

# FOR LEASE

TWO RETAIL SPACES | \$12.00 SF/YEAR

4539 MONTGOMERY ROAD, CINCINNATI, OH 45212



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## THE OFFERING:

3CRE is pleased to present 4539 Montgomery Road, a well-positioned retail property in the heart of Norwood, offering two available suites for lease. The property features a flexible layout with Space A totaling 2,225 square feet and Space B comprising 1,985 square feet, making it ideal for a variety of retail, showroom, or service-oriented users. Each suite offers a functional footprint suited for many different users.

Situated along the highly trafficked Montgomery Road corridor, the property benefits from excellent visibility and strong vehicle counts, along with convenient access to nearby neighborhoods and major thoroughfares. This location provides tenants with the opportunity to establish or expand their presence in a proven retail submarket, supported by consistent consumer activity and limited availability of comparable small- to mid-sized spaces.

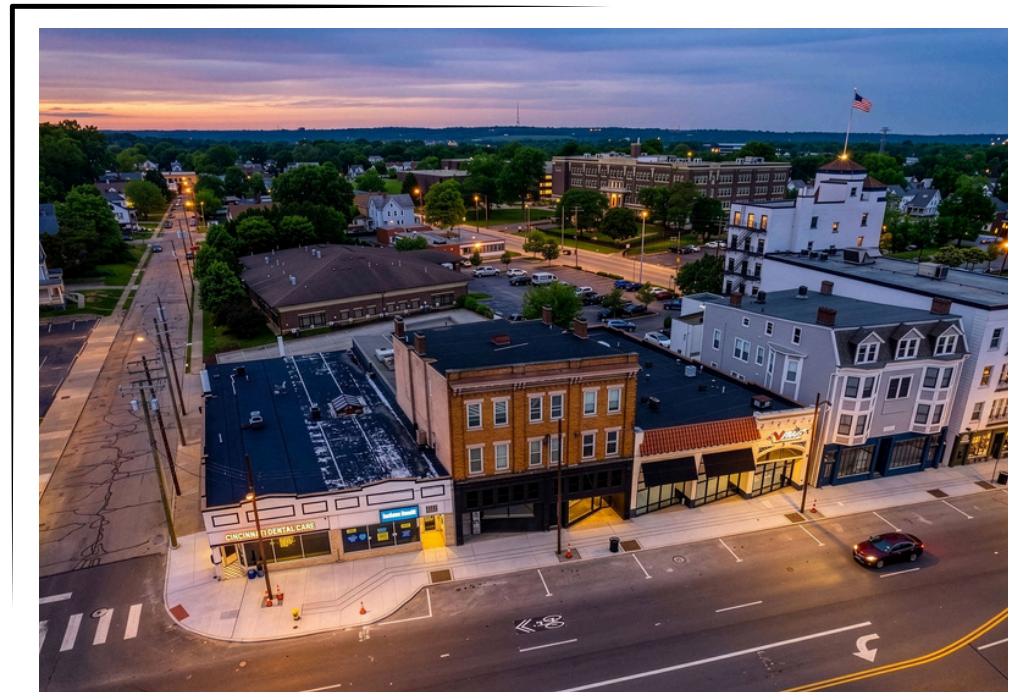
## PROPERTY HIGHLIGHTS:

- **Lease Rate:** \$12.00 SqFt/Year (Modified Gross)
- **Location:** Located in Norwood, Ohio on the Montgomery Road Retail Corridor
- Surrounded by national retailers in Surrey Square (Kroger, McDonalds, KFC, Chipotle, US Bank)
- Competitive rental rate listed below market value
- Two Spaces Available

**Space A:** 2,225 SqFt (open space + private offices)

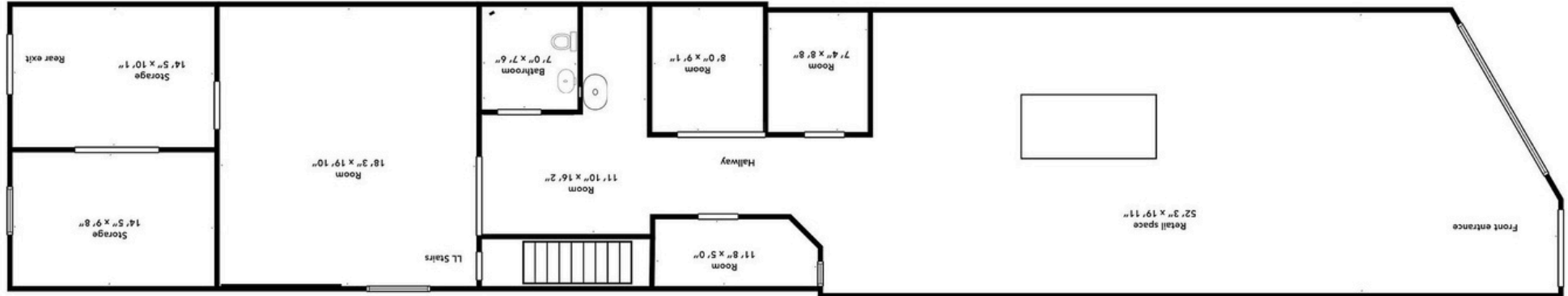
**Space B:** 1,985 SqFt (mostly open floor plan)

