



MONTGOMERY EXECUTIVE OFFICE - FOR LEASE

7800 COOPER ROAD, MONTGOMERY, OH 45242



PREPARED BY

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7815 COOPER RD SUITE C, CINCINNATI OH 45242



// DASHBOARD

PROPERTY HIGHLIGHTS

Address	7800 Cooper Road Montgomery OH 45242
Location	Cooper Road & Montgomery Road
Area Retailers	Montgomery Inn, Forno's, Napa Restaurant, Donkin Donut Starbucs, LaRosa's
Demographics	\$138,000 HH Income (1 mile) \$415,000 Home Value (1 mile)
Market	Cincinnati
Submarket	Montgomery
Parking Space	24 (Large Parking Field Adjacent)
Ingress/Egress	Single (2 way traffice)
Total Square Ft	10,304

SPACE DETAILS

Lease Rate:	\$18 per square foot
Lease Type:	Gross

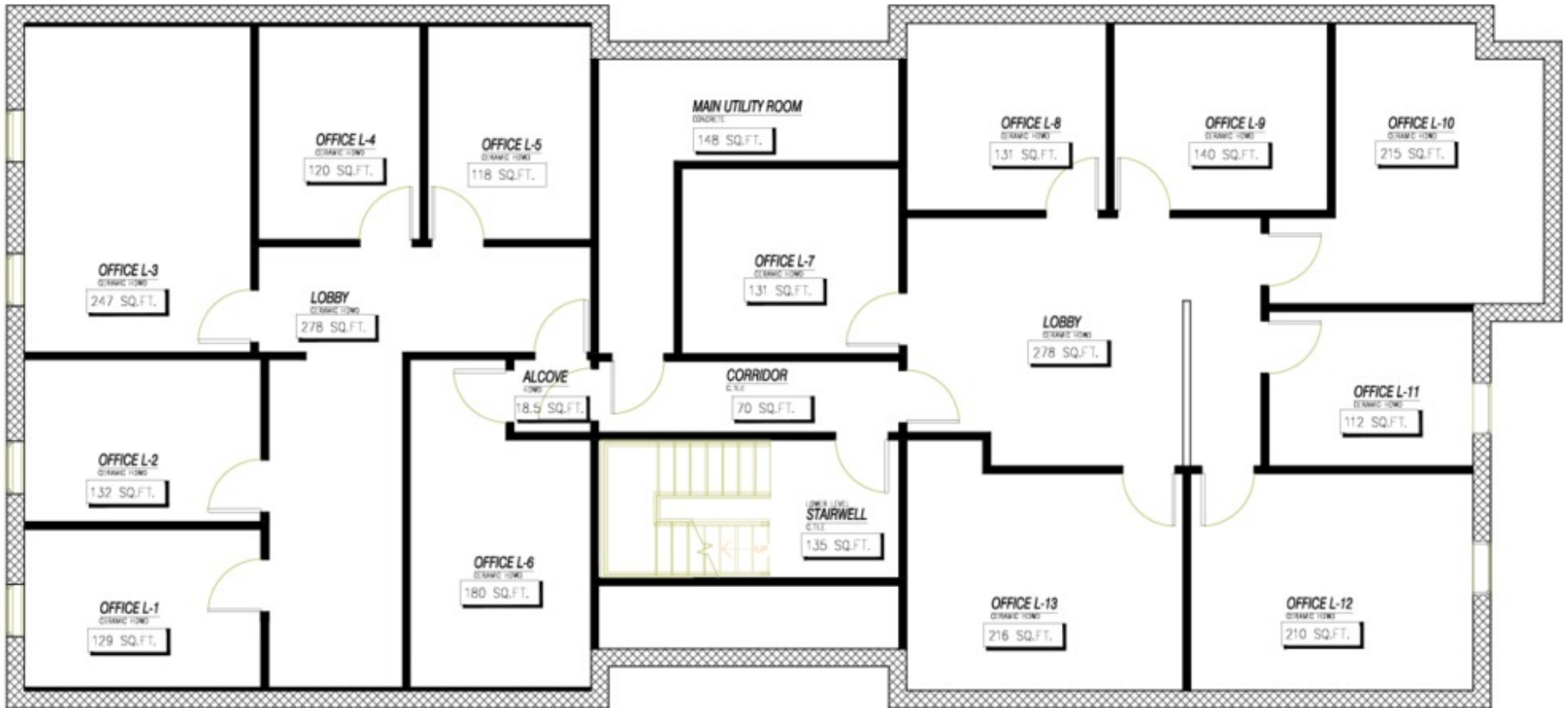
OFFICE SUITES

Space	Tenant	Sq Ft	Use
L1	Vacant (Full Floor)	2,724	Office
L1-A	Vacant (Half Floor)	1,223	Office
L1-B	Vacant (Half Floor)	1,501	Office
101/102	Marvtex	1,283	Business
103/105	Jones Law	630	Law
104	Light Touch Therapy	610	Physical Therapy
201	Whitebox Properties	621	Property Mgt
202/203	B. White	637	Office
204	Vacant	253	Office
205	Key Behavior Group	278	Medical
206	Salon Kelly	613	Salon
207	Linda Edwards	327	Business





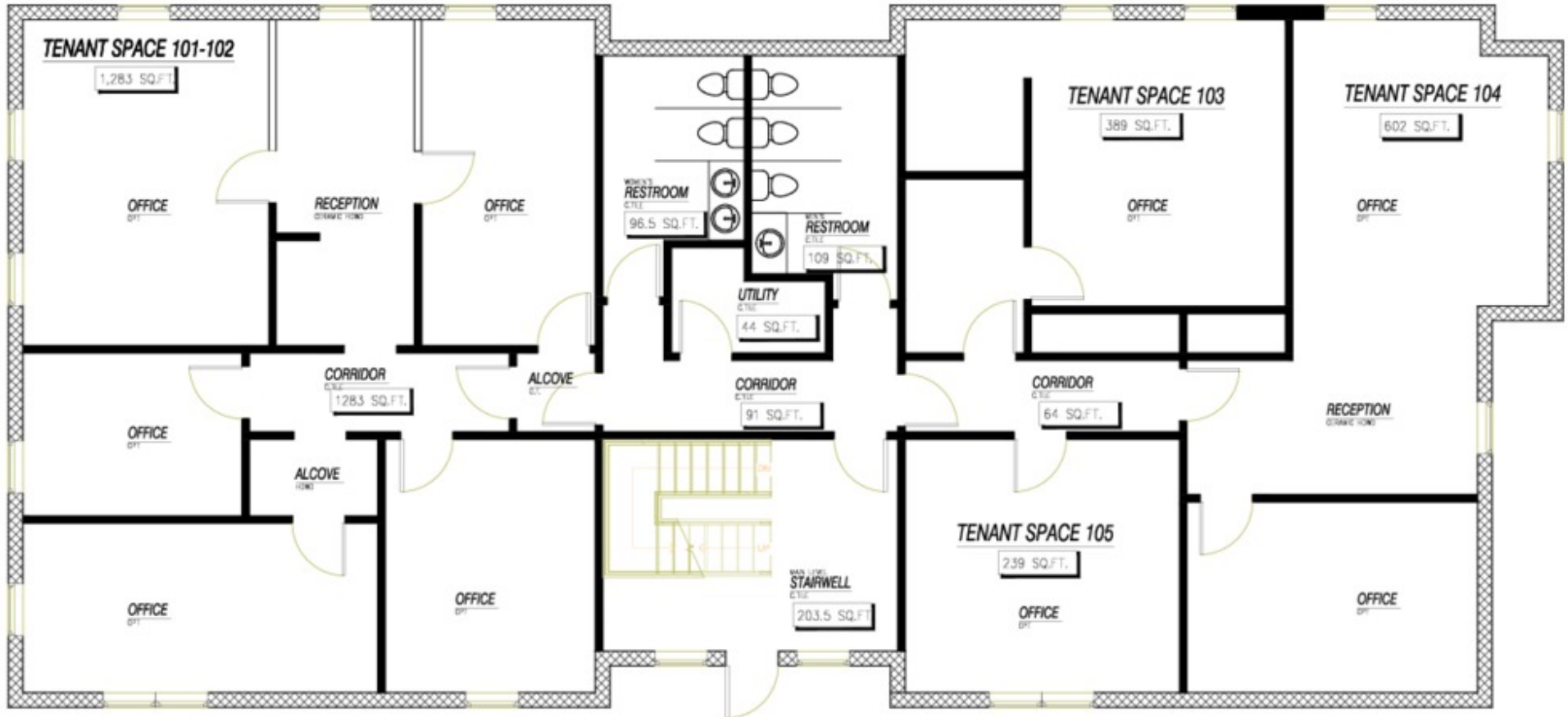
FLOOR PLAN - LOWER LEVEL



LOWER LEVEL
01 FLOOR PLAN
1/4" = 1'-0"

