

# Office Condominium For Lease

# Montgomery, Ohio

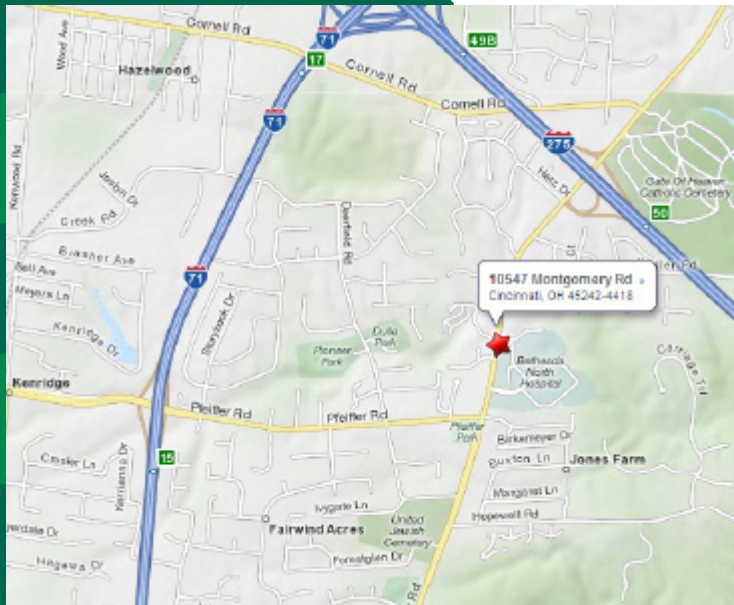


## FEATURES

- **Up to 6,900 SF of Medical Office/ General Office Space Available**
- Located across from Bethesda North Medical Complex
- Next to Mayfair of Montgomery Apartments
- Ample Off-Street Parking
- Minutes from:
  - Twin Lakes Senior Living Community
  - I - 71 , I - 275 , I - 75
  - Summit Park
  - A Wide Variety of Restaurants and Service Businesses

## LOCATION

**10547 Montgomery Road  
Suites 400 & 500  
Cincinnati, OH 45242**



## CONTACT

**Mark Freiberg, CCIM**

mfreiberg@everestrealstate.com

513/769-2502

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**EVEREST**  
**COMMERCIAL REAL ESTATE SERVICES**

WEB [www.everestrealstate.com](http://www.everestrealstate.com) TEL 513-769-2500 FAX 513-769-2512

9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242



# 10547 Montgomery Road Suites 400 & 500



FOR MORE INFORMATION, CONTACT:

**Mark Freiberg, CCIM**

[mfreiberg@everestrealstate.com](mailto:mfreiberg@everestrealstate.com)

D 513/769-2502

M 513/886-3303











## Demographic Summary Report

### Montgomery Medical Arts

10547 Montgomery Rd, Montgomery, OH 45242

Building Type: **Class C Office**

Class: **C**

RBA: **11,032 SF**

Typical Floor: **5,516 SF**

Total Available: **5,860 SF**

% Leased: **46.88%**

Rent/SF/Yr: **\$17.25**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	6,471	47,019	146,005
2023 Estimate	6,390	46,450	143,294
2010 Census	6,082	44,624	135,006
Growth 2023 - 2028	1.27%	1.22%	1.89%
Growth 2010 - 2023	5.06%	4.09%	6.14%
<b>2023 Population by Hispanic Origin</b>	206	2,077	6,242
<b>2023 Population</b>	6,390	46,450	143,294
White	4,767 74.60%	38,102 82.03%	118,778 82.89%
Black	358 5.60%	2,259 4.86%	7,148 4.99%
Am. Indian & Alaskan	10 0.16%	58 0.12%	247 0.17%
Asian	1,140 17.84%	4,882 10.51%	13,499 9.42%
Hawaiian & Pacific Island	2 0.03%	86 0.19%	307 0.21%
Other	112 1.75%	1,063 2.29%	3,315 2.31%
U.S. Armed Forces	0	0	14
<b>Households</b>			
2028 Projection	2,511	18,644	58,783
2023 Estimate	2,476	18,395	57,665
2010 Census	2,355	17,619	54,331
Growth 2023 - 2028	1.41%	1.35%	1.94%
Growth 2010 - 2023	5.14%	4.40%	6.14%
Owner Occupied	1,826 73.75%	13,764 74.82%	41,984 72.81%
Renter Occupied	649 26.21%	4,631 25.18%	15,680 27.19%
<b>2023 Households by HH Income</b>	2,475	18,395	57,666
Income: <\$25,000	157 6.34%	1,318 7.16%	5,338 9.26%
Income: \$25,000 - \$50,000	334 13.49%	2,338 12.71%	7,074 12.27%
Income: \$50,000 - \$75,000	306 12.36%	2,540 13.81%	8,684 15.06%
Income: \$75,000 - \$100,000	378 15.27%	2,141 11.64%	6,542 11.34%
Income: \$100,000 - \$125,000	219 8.85%	2,190 11.91%	7,272 12.61%
Income: \$125,000 - \$150,000	281 11.35%	1,612 8.76%	5,313 9.21%
Income: \$150,000 - \$200,000	270 10.91%	2,075 11.28%	6,866 11.91%
Income: \$200,000+	530 21.41%	4,181 22.73%	10,577 18.34%
<b>2023 Avg Household Income</b>	\$138,157	\$140,037	\$129,814
<b>2023 Med Household Income</b>	\$107,134	\$109,823	\$104,108



The Following Information Has Been Prepared By The Everest Group  
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