



11907 Montgomery Rd

Cincinnati, Ohio 45249

Property Highlights

- +/- 2,500 - 5,848 SF of Medical Office Space at \$12.99/SF/YR
- Additional 1,220+/- SF Residential Available (Mo-Mo Lease) for Total of 7,068+/- SF
- Prime location on Montgomery Road
- Ample parking for employees and visitors
- Large reception area for welcoming patients
- Multitude of plumbed offices for versatile use
- ADA accessibility for inclusivity and convenience
- Radiation-proof examination rooms for X-rays, etc.

Offering Summary

Lease Rate:	\$12.99 SF/yr
Building Size:	7,068+/- SF
Available SF:	+/-2,500 - 5,848 SF
Lot Size:	1.54 Acres

For More Information

Thomas Zipperstein

O: 513 322 8323

tzipperstein@bergman-group.com | OH #SAL.2023001646

Matt Hiudt

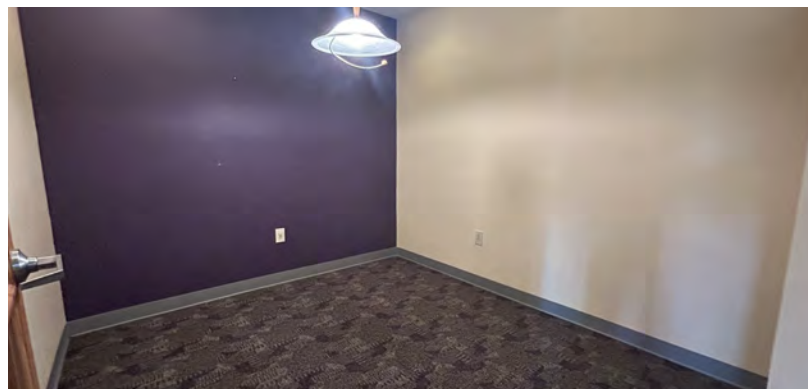
O: 513 322 6310

mhiudt@bergman-group.com | OH #SAL.2018002042

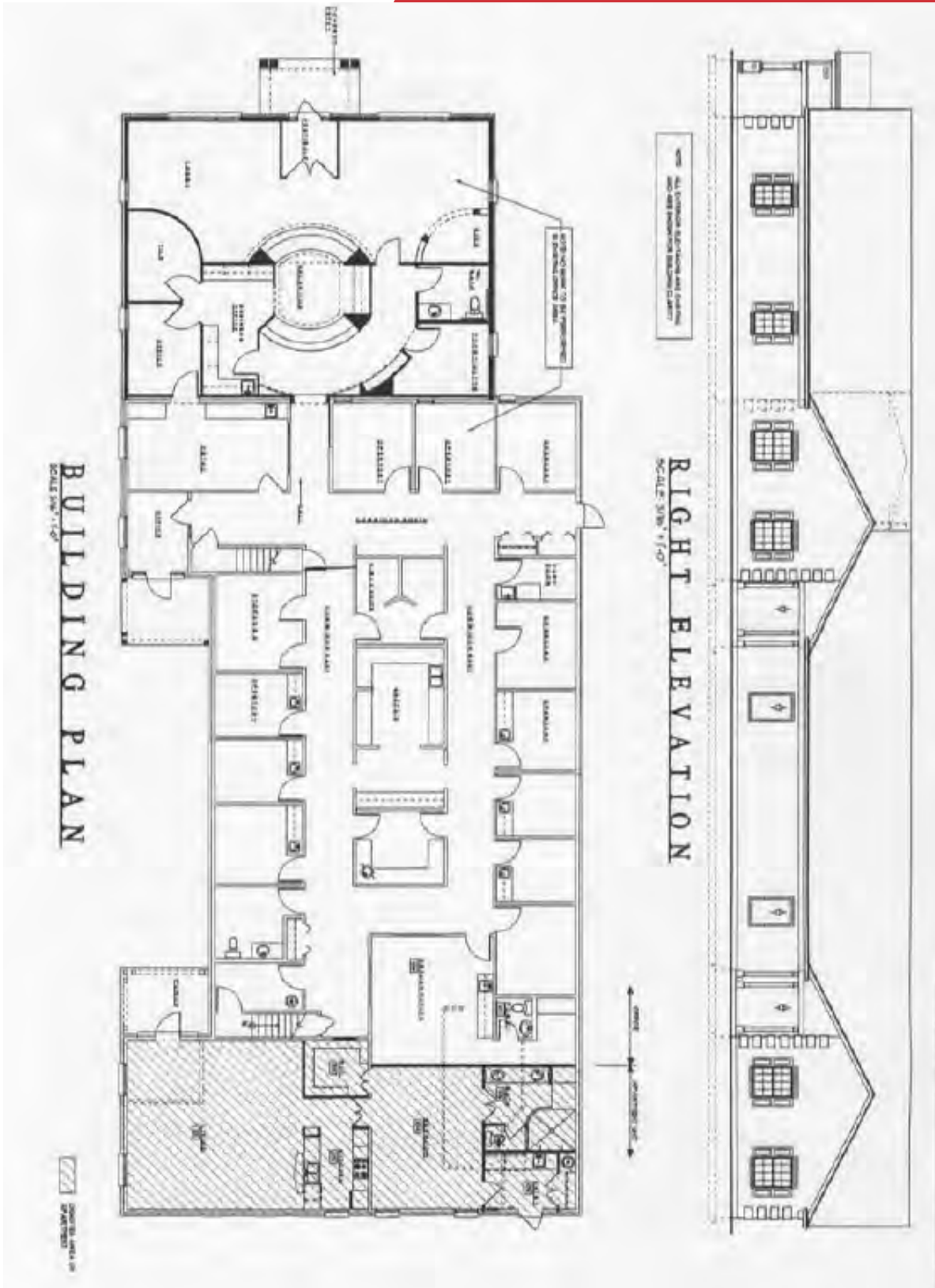
Laurence Bergman

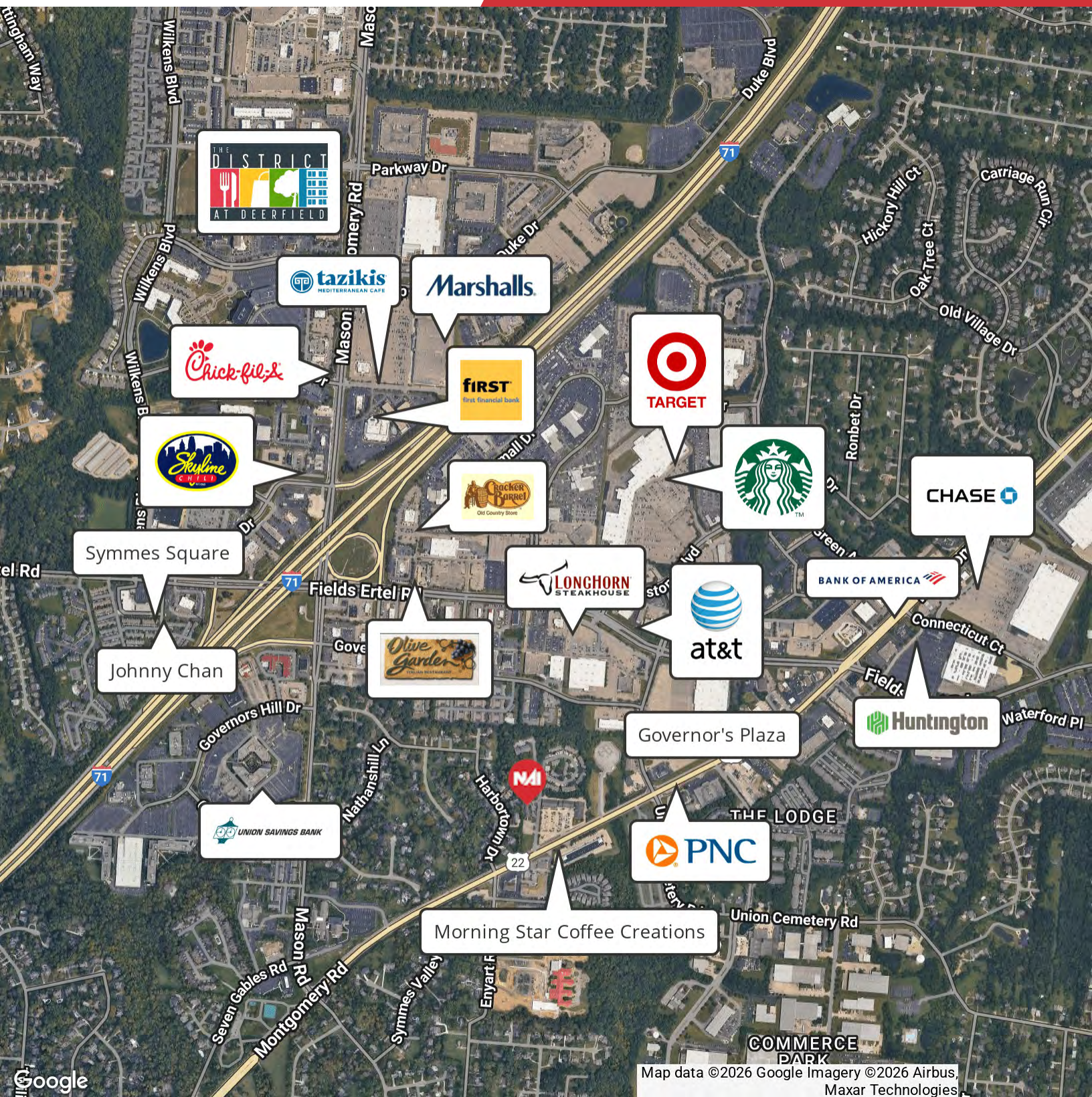
