

Retail Space For Lease

Montgomery, Ohio



Outstanding opportunity to lease retail space in one of Cincinnati's most prestigious neighborhoods, Montgomery. The center offers excellent visibility and is located in the heart of this affluent neighborhood. Successful co-tenants include Salon Concepts, Noce's Pizza and Super Cuts.

FEATURES

- **1,575 to 4,950 SF Available**
- One of Cincinnati's best suburbs
- Great visibility
- Easy access
- Excellent demographics
- Directly in front of Carlo & Johnny's Restaurant
- Lease rate: \$14.00 PSF NNN (\$4.35)

LOCATION

**9797 Montgomery Road
Cincinnati, OH 45242**

CONTACT

John Thompson

john.thompson@everestrealstate.com
513/769-2514

Chris Nachtrab

chris.nachtrab@everestrealstate.com
513/769-2509

<u>Demographics:</u>	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
Total population:	5,111	47,691	133,871
Total Households:	1,865	18,730	53,196
Avg. HH Income:	\$136,350	\$102,323	\$95,429

Traffic Count:

Montgomery Rd. (US 22) N of Cooper Rd. = 18,650 AADT 2002



COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

9797 Montgomery Rd.



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TEL 513-769-2500

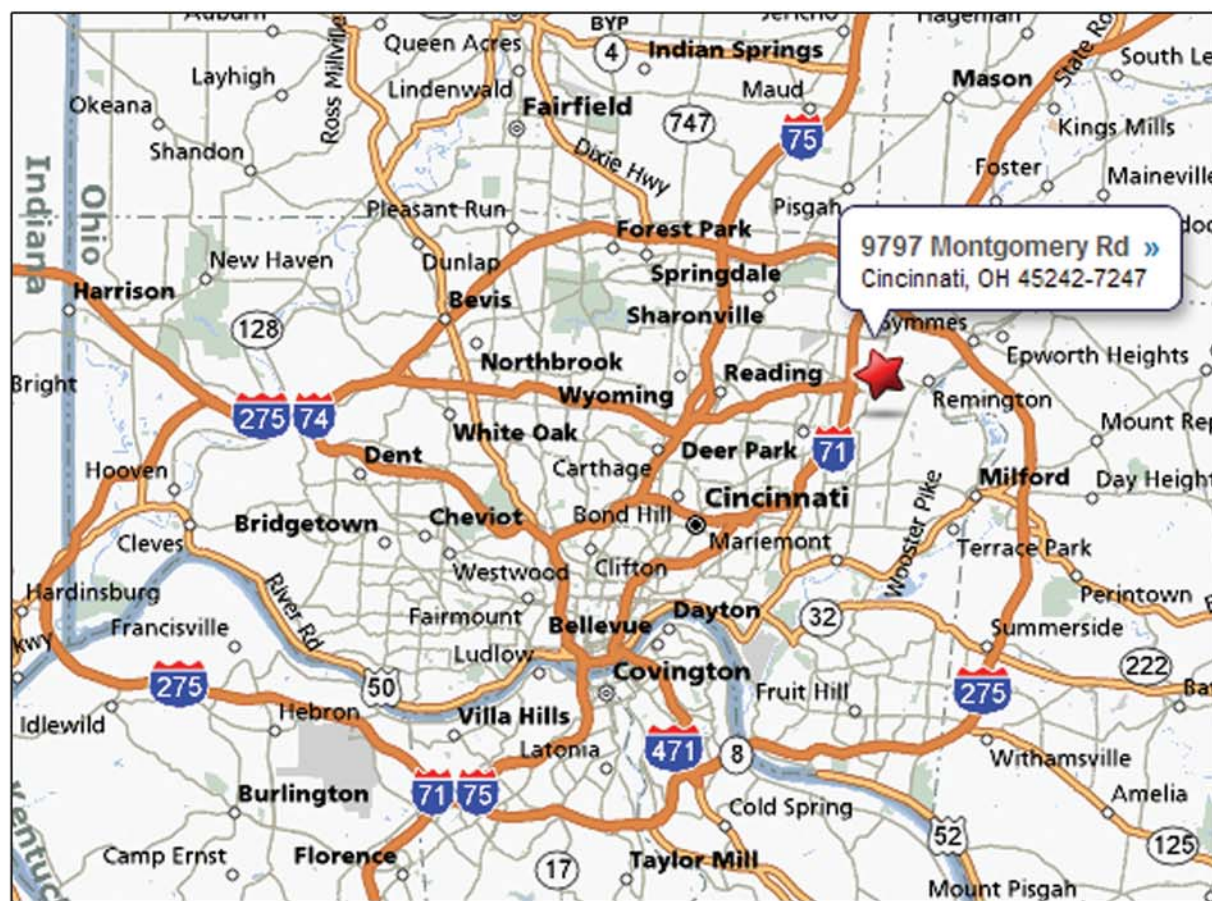
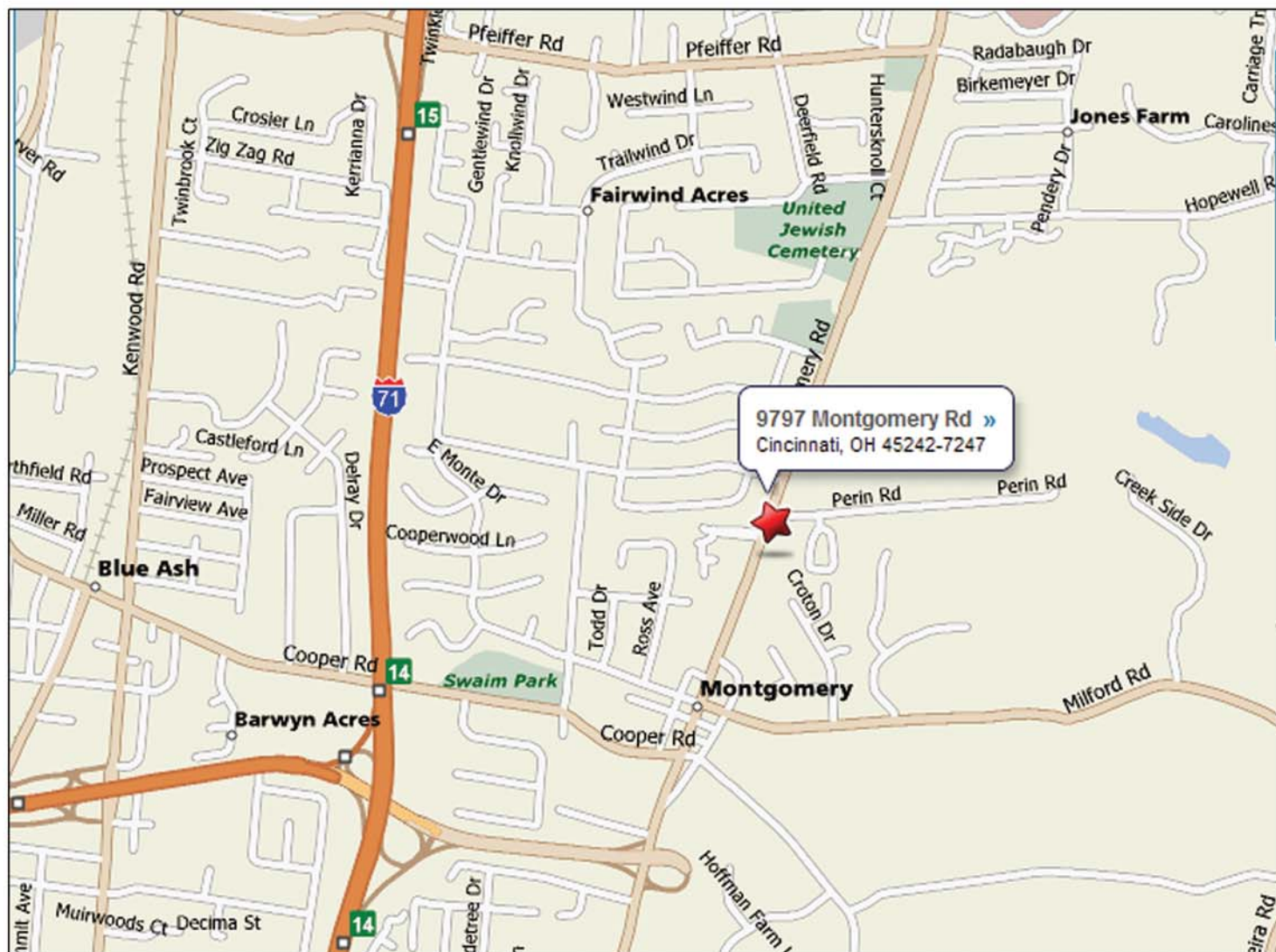
FAX 513-769-2512

