

New Montgomery Development

9307 Montgomery Road
(Former Perkin's Site)
Montgomery, OH



Exciting new project in one of Cincinnati's best neighborhoods. Beautiful new building with turnover scheduled for Spring of 2012. Outstanding restaurant space available with outdoor patio. Drive thru available for restaurant or bank. Design your own office from 1,500 square feet.

FEATURES:

- **New Construction**
- **32,250 SF delivery 1st Qtr. 2012**
- Office/Retail/Restaurant
- Prestigious Montgomery Market
- Restaurant space with patio
- Drive thru available
- Outstanding demographics
- Just north of Ronald Reagan Highway
- From \$13.00 PSF NNN (\$5.30)

LOCATION:

**9307 Montgomery Road
Cincinnati, OH 45242**

CONTACT:

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513/769-2509

Demographics:	1-mile	3-mile	5-mile
Total Population:	5,476	51,561	135,357
Households:	2,242	21,050	55,334
Avg. HH Income:	\$116,993	\$98,468	\$96,983

Traffic Count:

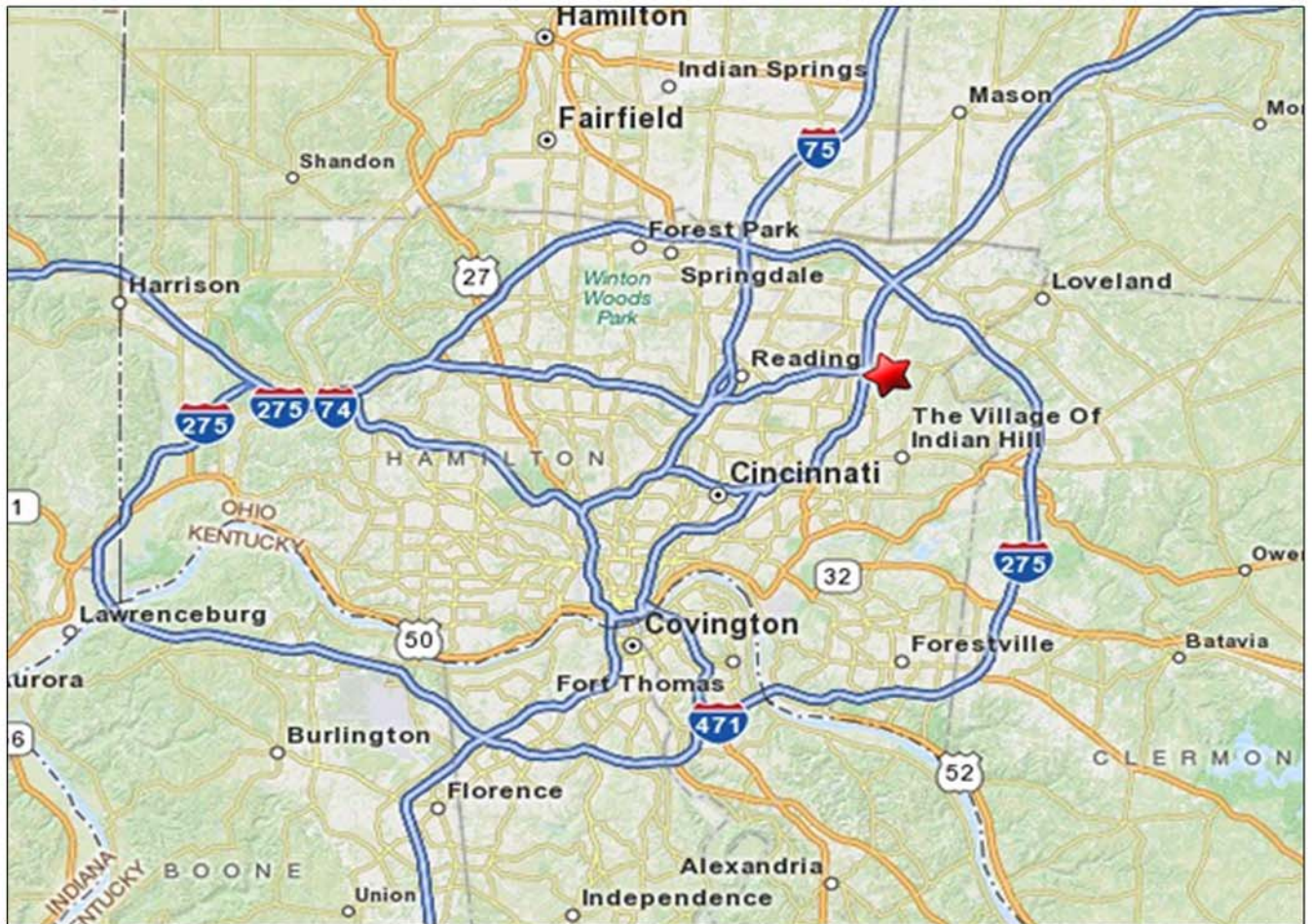
