

Retail Space For Lease

Cooper Station Montgomery (Cincinnati), OH



Retail center in the heart of Montgomery. Convenient access to Cross County Ronald Reagan Highway and the Montgomery market. Strong demographics with retail, restaurants and offices nearby. Close to the new Gateway Redevelopment, a mixed use development featuring office, hotel, retail, and residential. Join Legacy Construction, Artemis Mediterranean Bistro, Moji Fashion Design and Designer Items and More. 1,440 SF available. Great for boutique retail, specialty services excluding hair salon.

FEATURES:

- **1,440 SF Space Available**
- Beautifully appointed open floor plans
- Heart of Montgomery
- Strong daytime and residential population
- On-site parking
- Great for retail specialty shops, attorney, insurance, etc.
- Lease rate: \$18.00 PSF Gross

LOCATION:

Cooper Station

7791 Cooper Road

Montgomery (Cincinnati), OH 45242

Hamilton County

CONTACT:

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513/769-2518

Demographics:	1-mile	3-mile	5-mile
Total Population:	6,433	52,484	133,816
Households:	2,598	21,702	55,448
Avg. HH Income:	\$148,891	\$114,977	\$109,192

Traffic Counts:

Cooper Road at Zig Zag Road (0.07 miles from subject) = 21,466 2018



COMMERCIAL REAL ESTATE SERVICES

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Cooper Station



FOR MORE INFORMATION,
CONTACT:

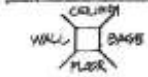
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COOLING STATION
MAIN LEVEL

KEY TO ROOM FINISHES
ABBREVIATIONS FOR
FINISHES



CONC. CONCRETE

D.W.P. 1/2" STP DRYWALL FRONT

R-DW 5/8" STP DRYWALL

APOL FLUSH ALUM. JOIST CONCEALED

SUP. SPRING SIDE DET.

ANGULAR SHAPE, OFFSET BRG.

(SIM. PLEXIGLASS) RESIN

QNT SUSPENDED EXP.

METAL GRID

SYSTEM WITH

LATH, ACOUSTIC

TILE PANELS

W.H. WATER HEATER

LOCATED BY PLUMBER

F.D. FLOOR DRAIN

E.P. ELECTRIC PANEL

E.L. EXIT LIGHT

F.I. FLUORESCENT

WALL FIXTURE

R.F. RECESSED

FLUORESCENT

FIXTURE 1/4"

1/8" SCALE = 1' 0"