SQUARE FEET BREAKDOWN:	
	SQUARE FEET
RSF	2,081
COMMON	927.5
TOTAL	3,008.5

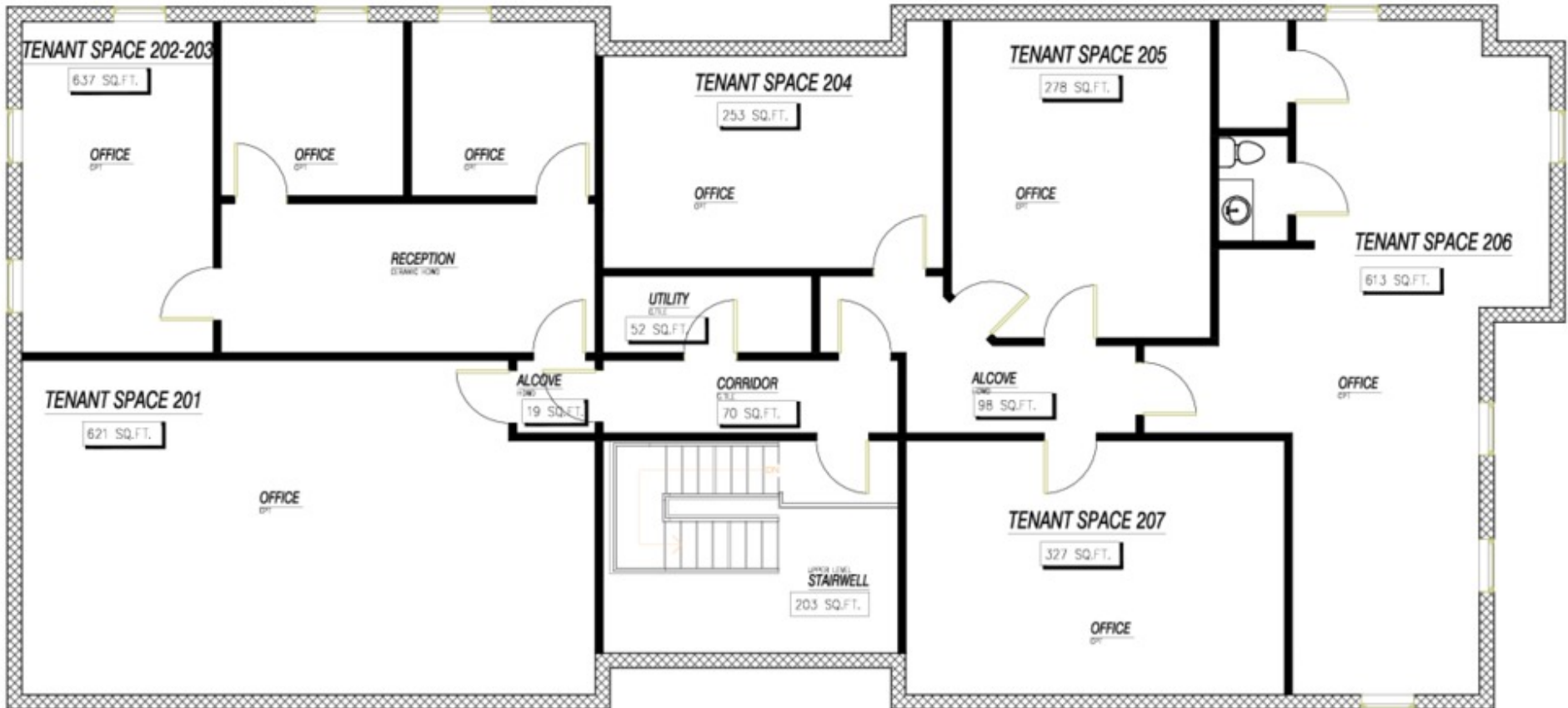
// FLOOR PLAN - MAIN LEVEL



02 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

SQUARE FEET BREAKDOWN:	
	SQUARE FEET
RSF	2,913
COMMON	607.5
TOTAL	3,120.5

// FLOOR PLAN - SECOND LEVEL



03 SECOND LEVEL FLOOR PLAN 1/4" = 1'-0"

SQUARE FEET BREAKDOWN:	
	SQUARE FEET
RSF	2,729
COMMON	423
TOTAL	3,152

// EXTERIOR PHOTOS



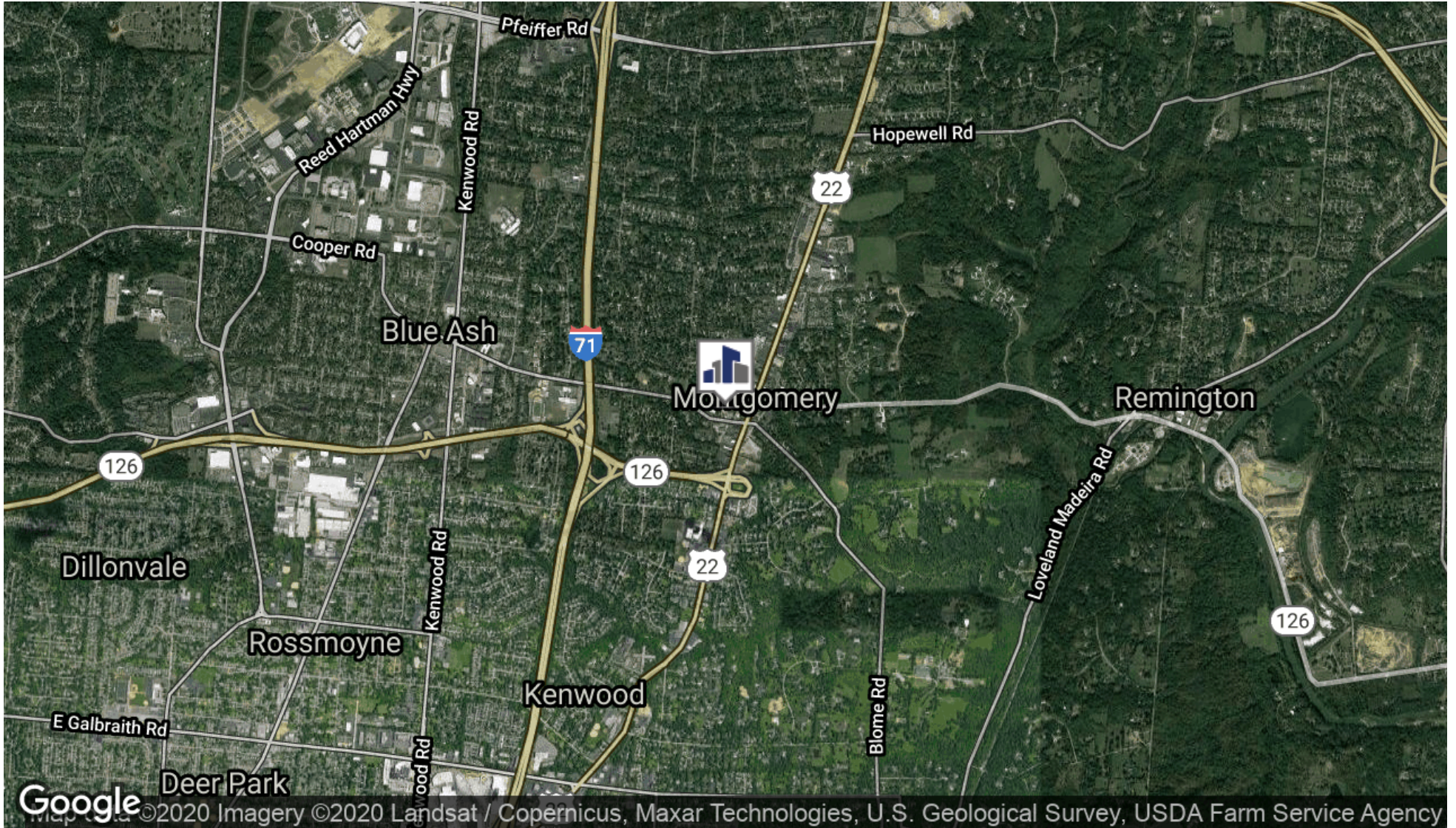
// INTERIOR PHOTOS



// MAJOR ROADS ACCESS TO SITE







// DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,509	49,112	130,896
Average age	46.3	43.5	42.6
Average age (Male)	44.2	41.6	40.7
Average age (Female)	47.6	45.1	44.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,114	19,714	52,891
# of persons per HH	2.6	2.5	2.5
Average HH income	\$138,180	\$107,186	\$101,117
Average house value	\$416,592	\$369,191	\$316,162

* Demographic data derived from 2010 US Census

