

RETAIL FOR LEASE
9600 MONTGOMERY ROAD

Montgomery, OH 45242



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE: 1,838 – 5,242 SF

PRICING: \$15.00 PSF NNN

- Beautifully finished and very functional
- Paved Lot
- Landscaped
- 5,957 SF lower level
- Available immediately
- Montgomery Road signage
- Class "A" office finishes
- Plenty of parking, great access and visibility

Property located in the heart of the prestigious Montgomery market. Directly across from Montgomery Elementary.

TRAFFIC COUNTS:

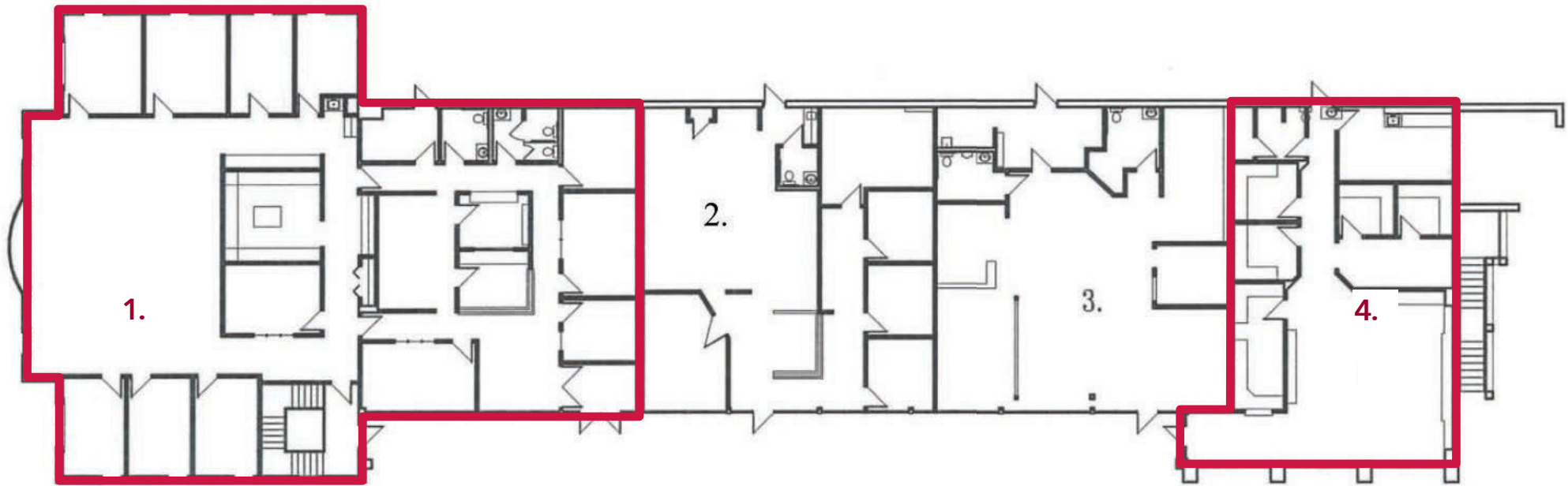
- Montgomery Road – 14,565 VPD



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FLOOR PLAN - FIRST FLOOR

