

RETAIL & OFFICE SPACE FOR LEASE

KENWOOD EXCHANGE

8154 Montgomery Road, Cincinnati, OH 45236

4,360 SF AVAILABLE



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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

8154 Montgomery Road, Cincinnati, OH 45236

FOR LEASE: 4,360 SF – Retail Space
+/- 3,000 – Office Space

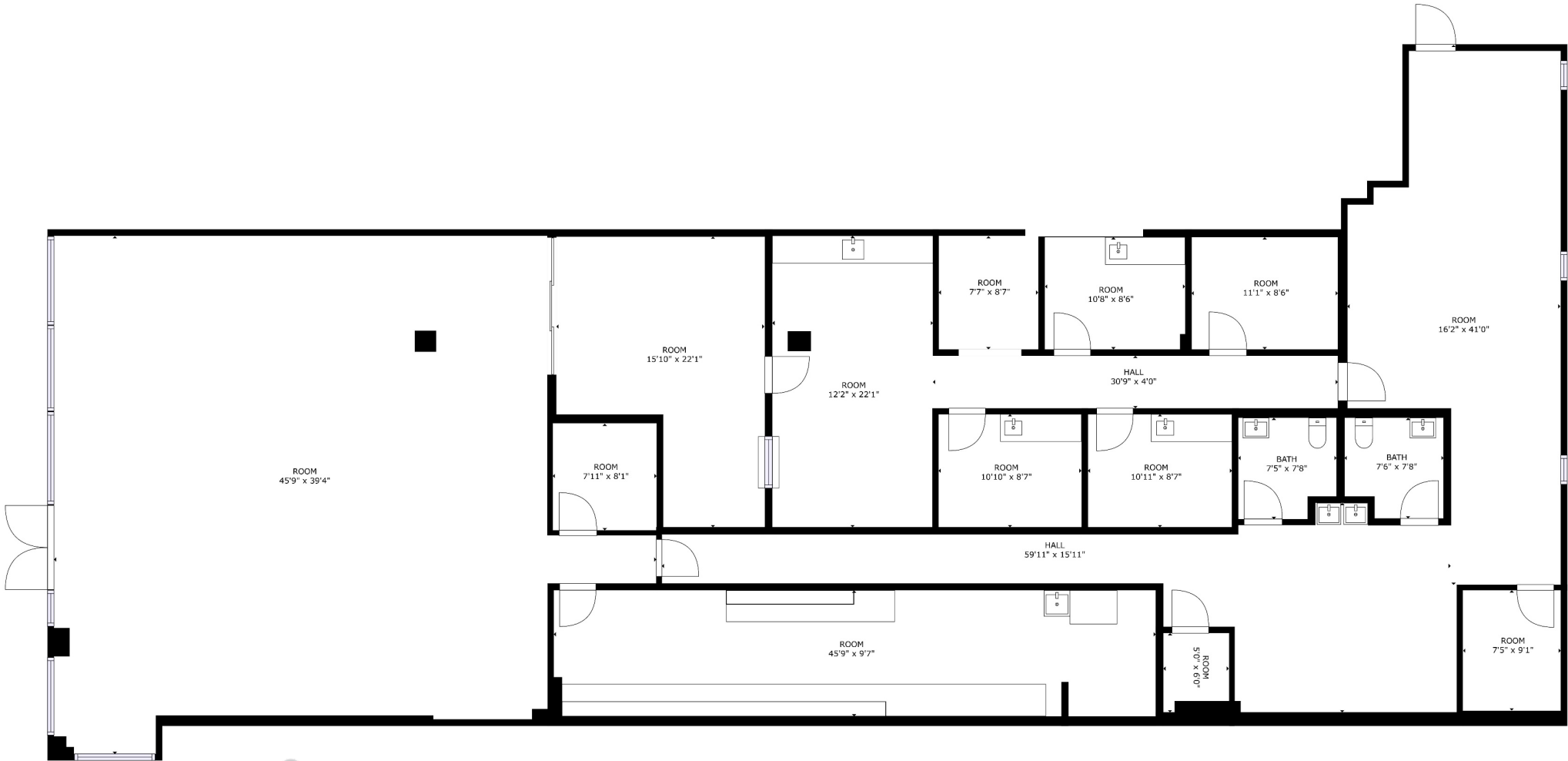
PRICING: Retail Space - \$32 PSF NNN
+ \$6.75 CAM

