

Retail | Office | Medical

7445-7449 Montgomery Road | 0.85 Acre Site
Cincinnati, Ohio 45236 | For Sale or Lease



Property Highlights

0.85 acres on signalized corner in Silverton, Ohio

Parcel 602-0008-0204: 0.467 acres

Parcel 602-0008-0198: 0.383 acres

Tremendous visibility on Montgomery Road

Access from Montgomery & Stewart Road

[Neighborhood Commercial District zoning](#)

1 mile West of Kenwood Towne Centre

Directly West of Esther Price Candies

Fantastic demographics

Asking \$80,000 Per Year Land Lease

Asking \$1,100,000 For Sale



Nick Barela
President, Principal
Direct: (513) 549-5440
Main: (513) 549-0090

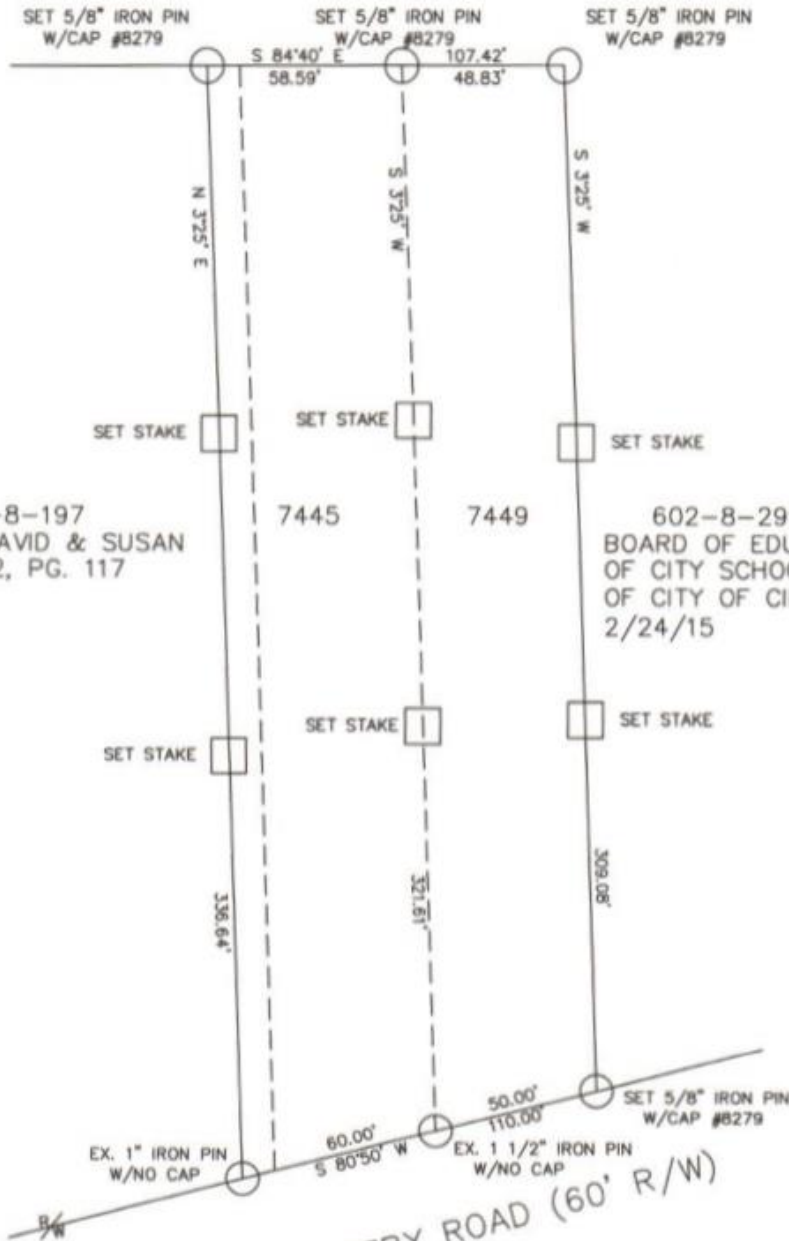


REPUBLIC
COMMERCIAL REAL ESTATE

7209 Dixie Highway
Fairfield, Ohio 45014
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nick.barela@republic-cre.com

JULY 1, 2016

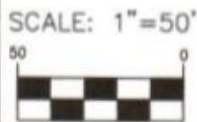
CONTROL NO. 2016-181



602-8-197
KOETZLE, DAVID & SUSAN
D.B. 6552, PG. 117

7445 7449

602-8-299
BOARD OF EDUCATION
OF CITY SCHOOL DISTRICT
OF CITY OF CINCINNATI
2/24/15



BOUNDARY SURVEY
7445, 7449 MONTGOMERY ROAD
HAMILTON COUNTY, OHIO
HAM. CO. AUD. BK. 602
PAGE 8, PARCELS 198, 204, 207
DEED BOOK 9228, PAGE 6316
DEED BOOK 12923, PAGE 1531
HAMILTON COUNTY, OHIO
RECORDER'S OFFICE

MONTGOMERY ROAD (60' R/W)



Gregory A. Koopman
GREGORY A. KOOPMAN
SURVEYOR
5153 PARKVALLEY COURT
CINCINNATI, OHIO 45239
513-706-8300
gregorykoopman@aol.com