9912 Carver Road

Sycamore Office Park

Suite 100

Cincinnati, Ohio 45242





Market Plz Ln
Carmargo
Cadillac



Perin Rd

Twin Lakes
Retirement
Community

Mellon Dr

Trabant Dr
Groton Dr



Traverse Ct

Jolain Dr

Tollgate Ln

Mitchell Farm Ln

SITE



3

Montgomery Rd

Johnny &
Carlos

Montgomery
Elementary



Main St

© 2011 Google

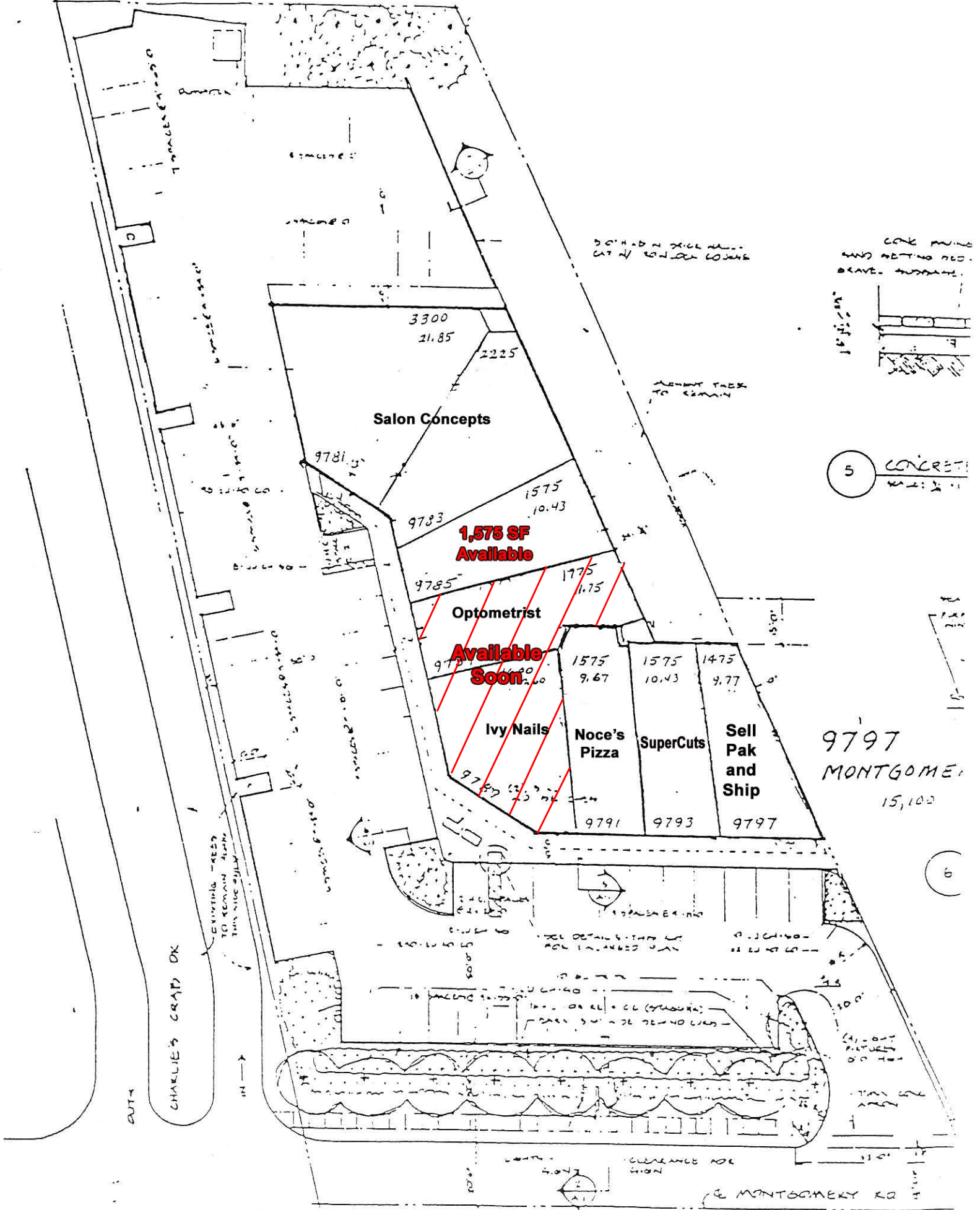
Google

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Imagery Date: 7/1/2010

39°14'00.46" N 84°21'04.88" W elev 814 ft

Eye alt 4255 ft



1,576 SF Available

Optometrist Available Soon

Ivy Nails

Noce's Pizza

SuperCuts

Sell Pak and Ship

9797
MONTGOMERY
15,100

5 CONCRETE

6

MONTGOMERY RD



Executive Summary

Prepared by Jeff Wolf

9797 Montgomery Rd, Cincinna...

Latitude: 39.233906

Longitude: -84.352112

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	5,111	47,691	133,871
Male Population	48.0%	47.7%	47.8%
Female Population	52.0%	52.3%	52.2%
Median Age	47.2	44.1	42.4
2010 Income			
Median HH Income	\$98,880	\$74,292	\$69,743
Per Capita Income	\$50,229	\$40,464	\$38,185
Average HH Income	\$136,350	\$102,323	\$95,429
2010 Households			
Total Households	1,865	18,730	53,196
Average Household Size	2.66	2.51	2.48
2010 Housing			
Owner Occupied Housing Units	83.7%	69.6%	67.3%
Renter Occupied Housing Units	11.4%	23.2%	24.8%
Vacant Housing Units	4.9%	7.2%	8.0%
Population			
1990 Population	5,141	47,649	127,291
2000 Population	4,843	47,872	133,608
2010 Population	5,111	47,691	133,871
2015 Population	5,280	48,511	136,579
1990-2000 Annual Rate	-0.6%	0.05%	0.49%
2000-2010 Annual Rate	0.53%	-0.04%	0.02%
2010-2015 Annual Rate	0.65%	0.34%	0.4%