Office Space - \$18.50 PSF MG*
*Tenant pays electric and janitorial

- Highly visible location in Cincinnati's premier retail trade area within close proximity to Kenwood Towne Center
- Multiple access points to Montgomery Road and Hosbrook Road
- Solid demographics in nearby Madeira, Indian Hill, Montgomery, and Kenwood neighborhoods

FORMER EYEMART RETAIL SPACE FOR LEASE

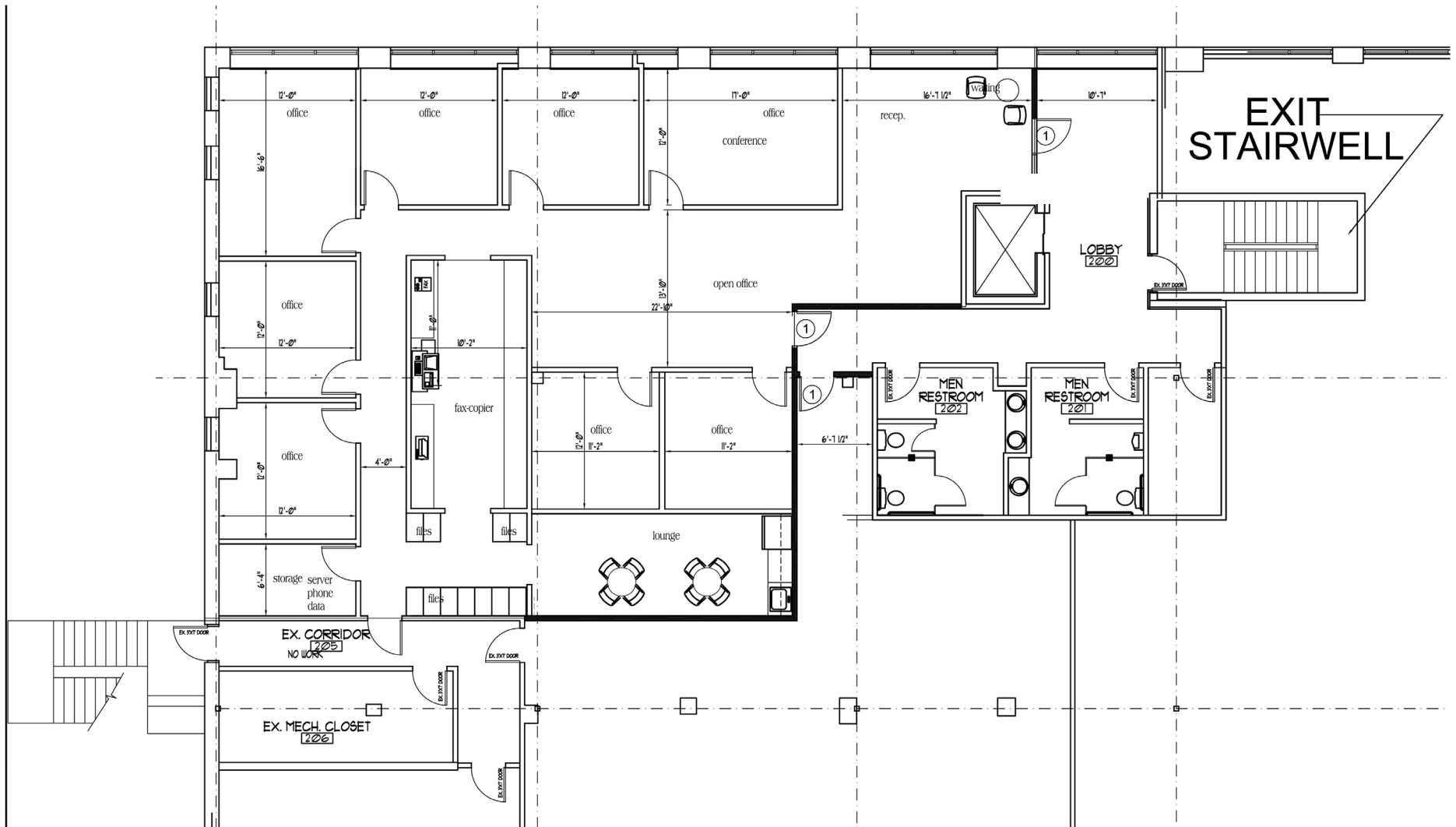
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4,360 SF AVAILABLE