- **Montgomery Road:** 15,872 VPD
- Close proximity to State Route 562 and I-71



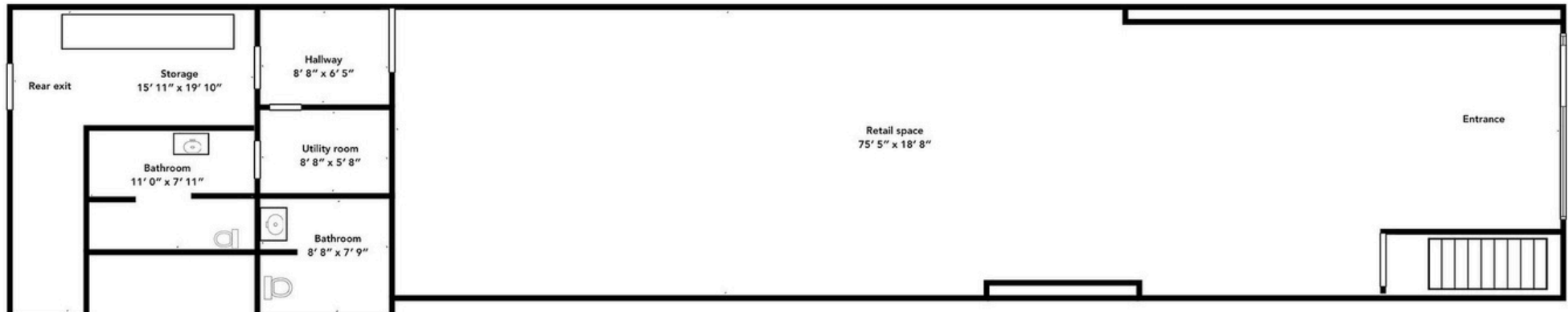
### SPACE A - 2,225 SF

4539 Montgomery Road - In-line Space



### SPACE B - 1,985 SF

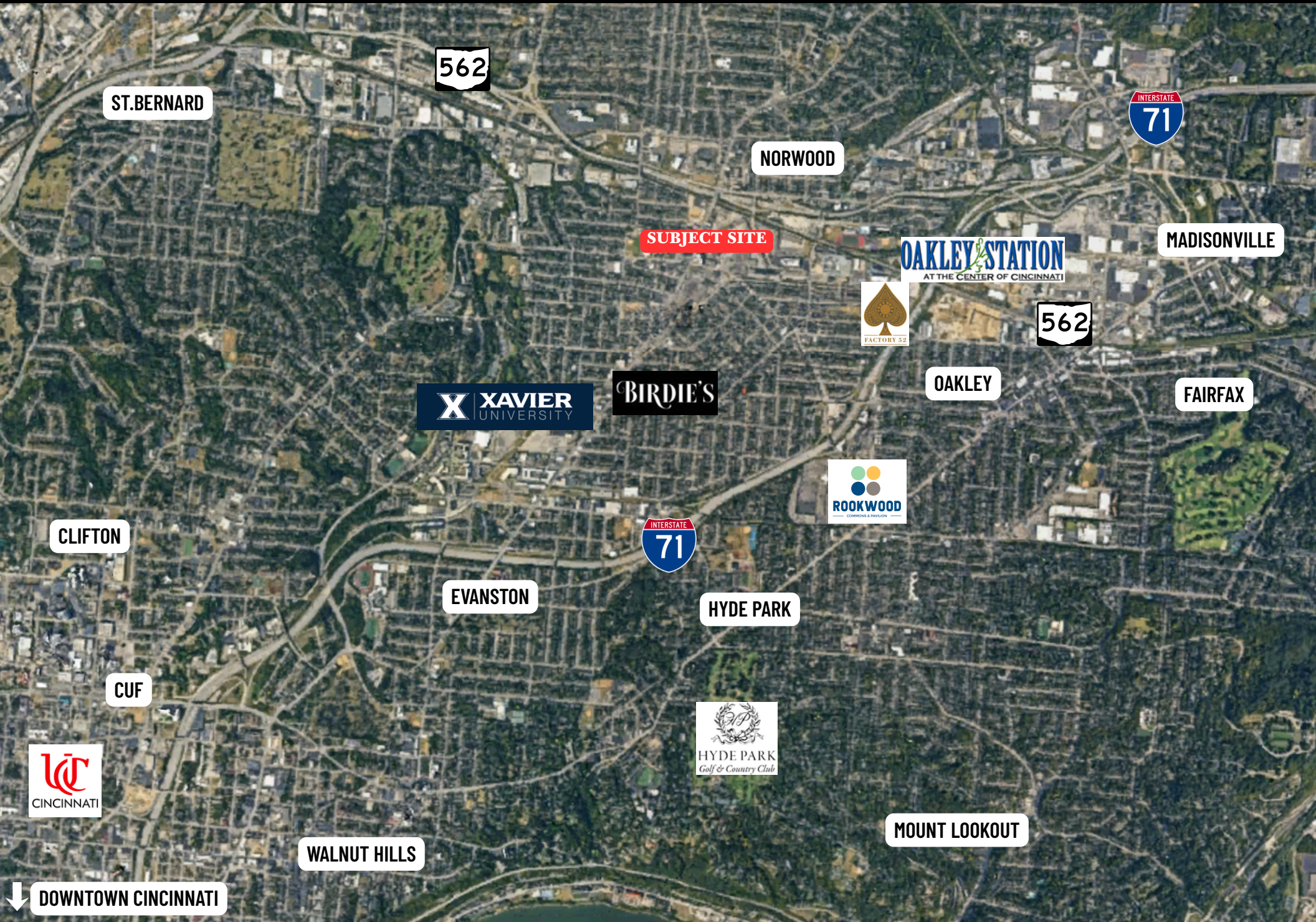
2435 Williams Avenue - In-line Space





**MONTGOMERY ROAD**  
15,872 VEHICLES PER DAY

**2.2 MILLION**  
ANNUAL VISITORS



SUBJECT SITE

ST. BERNARD

NORWOOD



MADISONVILLE

OAKLEY STATION  
AT THE CENTER OF CINCINNATI



OAKLEY

FAIRFAX



CLIFTON



EVANSTON

HYDE PARK

CUF



WALNUT HILLS

MOUNT LOOKOUT

↓ DOWNTOWN CINCINNATI







	1 MILE	3 MILE	5 MILE
POPULATION	17,271	125,011	302,710
AVERAGE HOUSEHOLD INCOME	\$88,651	\$96,616	\$94,616
NUMBER OF HOUSEHOLDS	7,742	58,358	136,284
MEDIAN AGE	35.2	37	35.9
TOTAL BUSINESSES	1,211	12,214	24,800
TOTAL EMPLOYEES	11,861	100,330	288,256

# NORWOOD

**SUBMARKET OF CINCINNATI**

## **LOCATION OVERVIEW**

- Prime urban location within Norwood, offering excellent visibility and high commuter traffic
- Minutes from Xavier University and Rookwood Commons & Pavilion, a major shopping and dining destination in Cincinnati
- Direct access to key highways including I-71, I-75, and SR 562, providing seamless connectivity to downtown Cincinnati and surrounding suburbs

## **COMMERCIAL DEVELOPMENTS**

- Factory 52 – Newly transformed mixed-use development on the former U.S. Playing Card site, featuring offices, residences, food hall, and entertainment venues