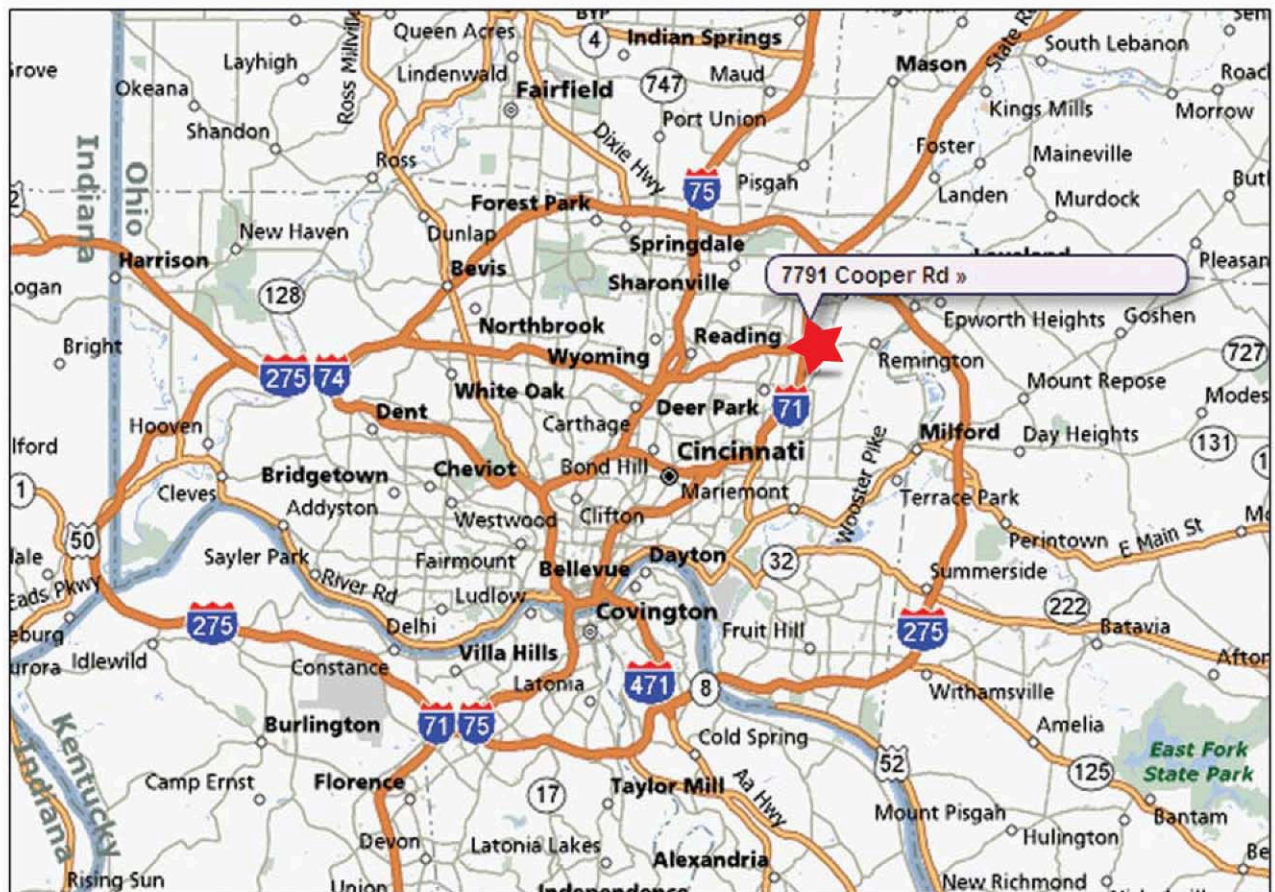
