

# Retail Space For Lease

## Cooper Station Montgomery (Cincinnati), OH



Retail center in the heart of Montgomery. Convenient access to Cross County Ronald Reagan Highway and the Montgomery market. Strong demographics with retail, restaurants and offices nearby. Close to the new Gateway Redevelopment, a mixed use development featuring office, hotel, retail, and residential. Join Legacy Construction, Bloom Creative Group, Artemis Mediterranean Bistro and Moji Fashion Design. A 1,985 SF space available. Great for boutique retail.

### FEATURES:

- **1,985 SF former retail space (beautifully appointed open floor plan.)**
- Heart of Montgomery
- Strong daytime and residential population
- On-site parking
- Great for retail specialty shops, attorney, insurance, etc.
- Lease rate: \$18.00 PSF Gross

### LOCATION:

**Cooper Station**  
**7791 Cooper Road**  
**Montgomery (Cincinnati), OH 45242**  
**Hamilton County**

### CONTACT:

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<b>Demographics:</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
Total Population:	5,269	51,655	133,025
Households:	2,099	21,353	55,278
Avg. HH Income:	\$134,192	\$104,447	\$99,593

#### **Traffic Counts:**

Cooper Road at Zig Zag Road (0.07 miles from subject) = 22,660 2016



COMMERCIAL REAL ESTATE SERVICES

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SEE SITE PLAN  
COND. PAVING

COOLING STATION  
MAIN LEVEL

KEY TO ROOM FINISHES  
ABBREVIATIONS FOR  
FINISHES

- |        |   |
|--------|---|
|        | WALL  |
|        | BASE  |
|        | FLOOR   |
| CONC.  | CONCRETE  |
| D.W.P. | 1/2" GYP DEFWALL PAINT  |
| R-DW   | 5/8" GYP DEFWALL FIRECODE 1/2"  |
| APOL   | FLUSH ALUM. ORG. GYPSUM BOARD<br>SUP. SPRING EDGE REC.<br>ANGULAR SHAPE, OFFSET BRU.<br>(SIM. PLEXIGLASS) OR GYPSUM |
| ANT    | SUSPENDED EXP.<br>METAL GRID<br>SYSTEM WITH<br>LAYIN ACUSTIC<br>TILE PANELS   |
| LIB.   | HOSE DIO (KEY TYPE)   |
| WH.    | WATER HEATER<br>LOCATED BY CUMBER   |
| F.D.   | FLOOR DRAIN   |
| EP     | ELECTRIC PANEL  |
| EL     | EXIT LIGHT  |
| W.C.   | W.C. RISER  |
| W.F.   | WALL FEATURE  |
| RF     | RECESSED<br>FLUORESCENT<br>FUTURE [L.A.]  |