In the identified market area, the current year population is 133,871. In 2000, the Census count in the market area was 133,608. The rate of change since 2000 was 0.02 percent annually. The five-year projection for the population in the market area is 136,579, representing a change of 0.4 percent annually from 2010 to 2015. Currently, the population is 47.8 percent male and 52.2 percent female.

Households			
1990 Households	1,737	17,940	48,539
2000 Households	1,754	18,861	53,315
2010 Households	1,865	18,730	53,196
2015 Households	1,932	19,049	54,265
1990-2000 Annual Rate	0.1%	0.5%	0.94%
2000-2010 Annual Rate	0.6%	-0.07%	-0.02%
2010-2015 Annual Rate	0.71%	0.34%	0.4%

The household count in this market area has changed from 53,315 in 2000 to 53,196 in the current year, a change of -0.02 percent annually. The five-year projection of households is 54,265, a change of 0.4 percent annually from the current year total. Average household size is currently 2.48, compared to 2.47 in the year 2000. The number of families in the current year is 35,635 in the market area.

Housing

Currently, 67.3 percent of the 57,802 housing units in the market area are owner occupied; 24.8 percent, renter occupied; and 8.0 percent are vacant. In 2000, there were 55,600 housing units - 72.1 percent owner occupied, 23.8 percent renter occupied and 4.1 percent vacant. The rate of change in housing units since 2000 is 0.38 percent. Median home value in the market area is \$161,179, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.37 percent annually to \$172,530. From 2000 to the current year, median home value changed by 1.05 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



9797 Montgomery Rd, Cincinnati...

Latitude: 39.233906

Longitude: -84.352112

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$62,450	\$46,993	\$41,435
2000 Median HH Income	\$81,424	\$61,991	\$57,382
2010 Median HH Income	\$98,880	\$74,292	\$69,743
2015 Median HH Income	\$113,819	\$83,046	\$79,660
1990-2000 Annual Rate	2.69%	2.81%	3.31%
2000-2010 Annual Rate	1.91%	1.78%	1.92%
2010-2015 Annual Rate	2.85%	2.25%	2.69%
Per Capita Income			
1990 Per Capita Income	\$27,442	\$24,018	\$21,976
2000 Per Capita Income	\$47,408	\$36,569	\$33,481
2010 Per Capita Income	\$50,229	\$40,464	\$38,185
2015 Per Capita Income	\$55,401	\$45,038	\$42,573
1990-2000 Annual Rate	5.62%	4.29%	4.3%
2000-2010 Annual Rate	0.57%	0.99%	1.29%
2010-2015 Annual Rate	1.98%	2.16%	2.2%
Average Household Income			
1990 Average Household Income	\$78,650	\$63,552	\$57,321
2000 Average Household Income	\$131,850	\$91,750	\$83,277
2010 Average HH Income	\$136,350	\$102,323	\$95,429
2015 Average HH Income	\$150,020	\$113,918	\$106,422
1990-2000 Annual Rate	5.3%	3.74%	3.81%
2000-2010 Annual Rate	0.33%	1.07%	1.34%
2010-2015 Annual Rate	1.93%	2.17%	2.2%
Households by Income			
Current median household income is \$69,743 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$79,660 in five years. In 2000, median household income was \$57,382, compared to \$41,435 in 1990.			
Current average household income is \$95,429 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$106,422 in five years. In 2000, average household income was \$83,277, compared to \$57,321 in 1990.			
Current per capita income is \$38,185 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$42,573 in five years. In 2000, the per capita income was \$33,481, compared to \$21,976 in 1990.			
Population by Employment			
Total Businesses	491	4,115	7,638
Total Employees	5,862	63,599	117,233

Currently, 90.9 percent of the civilian labor force in the identified market area is employed and 9.1 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 92.6 percent of the civilian labor force, and unemployment will be 7.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 66.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 75.7 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 12.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 11.6 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 85.8 percent of the market area population drove alone to work, and 3.9 percent worked at home. The average travel time to work in 2000 was 21.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 7.4 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 22.6 percent were high school graduates only (29.6 percent in the U.S.)
- 6.7 percent had completed an Associate degree (7.7 percent in the U.S.)
- 27.0 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 19.1 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)