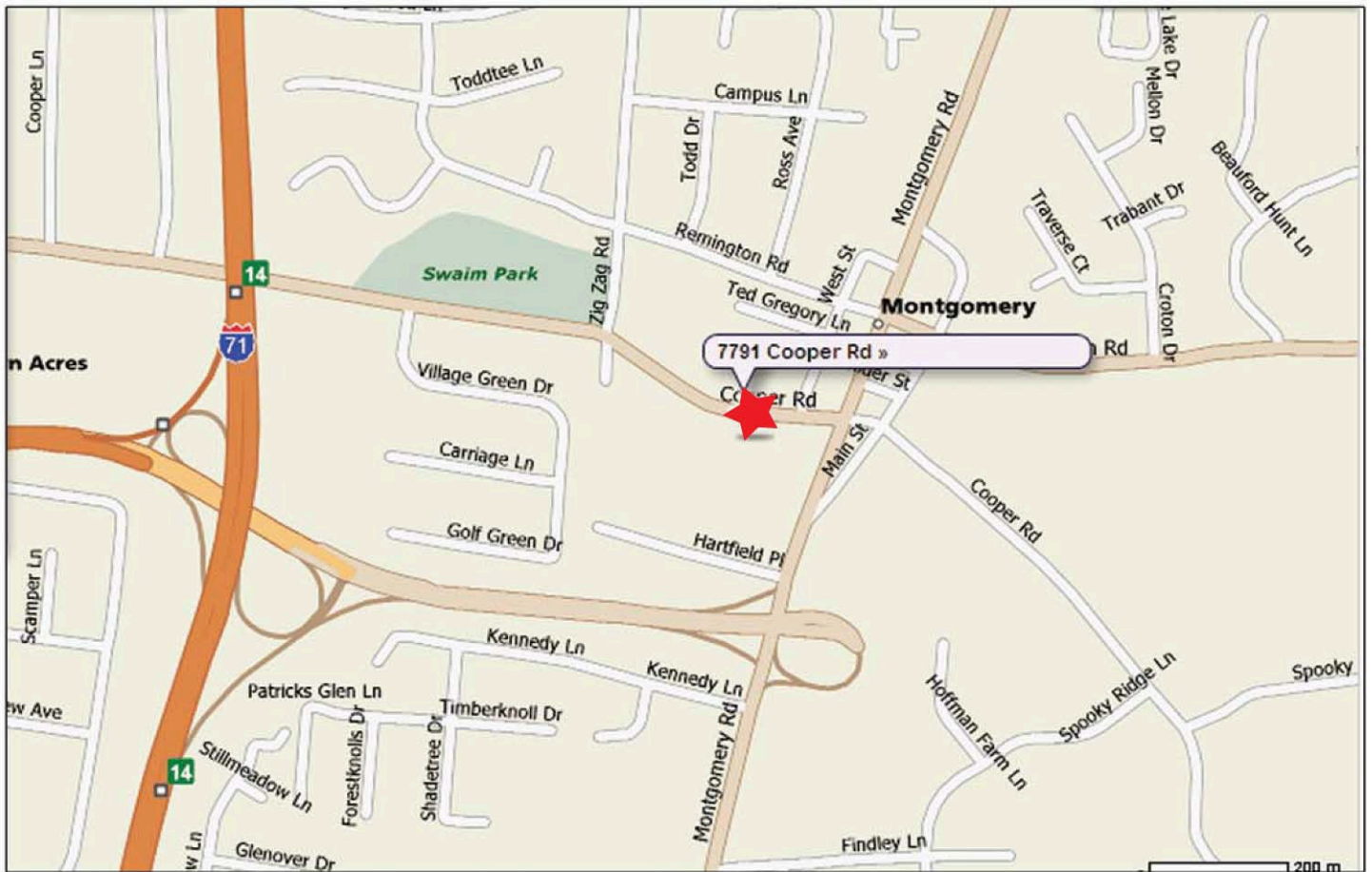
Moji Fashion Design