1/8" SCALE = 1' FT

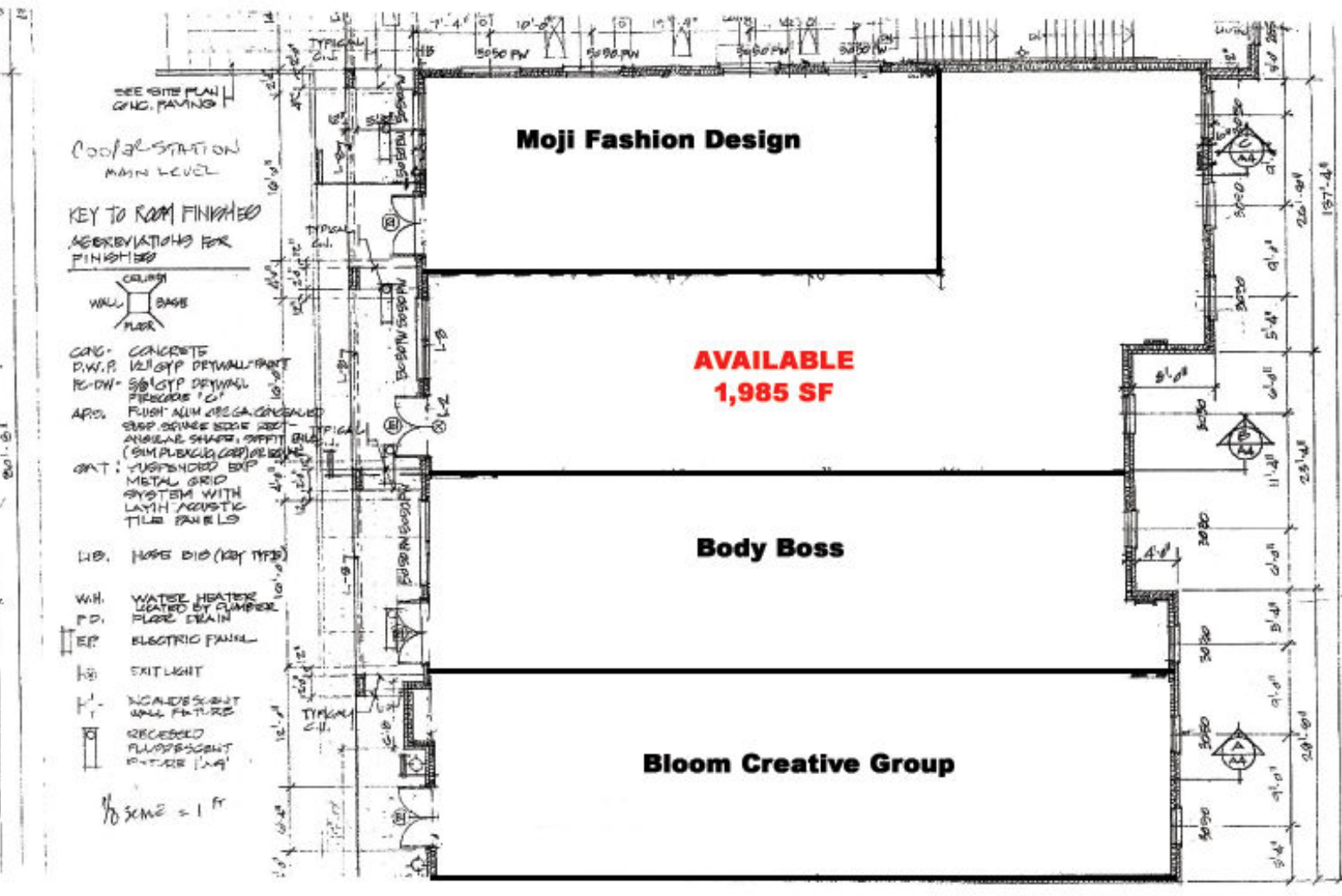
**Moji Fashion Design**