NOT TO SCALE

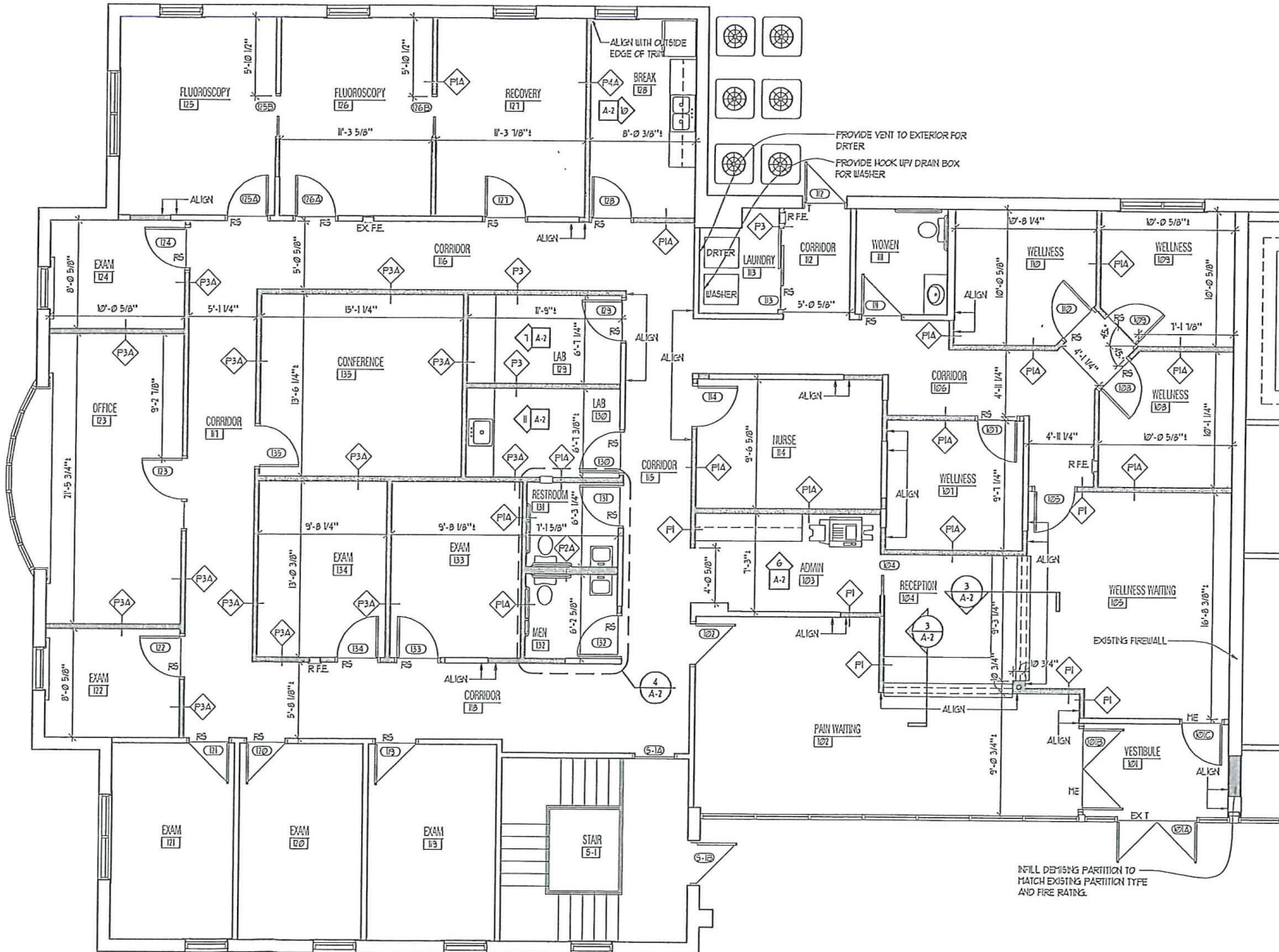
TENANT LIST

1.	AVAILABLE	5,242 SF
2.	Barre 3	1,985 SF
3.	Harrigan & Crew	2,000 SF
4.	AVAILABLE	1,838 SF

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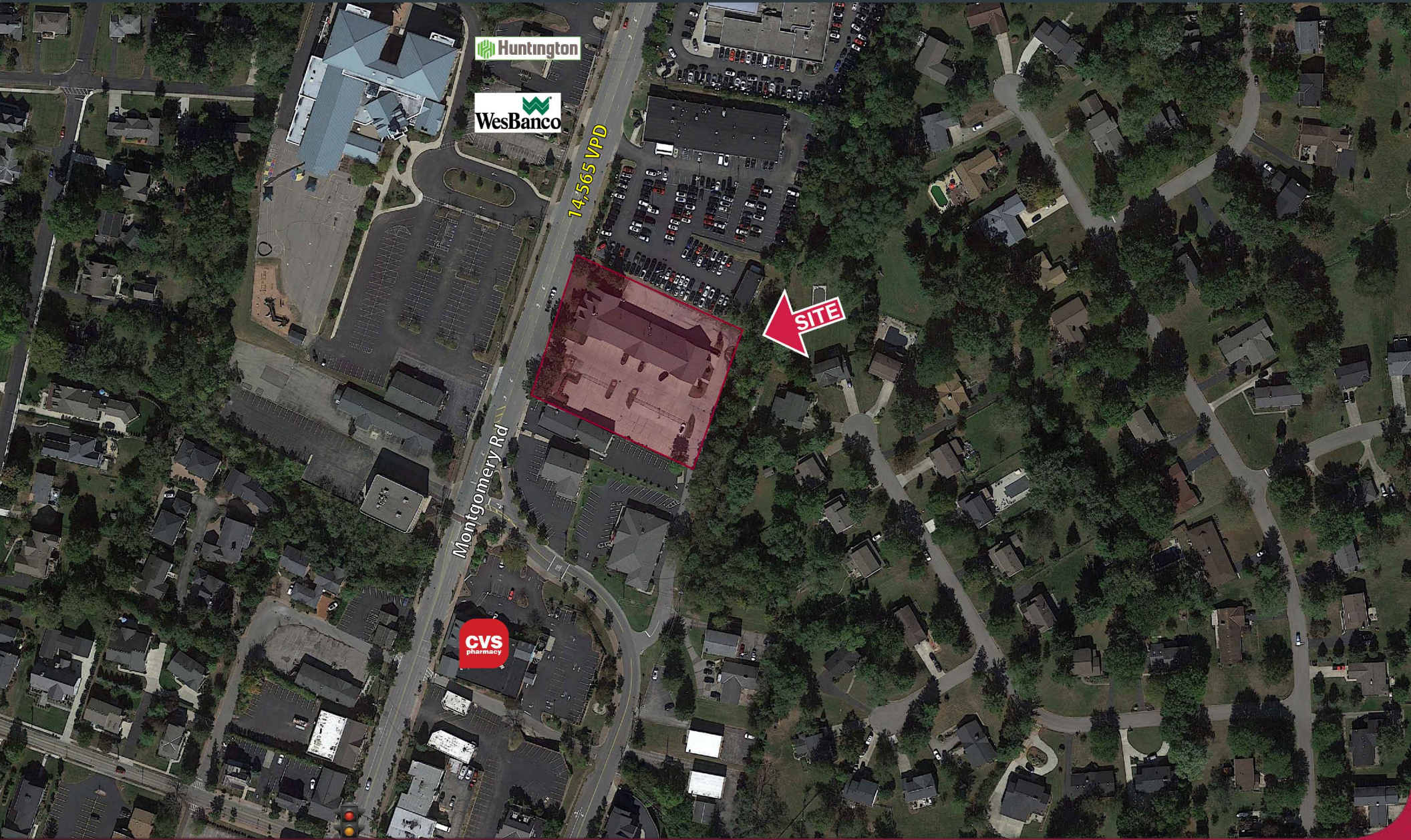
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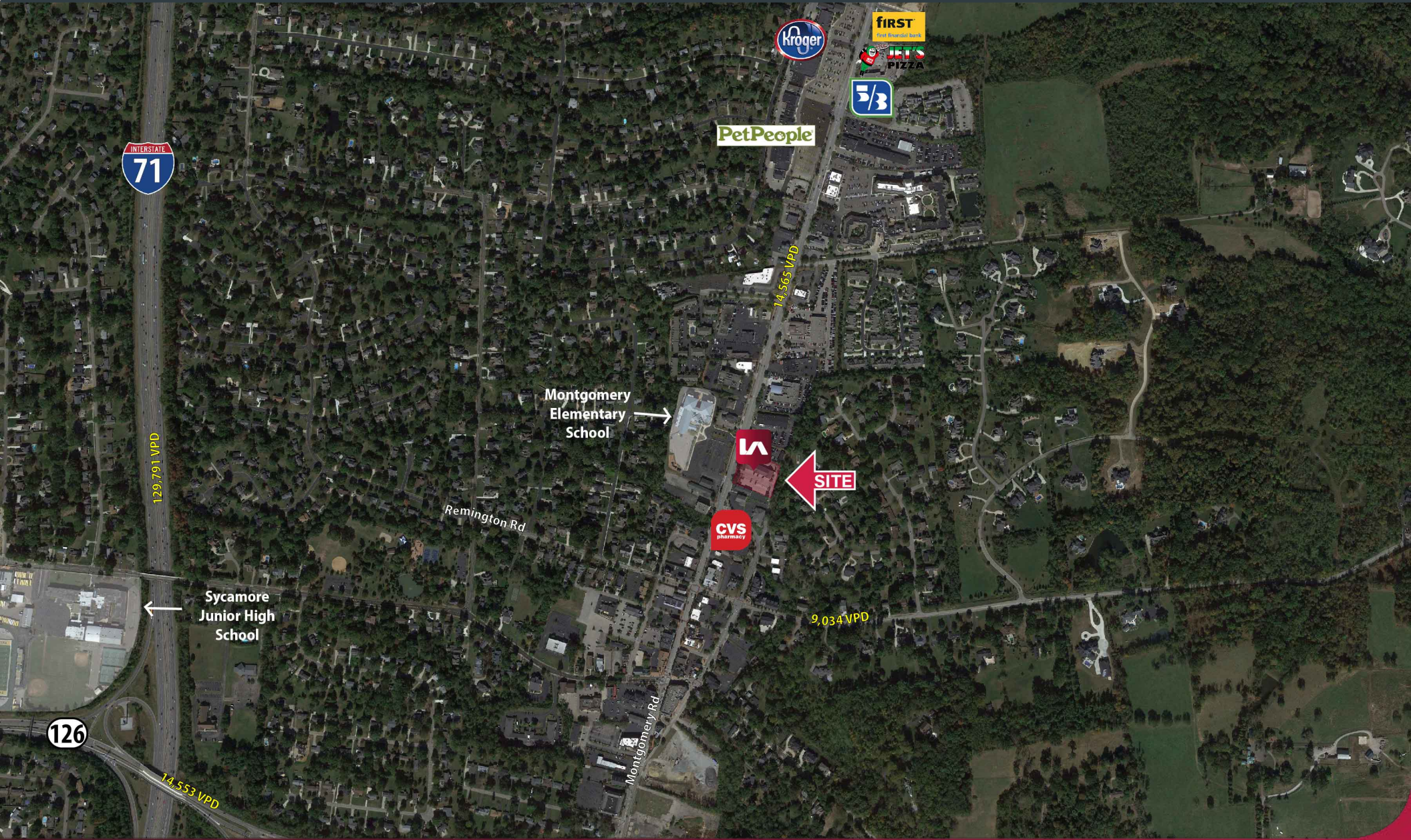
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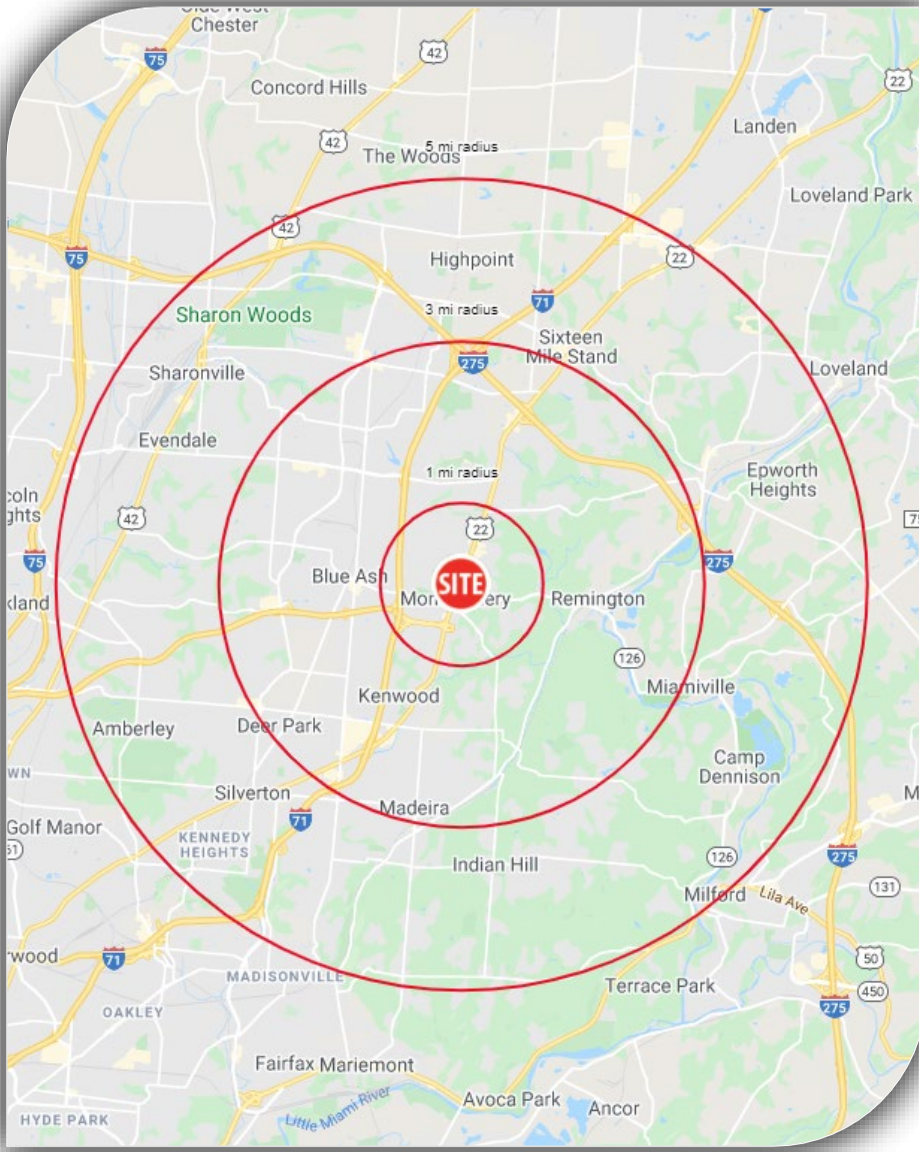
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	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	4,904	47,914	133,487
	2025 Projected Population	4,870	47,434	132,613
	2010 Census Population	4,941	47,307	129,953