- Xavier University Expansion – Ongoing campus growth and student-driven retail demand fueling nearby commercial interest

## **LOCAL ECONOMY & BUSINESS ENVIRONMENT**

- Central position within the Greater Cincinnati MSA: A strategic hub for professional services, healthcare, education, and retail
- Highly walkable and densely populated: Norwood's urban layout supports a strong daytime and residential population base
- Business-friendly climate: Active community development efforts and infrastructure investment attracting both startups and established enterprises



# Cincinnati

OHIO



## METRO AREA STATISTICS

**2.3 MM**  
POPULATION

**75K**  
HOUSEHOLD  
INCOME

**3.1%**  
UNEMPLOYMENT

## FORTUNE 500

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

## CINCINNATI ACCOLADES

**Best City for Young Professionals**

Ranked #8 - Forbes (2023)

**Top 20 Best Places to Live in the U.S.**

Ranked #18 - U.S. News & World Report (2023)

**Best Mid-Size City for Job Growth**

Ranked #3 - National League of Cities (2023)

**Rated (A-) Overall Grade | Niche**

- Niche (2024)

**Cincinnati Children's ranked #1**

**Children's Hospital**

- US News & World Report



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**3CRE Advisors** is a multi-state brokerage that has expertise in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering.

Contact our Retail Services Group for any of your retail assignments. Visit us at any of our offices listed below or on our website at [3CRE.com](http://3CRE.com)