

SPACE AVAILABLE

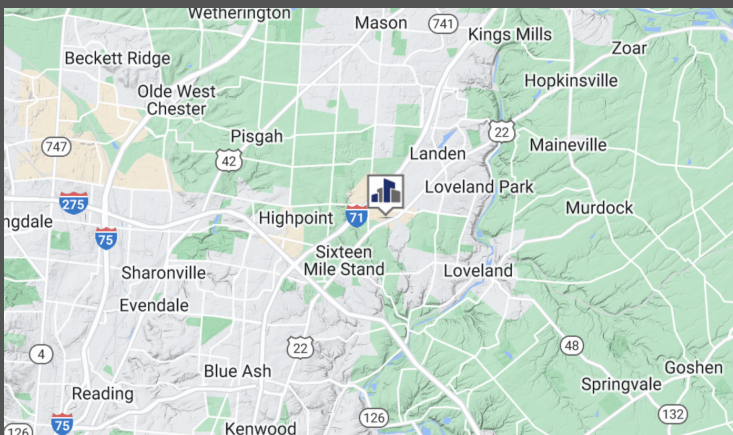
near end cap in high traffic center



11928 Montgomery Rd, Cincinnati, OH 45249

Demographics

Year 2021	1 Mile	3 Mile	5 Mile
Estimated Population	8,643	64,430	136,022
Average HHI	\$104,624	\$127,387	\$126,069
Households	3,829	25,464	54,214



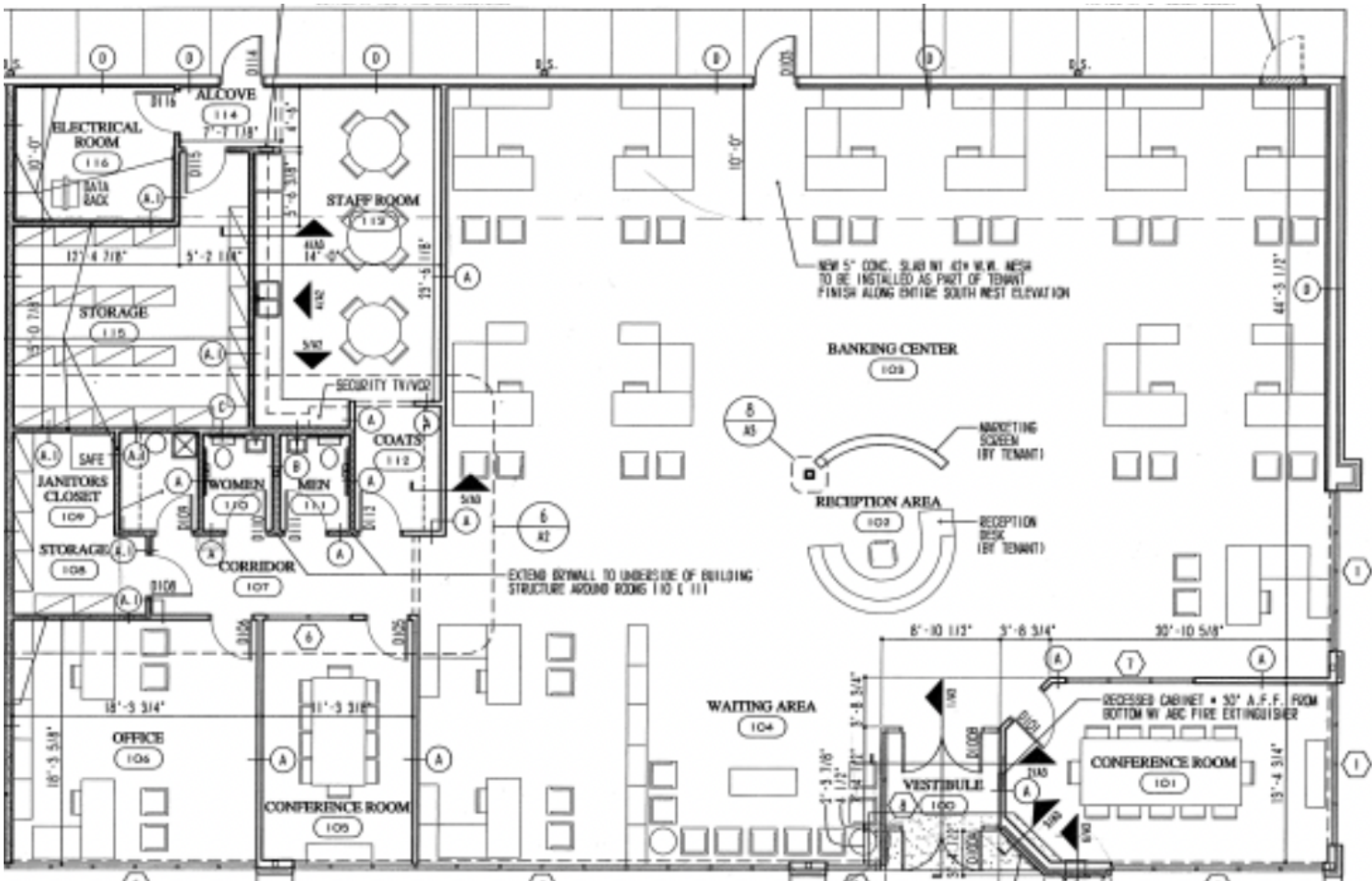
Property Highlights

- ▶ great mix of national and regional brands
- ▶ excellent visibility on high trafficked road
- ▶ front and side parking in ample 141 space parking lot
- ▶ fully occupied building with good foot traffic
- ▶ 100 feet of frontage on main road

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Space	Tenant	Sq. Ft.
A	El Rancho Grande	3,800
B	Rock Box Fitness	3,800
C	Slats	2,400
D	The Men's Salon	2,400
E	Jets Pizza	2,400
F	Mobili Custom Cabniet	1,800
G	Hotworx Yoga	1,800
H	Available	6,000
Total Sq. Ft.		24,400
Site Legend		
	Available	 Monument Sign
	Leased	
141 Parking Spaces Available		
1 Ingress/Egress Point at Traffic Light		