	2000 Census Population	4,754	48,716	134,590
	Projected Annual Growth 2020 to 2025	-0.1%	-0.2%	-0.1%
	Historical Annual Growth 2000 to 2020	0.2%	-	-
HOUSEHOLDS	2020 Estimated Households	1,936	19,910	55,972
	2025 Projected Households	1,906	19,587	55,344
	2010 Census Households	1,926	19,409	53,801
	2000 Census Households	1,752	19,367	53,828
	Projected Annual Growth 2020 to 2025	-0.3%	-0.3%	-0.2%
	Historical Annual Growth 2000 to 2020	0.5%	0.1%	0.2%
AGE	2020 Est. Population Under 10 Years	11.5%	11.4%	11.6%
	2020 Est. Population 10 to 19 Years	13.9%	12.8%	12.3%
	2020 Est. Population 20 to 29 Years	5.4%	9.3%	10.2%
	2020 Est. Population 30 to 44 Years	14.8%	18.8%	19.0%
	2020 Est. Population 45 to 59 Years	20.0%	20.2%	20.4%
	2020 Est. Population 60 to 74 Years	20.6%	18.4%	18.2%
	2020 Est. Population 75 Years or Over	13.8%	9.1%	8.2%
	2020 Est. Median Age	47.6	42.4	41.8
MARITAL STATUS & GENDER	2020 Est. Male Population	47.4%	48.5%	48.4%
	2020 Est. Female Population	52.6%	51.5%	51.6%
	2020 Est. Never Married	17.6%	24.0%	27.1%
	2020 Est. Now Married	63.0%	57.7%	54.5%
	2020 Est. Separated or Divorced	9.0%	11.9%	12.3%
2020 Est. Widowed	10.4%	6.5%	6.1%	
INCOME	2020 Est. HH Income \$200,000 or More	35.0%	19.1%	16.4%
	2020 Est. HH Income \$150,000 to \$199,999	8.0%	9.5%	8.5%
	2020 Est. HH Income \$100,000 to \$149,999	18.3%	17.4%	18.0%
	2020 Est. HH Income \$75,000 to \$99,999	9.9%	13.1%	13.2%
	2020 Est. HH Income \$50,000 to \$74,999	10.5%	15.2%	15.3%
	2020 Est. HH Income \$35,000 to \$49,999	4.3%	8.8%	10.1%
	2020 Est. HH Income \$25,000 to \$34,999	5.6%	5.7%	6.8%
	2020 Est. HH Income \$15,000 to \$24,999	4.7%	5.1%	5.9%
	2020 Est. HH Income Under \$15,000	3.8%	6.2%	5.9%
	2020 Est. Average Household Income	\$195,880	\$142,998	\$129,701
	2020 Est. Median Household Income	\$144,169	\$105,107	\$97,457
2020 Est. Per Capita Income	\$77,544	\$59,493	\$54,456	
2020 Est. Total Businesses	426	3,982	7,800	
2020 Est. Total Employees	3,912	67,080	129,561	