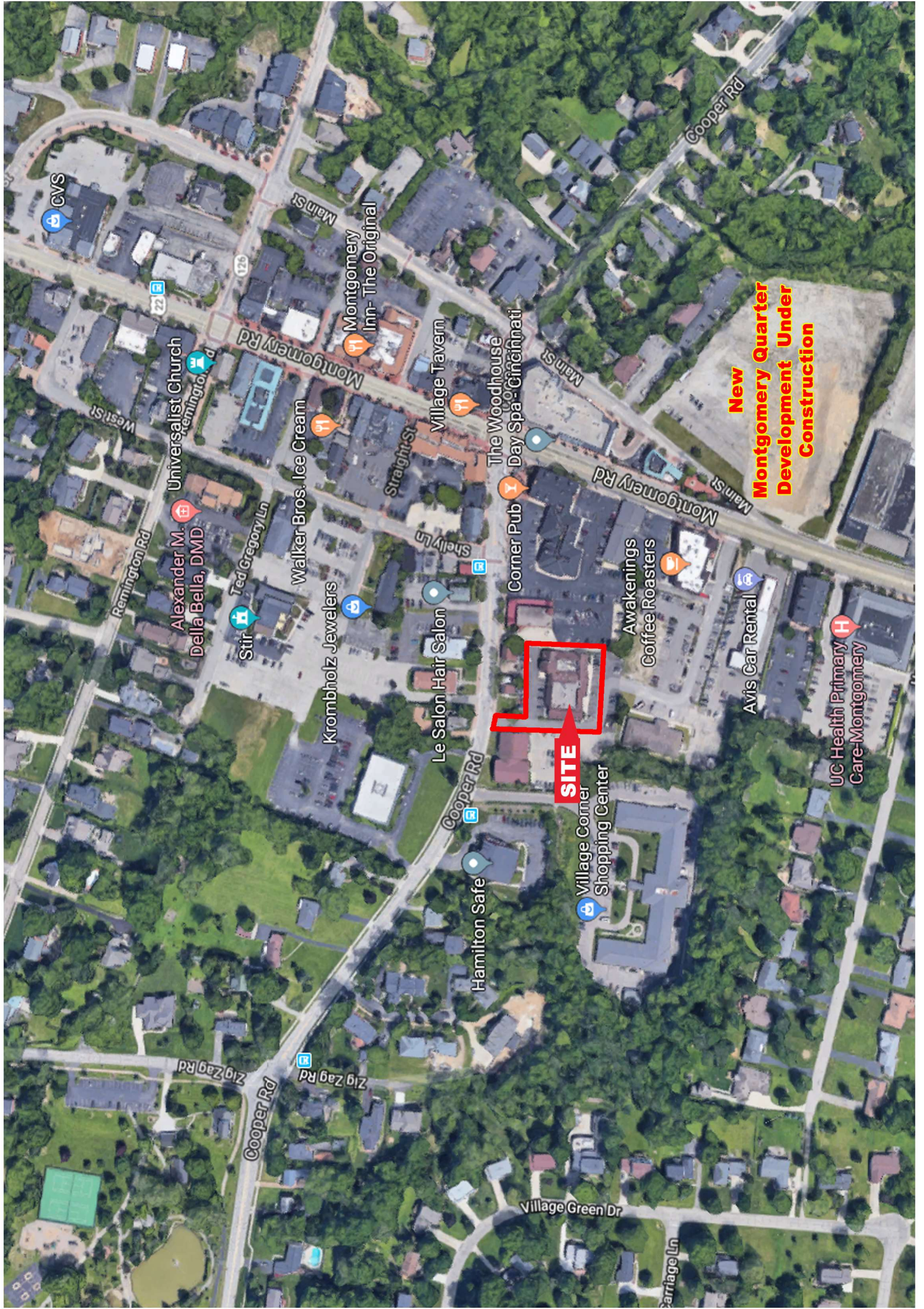
**Designer Items & More
1,985 SF**

**Available
1,440 SF**

**Legacy Construction
1,400 SF**

70'





**New
Montgomery Quarter
Development Under
Construction**

SITE

Demographic Summary Report

Cooper Station

7791 Cooper Rd, Montgomery, OH 45242

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **15,600 SF**
 Year Built: **1989**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	6,559		52,990		135,231	
2020 Estimate	6,433		52,484		133,816	
2010 Census	5,961		51,451		131,093	
Growth 2020 - 2025	1.96%		0.96%		1.06%	
Growth 2010 - 2020	7.92%		2.01%		2.08%	
2020 Population by Hispanic Origin	154		1,580		4,540	
2020 Population	6,433		52,484		133,816	
White	5,672	88.17%	44,415	84.63%	106,176	79.34%
Black	177	2.75%	2,401	4.57%	15,843	11.84%
Am. Indian & Alaskan	4	0.06%	82	0.16%	221	0.17%
Asian	450	7.00%	4,537	8.64%	8,477	6.33%
Hawaiian & Pacific Island	4	0.06%	29	0.06%	121	0.09%
Other	126	1.96%	1,019	1.94%	2,979	2.23%
U.S. Armed Forces	0		19		26	
Households						
2025 Projection	2,653		21,926		56,028	
2020 Estimate	2,598		21,702		55,448	
2010 Census	2,387		21,254		54,490	
Growth 2020 - 2025	2.12%		1.03%		1.05%	
Growth 2010 - 2020	8.84%		2.11%		1.76%	
Owner Occupied	1,929	74.25%	16,083	74.11%	39,709	71.61%
Renter Occupied	669	25.75%	5,619	25.89%	15,740	28.39%
2020 Households by HH Income	2,596		21,701		55,448	
Income: <\$25,000	270	10.40%	2,509	11.56%	7,055	12.72%
Income: \$25,000 - \$50,000	293	11.29%	3,384	15.59%	9,854	17.77%
Income: \$50,000 - \$75,000	299	11.52%	3,674	16.93%	9,265	16.71%
Income: \$75,000 - \$100,000	246	9.48%	2,887	13.30%	7,202	12.99%
Income: \$100,000 - \$125,000	307	11.83%	2,426	11.18%	5,952	10.73%
Income: \$125,000 - \$150,000	236	9.09%	1,690	7.79%	4,064	7.33%
Income: \$150,000 - \$200,000	204	7.86%	1,837	8.47%	4,409	7.95%
Income: \$200,000+	741	28.54%	3,294	15.18%	7,647	13.79%
2020 Avg Household Income	\$148,891		\$114,977		\$109,192	
2020 Med Household Income	\$115,472		\$86,114		\$80,380	



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2/5/2021