O: 513 322 6307

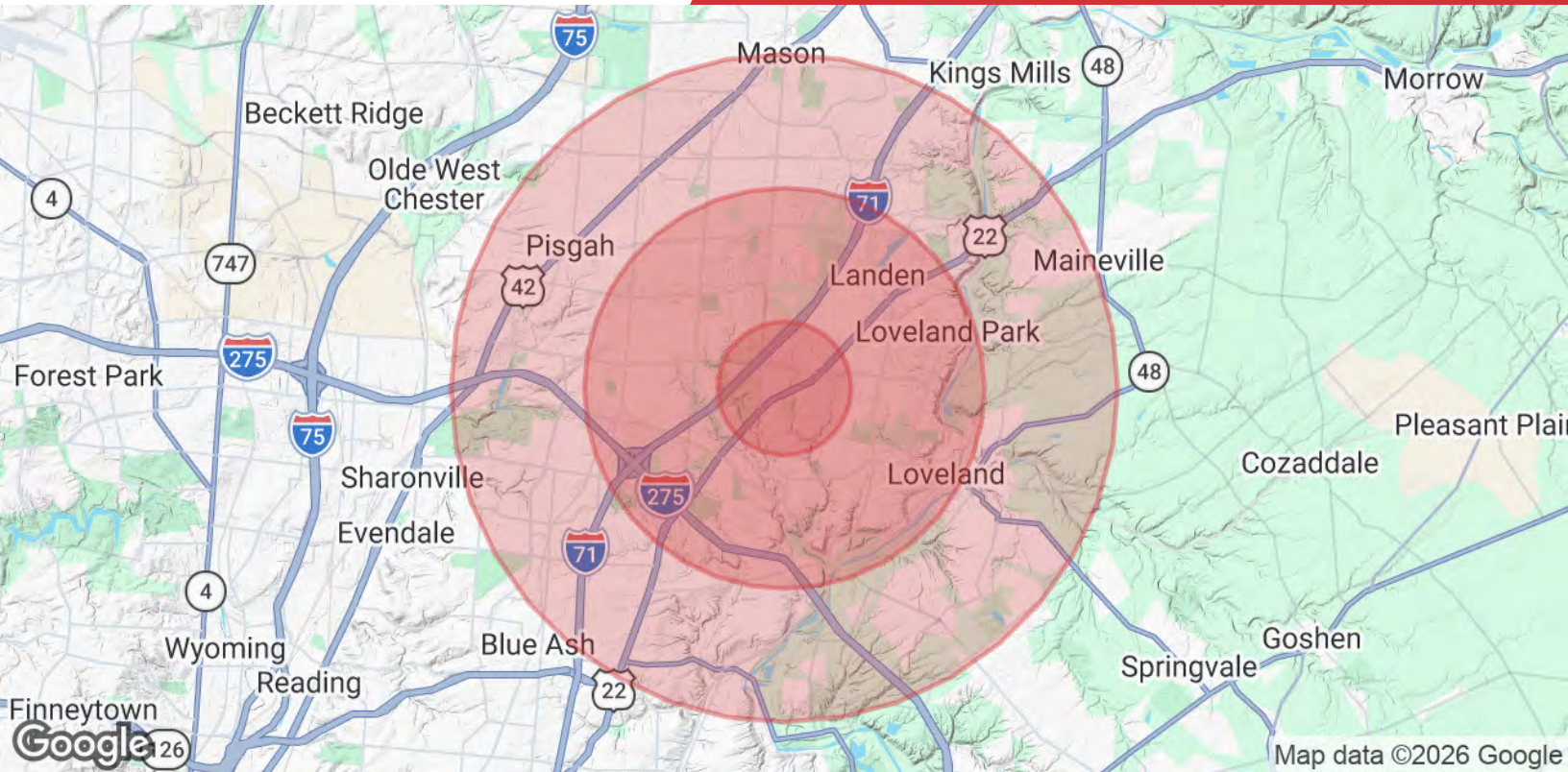
larry@bergman-group.com | OH #BRKP.0000348029











Population

	1 Mile	3 Miles	5 Miles
Total Population	7,189	65,585	150,579
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	41	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,960	25,703	58,110
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$146,175	\$156,437	\$155,303
Average House Value	\$447,485	\$441,467	\$428,111

2020 American Community Survey (ACS)