OFFICE SPACE FOR LEASE

KENWOOD EXCHANGE



3,000 SF AVAILABLE

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KENWOOD EXCHANGE



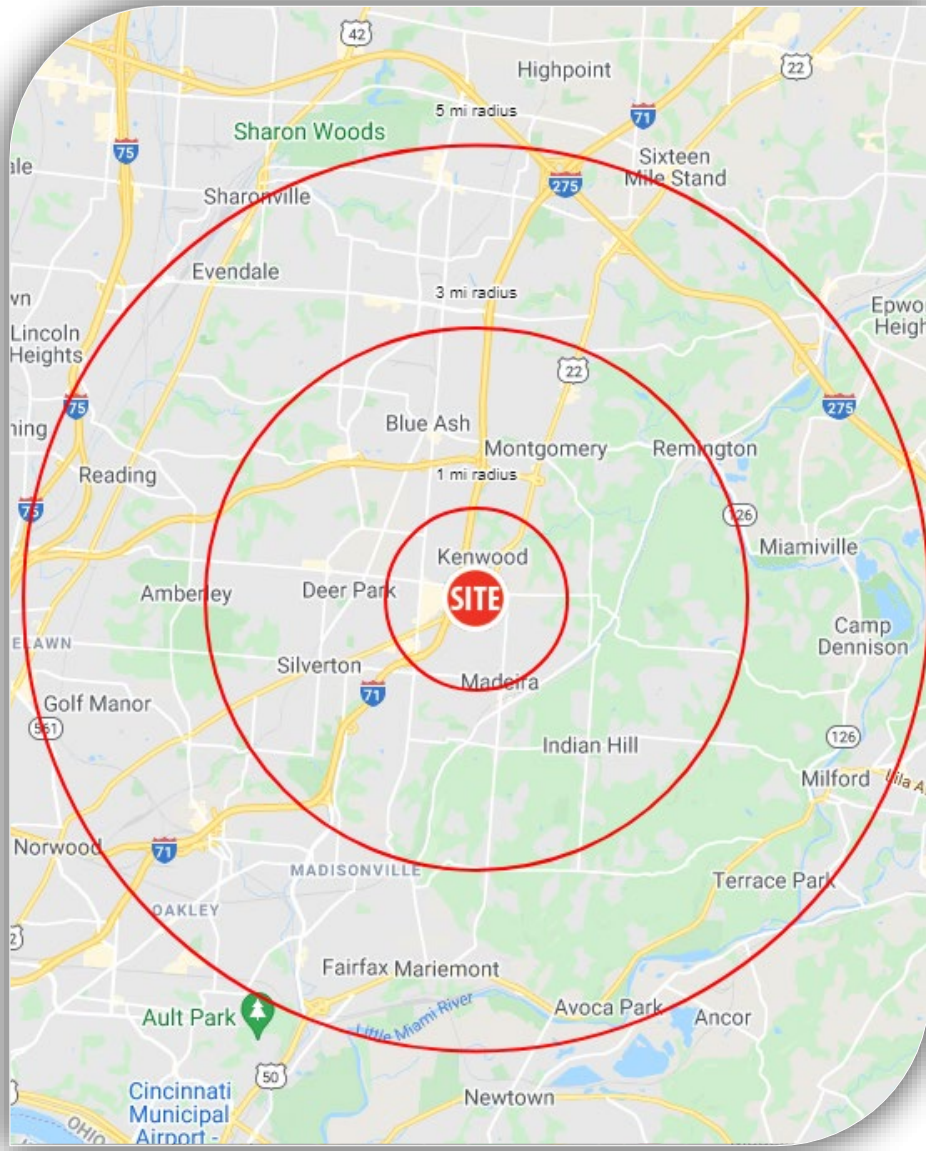
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	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	9,653	60,443	151,950
	2025 Projected Population	9,973	62,336	154,694
	2010 Census Population	9,176	58,070	148,601
	2000 Census Population	9,484	60,895	157,571
	Projected Annual Growth 2020 to 2025	0.7%	0.6%	0.4%
	Historical Annual Growth 2000 to 2020	-	-	-0.2%
HOUSEHOLDS	2020 Estimated Households	4,138	26,093	67,349
	2025 Projected Households	4,261	26,838	68,451
	2010 Census Households	3,888	24,813	65,051
	2000 Census Households	3,969	25,378	67,200
	Projected Annual Growth 2020 to 2025	0.6%	0.6%	0.3%
	Historical Annual Growth 2000 to 2020	0.2%	0.1%	-
AGE	2020 Est. Population Under 10 Years	11.0%	10.9%	11.5%
	2020 Est. Population 10 to 19 Years	12.4%	11.7%	11.5%
	2020 Est. Population 20 to 29 Years	8.0%	10.0%	11.3%
	2020 Est. Population 30 to 44 Years	18.8%	19.0%	19.9%
	2020 Est. Population 45 to 59 Years	19.0%	19.3%	19.1%
	2020 Est. Population 60 to 74 Years	18.2%	18.8%	18.2%