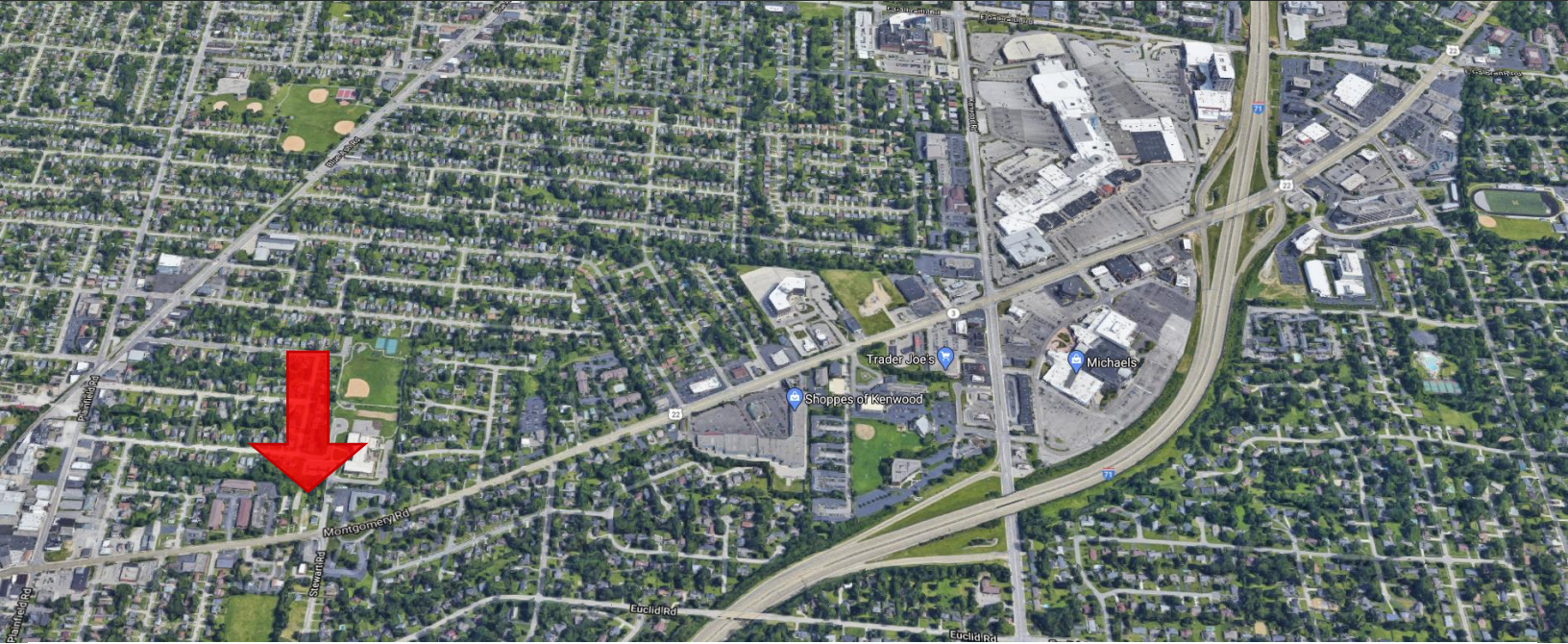
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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7445-7449 Montgomery Rd, Cincinnati, OH 45236

CITY, STATE
Cincinnati, OH

POPULATION
101,054

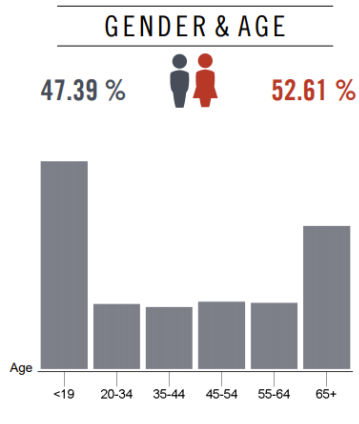
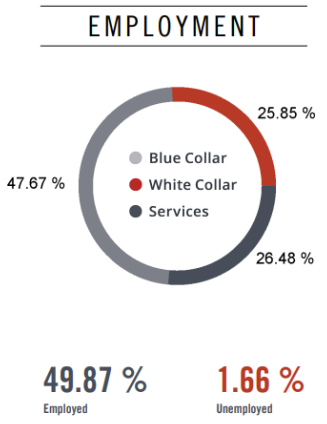
AVG. HH SIZE
2.21

MEDIAN HH INCOME
\$56,025

HOME OWNERSHIP

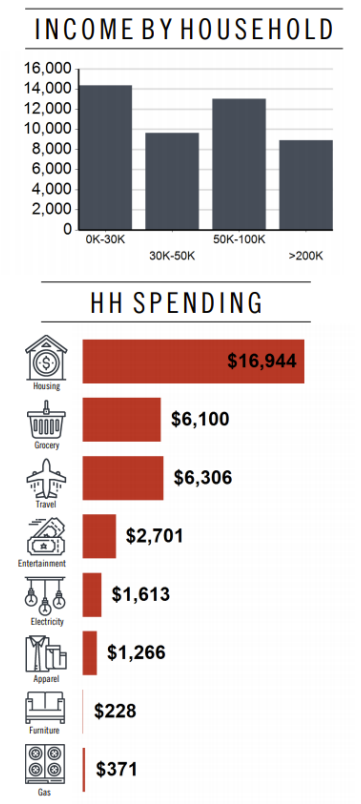
Renters: **19,058**

Owners: **26,852**



RACE & ETHNICITY

| | |
|--------------------|---------|
| White: | 60.72 % |
| Asian: | 1.00 % |
| Native American: | 0.00 % |
| Pacific Islanders: | 0.00 % |
| African-American: | 33.01 % |
| Hispanic: | 2.77 % |
| Two or More Races: | 2.50 % |



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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