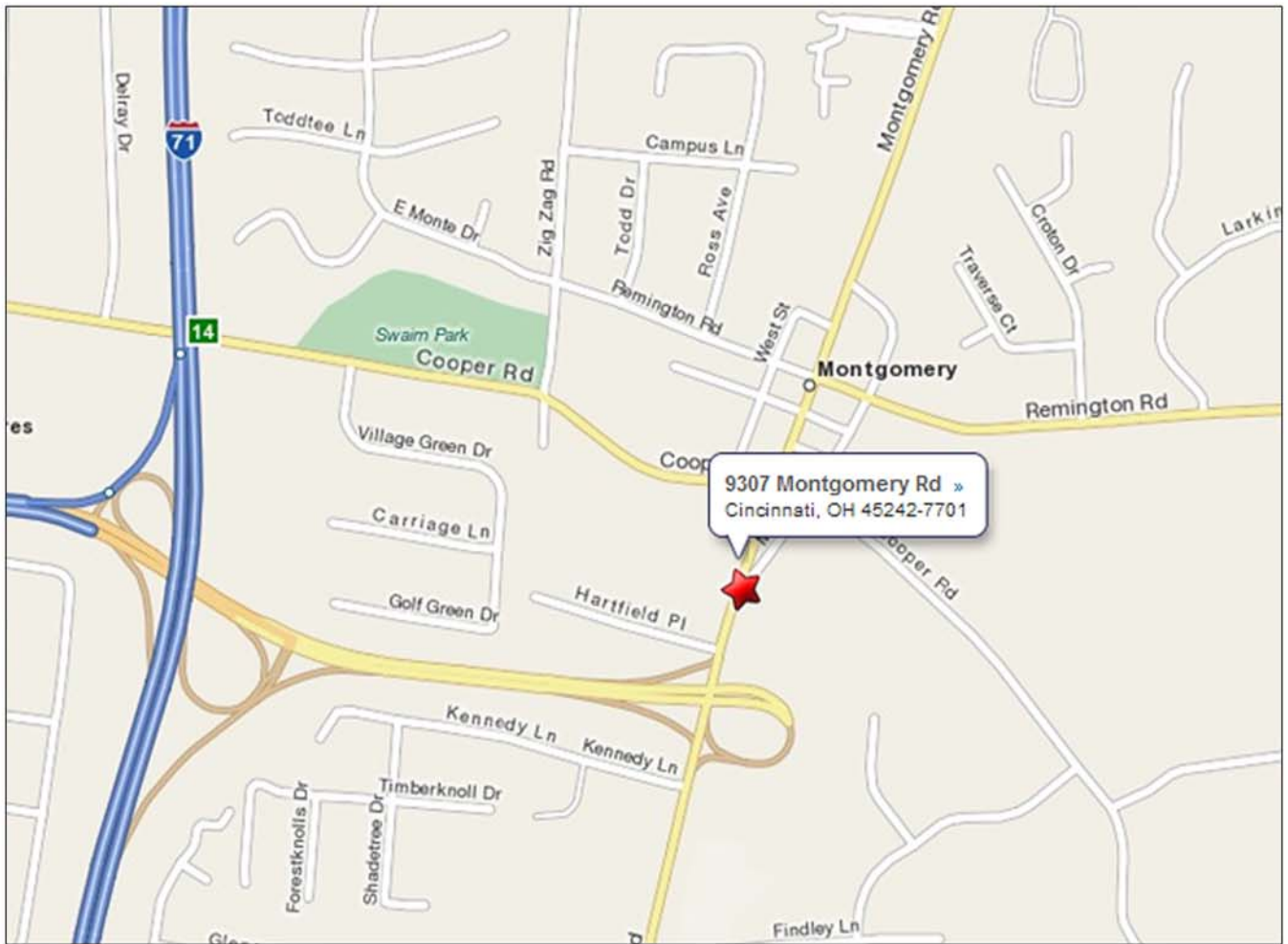
Montgomery Rd (US-22) N of Reagan Hwy. (SR 126) = 24,971 AADT
2005



COMMERCIAL REAL ESTATE SERVICES

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





Twin Lakes Retirement Community

United Dairy Farmers



Montgomery Elementary



CVS pharmacy



SITE



Ronald Reagan Cross County Hwy



Kennedy Ln

Image U.S. Geological Survey

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Google



9307 Montgomery Rd, Cincinnati, OH
45242-7701

Site Type: Ring

Radius: 1 Miles

Radius: 3 Miles

Radius: 5 Miles

2009 Population

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Total Population	5,476	51,561	135,357
Male Population	46.6%	47.4%	47.9%
Female Population	53.4%	52.6%	52.1%
Median Age	47.8	43.9	42.1

2009 Income

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median HH Income	\$85,018	\$72,377	\$69,171
Per Capita Income	\$46,660	\$40,608	\$39,799
Average HH Income	\$116,993	\$98,468	\$96,983

