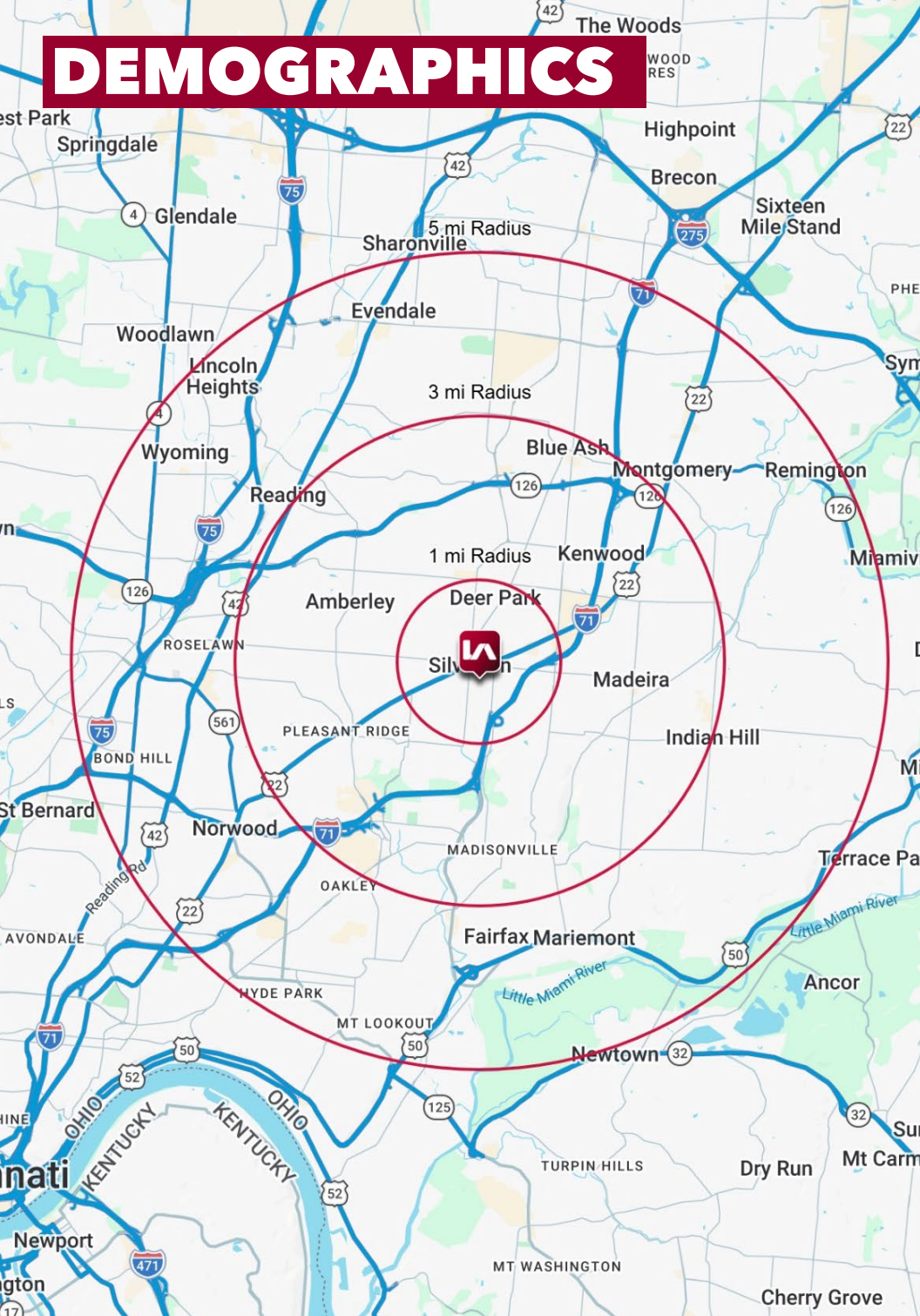
CVS

UNITED STATES POSTAL SERVICE

HIGHGRAIN

INTERSTATE 71

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	13,813	86,752	201,718
2030 Projected Population	13,318	85,908	198,848
2020 Census Population	14,572	87,938	200,860
2010 Census Population	14,628	83,431	192,873
Projected Annual Growth 2025 to 2030	-0.7%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2025	-0.4%	0.3%	0.3%
HOUSEHOLDS			
2025 Estimated Households	6,719	38,848	89,761
2030 Projected Households	6,505	38,872	89,094
2020 Census Households	6,986	38,588	89,318
2010 Census Households	6,871	37,147	85,923
Projected Annual Growth 2025 to 2030	-0.6%	-	-0.1%
Historical Annual Growth 2010 to 2025	-0.1%	0.3%	0.3%
AGE			
2025 Est. Population Under 10 Years	10.9%	12.1%	12.1%
2025 Est. Population 10 to 19 Years	10.1%	11.1%	11.5%
2025 Est. Population 20 to 29 Years	13.1%	12.7%	13.5%
2025 Est. Population 30 to 44 Years	23.1%	22.2%	22.1%
2025 Est. Population 45 to 59 Years	16.9%	16.0%	16.1%
2025 Est. Population 60 to 74 Years	17.9%	17.3%	16.9%
2025 Est. Population 75 Years or Over	8.0%	8.5%	7.7%
2025 Est. Median Age	38.9	38.7	38.1
MARITAL STATUS & GENDER			
2025 Est. Male Population	48.6%	49.2%	49.2%
2025 Est. Female Population	51.4%	50.8%	50.8%
2025 Est. Never Married	35.1%	34.6%	37.5%
2025 Est. Now Married	42.4%	46.7%	43.7%
2025 Est. Separated or Divorced	14.9%	12.1%	12.8%
2025 Est. Widowed	7.6%	6.6%	6.0%
INCOME			
2025 Est. HH Income \$200,000 or More	7.0%	13.6%	15.6%
2025 Est. HH Income \$150,000 to \$199,999	7.4%	10.7%	9.8%
2025 Est. HH Income \$100,000 to \$149,999	17.3%	17.8%	16.4%
2025 Est. HH Income \$75,000 to \$99,999	14.1%	11.3%	10.4%
2025 Est. HH Income \$50,000 to \$74,999	17.6%	15.7%	15.3%
2025 Est. HH Income \$35,000 to \$49,999	12.5%	9.6%	10.2%
2025 Est. HH Income \$25,000 to \$34,999	7.1%	6.4%	6.7%
2025 Est. HH Income \$15,000 to \$24,999	4.9%	5.0%	5.8%
2025 Est. HH Income Under \$15,000	12.0%	9.8%	9.9%
2025 Est. Average Household Income	\$94,508	\$127,280	\$131,224
2025 Est. Median Household Income	\$69,155	\$91,425	\$92,617
2025 Est. Per Capita Income	\$46,105	\$57,187	\$58,576
2025 Est. Total Businesses	551	3,952	10,585
2025 Est. Total Employees	7,488	53,904	144,733