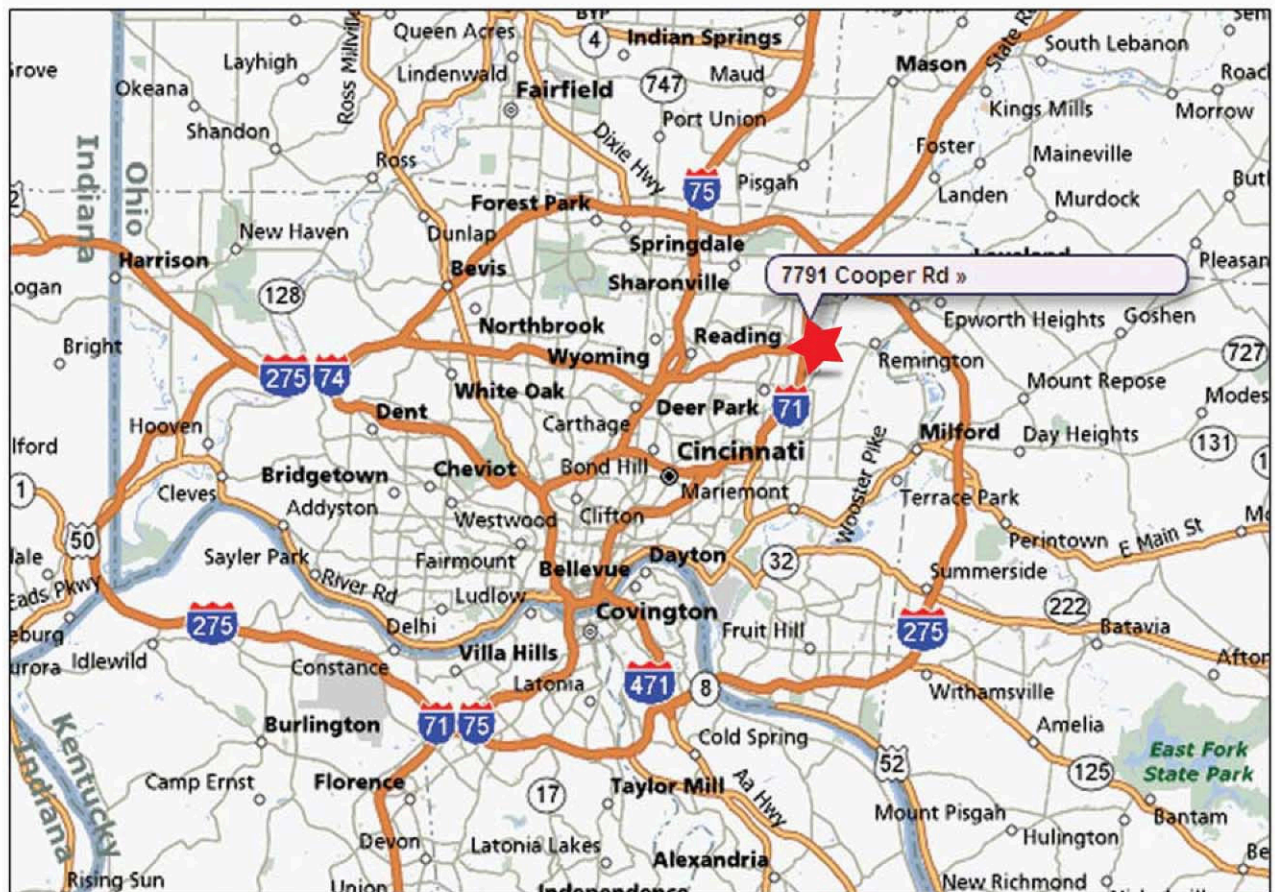
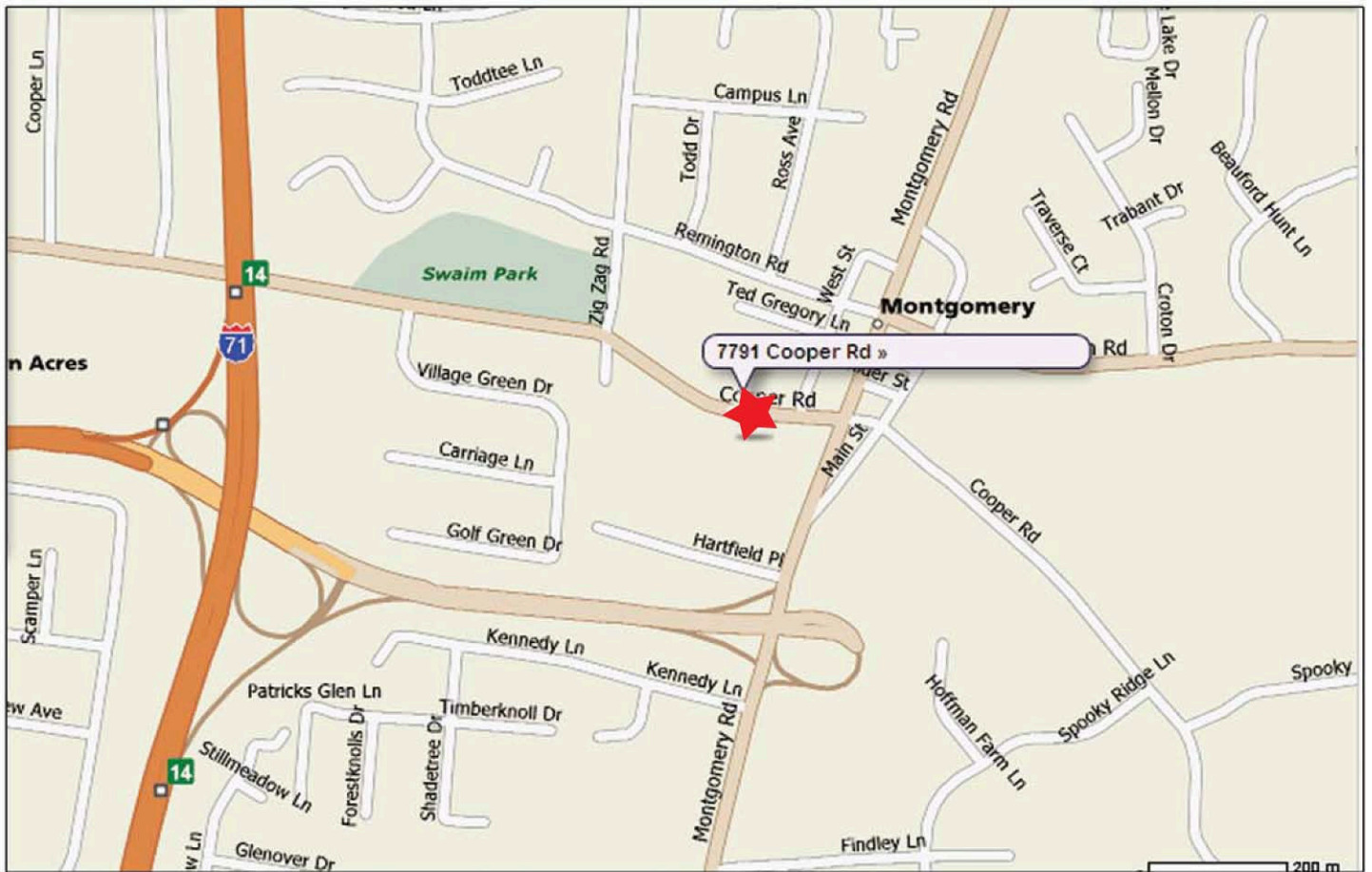
**AVAILABLE  
1,985 SF**