	2020 Est. Population 75 Years or Over	12.6%	10.2%	8.5%
	2020 Est. Median Age	43.9	42.9	41.2
MARITAL STATUS & GENDER	2020 Est. Male Population	46.8%	47.8%	47.8%
	2020 Est. Female Population	53.2%	52.2%	52.2%
	2020 Est. Never Married	22.2%	28.1%	31.4%
	2020 Est. Now Married	57.4%	51.6%	48.1%
	2020 Est. Separated or Divorced	12.0%	13.0%	14.1%
2020 Est. Widowed	8.4%	7.3%	6.3%	
INCOME	2020 Est. HH Income \$200,000 or More	14.4%	14.6%	12.8%
	2020 Est. HH Income \$150,000 to \$199,999	14.5%	8.5%	7.1%
	2020 Est. HH Income \$100,000 to \$149,999	19.1%	17.9%	16.2%
	2020 Est. HH Income \$75,000 to \$99,999	12.0%	13.7%	13.1%
	2020 Est. HH Income \$50,000 to \$74,999	14.0%	13.8%	16.3%
	2020 Est. HH Income \$35,000 to \$49,999	8.9%	10.0%	10.8%
	2020 Est. HH Income \$25,000 to \$34,999	5.8%	7.7%	8.2%
	2020 Est. HH Income \$15,000 to \$24,999	6.2%	6.8%	7.1%
	2020 Est. HH Income Under \$15,000	5.1%	7.0%	8.5%
	2020 Est. Average Household Income	\$116,246	\$121,718	\$113,545
	2020 Est. Median Household Income	\$96,457	\$93,052	\$84,604
	2020 Est. Per Capita Income	\$49,925	\$52,647	\$50,421
Businesses & Employees	2020 Est. Total Businesses	905	3,466	8,352
	2020 Est. Total Employees	17,617	53,273	131,020