

OFFICE CONDO FOR SALE
10547 MONTGOMERY ROAD

Montgomery, OH 45242



Mark Freiberg, CCIM
mfreiberg@lee-associates.com
D 513.588.1137
C 513.886.3303



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE CONDO FOR SALE

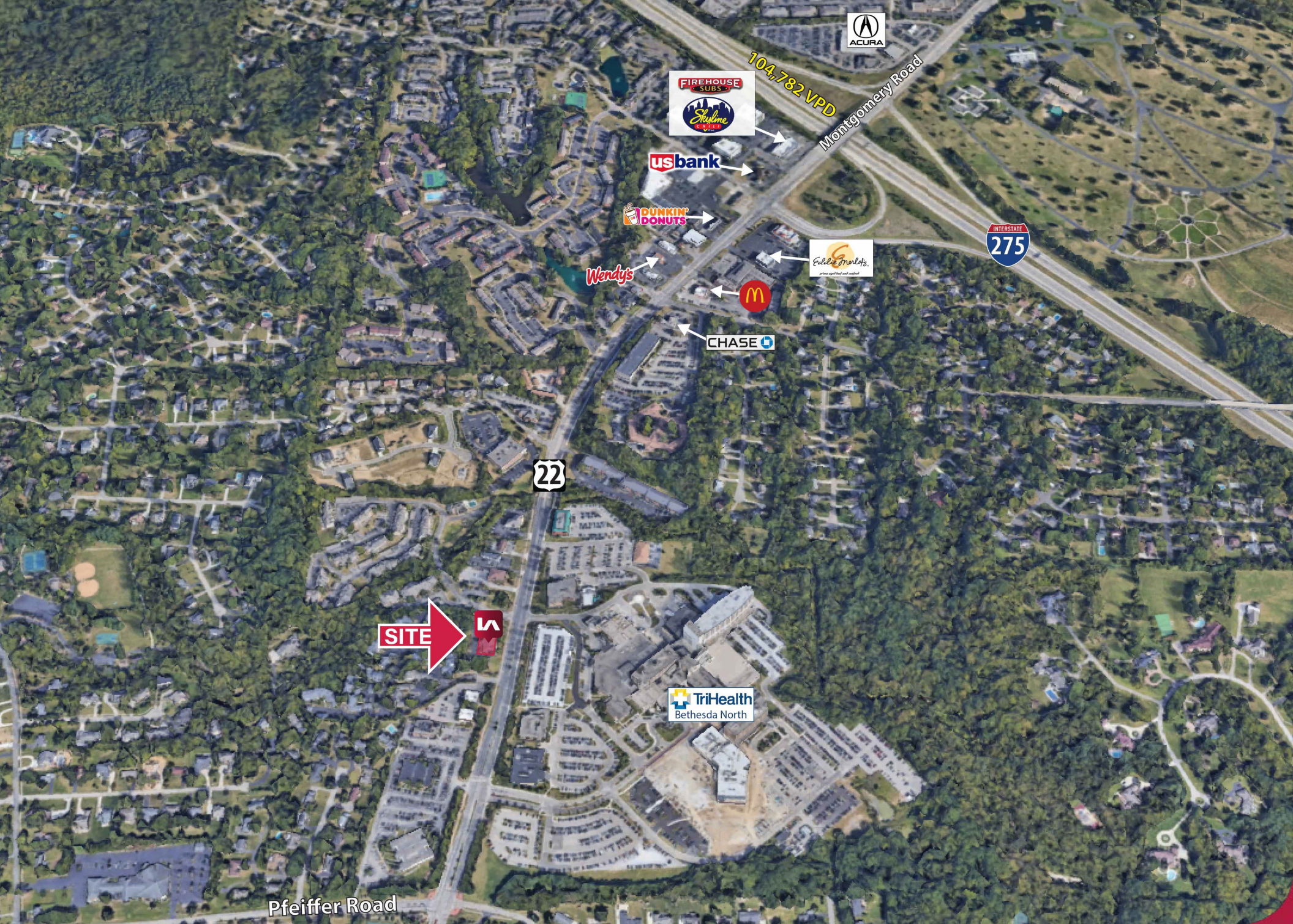
10547 MONTGOMERY ROAD

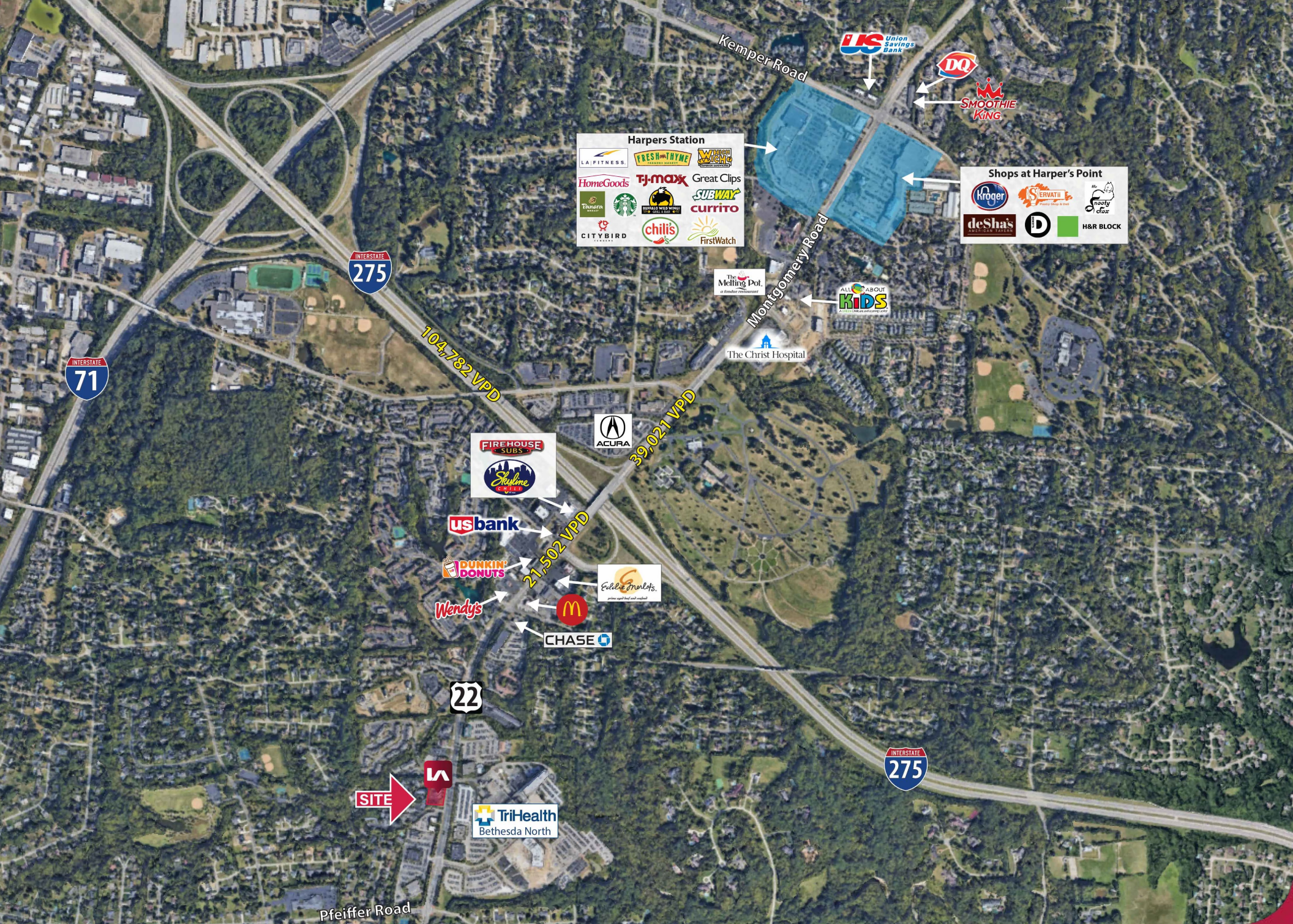
Montgomery, OH 45242

AVAILABLE: +/- 1,450 SF Office Space

- Asking Price: \$215,000
- Rare Opportunity to Purchase an Office Condo in North Montgomery
- Outstanding Location, ¼ mile from the intersection of Pfeiffer Road and Montgomery Road
- Located Directly across from Bethesda North Hospital (Tri-Health) and Bethesda Medical Offices
- Handicap Accessible
- Ample parking
- Minutes from:
 - Twin Lakes Senior Living Community
 - I-71, I-275, I-75
 - Summit Park
 - A Wide Variety of Restaurants and Service Businesses