**Body Boss**

**Bloom Creative Group**

70'







# Demographic Summary Report

## Cooper Station 7791 Cooper Rd, Montgomery, OH 45242

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **15,600 SF**  
 Year Built: **1989**

Total Available: **1,440 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **\$17.00**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Projection	5,308	52,050	134,405
2017 Estimate	5,269	51,655	133,025
2010 Census	5,242	51,403	131,072
Growth 2017 - 2022	0.74%	0.76%	1.04%
Growth 2010 - 2017	0.52%	0.49%	1.49%
<b>2017 Population by Hispanic Origin</b>	111	1,343	3,961
<b>2017 Population</b>	5,269	51,655	133,025
White	4,725 89.68%	44,462 86.07%	106,834 80.31%
Black	134 2.54%	2,316 4.48%	15,843 11.91%
Am. Indian & Alaskan	3 0.06%	81 0.16%	214 0.16%
Asian	308 5.85%	3,857 7.47%	7,286 5.48%
Hawaiian & Pacific Island	3 0.06%	27 0.05%	115 0.09%
Other	96 1.82%	913 1.77%	2,734 2.06%
U.S. Armed Forces	0	1	48
<b>Households</b>			
2022 Projection	2,117	21,528	55,867
2017 Estimate	2,099	21,353	55,278
2010 Census	2,086	21,249	54,482
Growth 2017 - 2022	0.86%	0.82%	1.07%
Growth 2010 - 2017	0.62%	0.49%	1.46%
Owner Occupied	1,622 77.27%	15,953 74.71%	39,738 71.89%
Renter Occupied	477 22.73%	5,400 25.29%	15,540 28.11%
<b>2017 Households by HH Income</b>	2,099	21,353	55,280
Income: <\$25,000	206 9.81%	2,851 13.35%	8,461 15.31%
Income: \$25,000 - \$50,000	357 17.01%	4,198 19.66%	11,096 20.07%
Income: \$50,000 - \$75,000	268 12.77%	3,749 17.56%	9,192 16.63%
Income: \$75,000 - \$100,000	252 12.01%	2,728 12.78%	7,171 12.97%
Income: \$100,000 - \$125,000	142 6.77%	2,036 9.53%	5,138 9.29%
Income: \$125,000 - \$150,000	145 6.91%	1,341 6.28%	3,543 6.41%
Income: \$150,000 - \$200,000	256 12.20%	1,731 8.11%	4,487 8.12%
Income: \$200,000+	473 22.53%	2,719 12.73%	6,192 11.20%
<b>2017 Avg Household Income</b>	\$134,192	\$104,447	\$99,593
<b>2017 Med Household Income</b>	\$96,676	\$74,147	\$71,952