2009 Households

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Total Households	2,242	21,050	55,334
Average Household Size	2.34	2.40	2.41

2009 Housing

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Owner Occupied Housing Units	74.1%	70.1%	67.2%
Renter Occupied Housing Units	20.5%	23.0%	24.9%
Vacant Housing Units	5.4%	6.9%	7.9%

Population

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
1990 Population	5,483	53,018	135,901
2000 Population	5,355	52,554	137,590
2009 Population	5,476	51,561	135,357
2014 Population	5,504	51,370	135,029
1990-2000 Annual Rate	-0.24%	-0.09%	0.12%
2000-2009 Annual Rate	0.24%	-0.21%	-0.18%
2009-2014 Annual Rate	0.1%	-0.07%	-0.05%

In the identified market area, the current year population is 135,357. In 2000, the Census count in the market area was 137,590. The rate of change since 2000 was -0.18 percent annually. The five-year projection for the population in the market area is 135,029, representing a change of -0.05 percent annually from 2009 to 2014. Currently, the population is 47.9 percent male and 52.1 percent female.

Households

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
1990 Households	2,129	20,463	52,497
2000 Households	2,157	21,129	55,496
2009 Households	2,242	21,050	55,334
2014 Households	2,270	21,100	55,496
1990-2000 Annual Rate	0.13%	0.32%	0.56%
2000-2009 Annual Rate	0.42%	-0.04%	-0.03%
2009-2014 Annual Rate	0.25%	0.05%	0.06%

The household count in this market area has changed from 55,496 in 2000 to 55,334 in the current year, a change of -0.03 percent annually. The five-year projection of households is 55,496, a change of 0.06 percent annually from the current year total. Average household size is currently 2.41, compared to 2.45 in the year 2000. The number of families in the current year is 36,346 in the market area.

Housing

Currently, 67.2 percent of the 60,060 housing units in the market area are owner occupied; 24.9 percent, renter occupied; and 7.9 percent are vacant. In 2000, there were 58,024 housing units—71.2 percent owner occupied, 24.5 percent renter occupied and 4.3 percent vacant. The rate of change in housing units since 2000 is 0.37 percent. Median home value in the market area is \$151,632, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 0.39 percent annually to \$154,646. From 2000 to the current year, median home value changed by 0.86 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



9307 Montgomery Rd, Cincinnati, OH
45242-7701

Site Type: Ring	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median Household Income			
1990 Median HH Income	\$53,983	\$42,670	\$39,843
2000 Median HH Income	\$70,431	\$57,563	\$54,934
2009 Median HH Income	\$85,018	\$72,377	\$69,171
2014 Median HH Income	\$85,386	\$72,726	\$70,506
1990-2000 Annual Rate	2.7%	3.04%	3.26%
2000-2009 Annual Rate	2.06%	2.51%	2.52%
2009-2014 Annual Rate	0.09%	0.1%	0.38%
Per Capita Income			
1990 Per Capita Income	\$27,917	\$23,052	\$21,665
2000 Per Capita Income	\$42,071	\$34,337	\$33,242
2009 Per Capita Income	\$46,660	\$40,608	\$39,799
2014 Per Capita Income	\$49,402	\$42,620	\$41,926
1990-2000 Annual Rate	4.19%	4.07%	4.37%
2000-2009 Annual Rate	1.13%	1.83%	1.97%
2009-2014 Annual Rate	1.15%	0.97%	1.05%
Average Household Income			
1990 Average Household Income	\$74,846	\$59,564	\$55,840
2000 Average Household Income	\$109,289	\$84,539	\$81,964
2009 Average HH Income	\$116,993	\$98,468	\$96,983
2014 Average HH Income	\$122,759	\$102,641	\$101,573
1990-2000 Annual Rate	3.86%	3.56%	3.91%
2000-2009 Annual Rate	0.74%	1.66%	1.84%
2009-2014 Annual Rate	0.97%	0.83%	0.93%

Households by Income

Current median household income is \$69,171 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$70,506 in five years. In 2000, median household income was \$54,934, compared to \$39,843 in 1990.

Current average household income is \$96,983 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$101,573 in five years. In 2000, average household income was \$81,964, compared to \$55,840 in 1990.

Current per capita income is \$39,799 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$41,926 in five years. In 2000, the per capita income was \$33,242, compared to \$21,665 in 1990.

Population by Employment

Total Businesses	556	3,770	7,555
Total Employees	4,984	55,348	115,231

Currently, 92.9 percent of the civilian labor force in the identified market area is employed and 7.1 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 95.4 percent of the civilian labor force, and unemployment will be 4.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 65.9 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:

- 75.0 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 13.0 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 12.0 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 84.9 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 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 8.6 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 22.7 percent were high school graduates only (29.8 percent in the U.S.)
- 6.6 percent had completed an Associate degree (7.2 percent in the U.S.)
- 26.2 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 18.2 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)