Harpers Station

- LA FITNESS
- FRESH THYME
- WALSH WIGS
- HomeGoods
- TJ-maxx
- Great Clips
- Panera
- Starbucks
- BUFFALO WILD WINGS
- SUBWAY
- currito
- CITY BIRD
- chilis
- FirstWatch

Shops at Harper's Point

- Kroger
- SERVATI
- moody elox
- deShas
- D
- H&R BLOCK

FIREHOUSE SUBS

Steak 'n Shake

usbank

PUNKIN' DONUTS

Wendy's

McDonald's

CHASE

ACURA

Edible Arrangements

TriHealth
Bethesda North



104,782 VPD

39,021 VPD

21,502 VPD



	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	6,705	47,306	142,983
2026 Projected Population	6,981	48,871	147,763
2010 Census Population	6,298	45,947	135,395
2000 Census Population	6,518	46,324	133,252
Projected Annual Growth 2021 to 2026	0.8%	0.7%	0.7%
Historical Annual Growth 2000 to 2021	0.1%	0.1%	0.3%
Households			
2021 Estimated Households	2,651	19,017	58,349
2026 Projected Households	2,759	19,639	60,388
2010 Census Households	2,463	18,221	54,546
2000 Census Households	2,490	17,461	51,697
Projected Annual Growth 2021 to 2026	0.8%	0.7%	0.7%
Historical Annual Growth 2000 to 2021	0.3%	0.4%	0.6%
Age			
2021 Est. Population Under 10 Years	11.4%	11.5%	11.8%
2021 Est. Population 10 to 19 Years	13.5%	13.2%	12.9%
2021 Est. Population 20 to 29 Years	6.9%	9.3%	10.5%
2021 Est. Population 30 to 44 Years	19.2%	18.7%	19.4%
2021 Est. Population 45 to 59 Years	20.1%	20.9%	20.4%
2021 Est. Population 60 to 74 Years	19.5%	18.9%	17.6%
2021 Est. Population 75 Years or Over	9.5%	7.5%	7.4%
2021 Est. Median Age	44.1	42.4	40.9
Marital Status & Gender			
2021 Est. Male Population	48.2%	48.8%	49.0%
2021 Est. Female Population	51.8%	51.2%	51.0%
2021 Est. Never Married	17.5%	21.8%	25.4%
2021 Est. Now Married	66.7%	60.6%	57.3%
2021 Est. Separated or Divorced	10.6%	11.5%	11.6%
2021 Est. Widowed	5.2%	6.1%	5.7%
Income			
2021 Est. HH Income \$200,000 or More	21.1%	21.2%	16.6%
2021 Est. HH Income \$150,000 to \$199,999	10.7%	10.1%	9.7%
2021 Est. HH Income \$100,000 to \$149,999	20.8%	18.4%	19.5%
2021 Est. HH Income \$75,000 to \$99,999	16.2%	13.3%	13.3%
2021 Est. HH Income \$50,000 to \$74,999	12.7%	15.5%	16.6%
2021 Est. HH Income \$35,000 to \$49,999	8.9%	8.4%	9.1%
2021 Est. HH Income \$25,000 to \$34,999	2.9%	5.1%	5.6%
2021 Est. HH Income \$15,000 to \$24,999	2.1%	3.9%	4.9%
2021 Est. HH Income Under \$15,000	4.8%	4.1%	4.8%
2021 Est. Average Household Income	\$138,973	\$145,113	\$131,935
2021 Est. Median Household Income	\$111,116	\$111,572	\$100,289
2021 Est. Per Capita Income	\$55,092	\$58,402	\$53,887
2021 Est. Total Businesses	295	4,023	8,472
2021 Est. Total Employees	4,132	70,835	139,648

