

Freestanding Retail For Lease

Cooper Station Historical House Montgomery (Cincinnati), OH



Historical house in Cooper Station 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 the new \$160 million "Montgomery Gateway Project" with a new hotel, offices, restaurants, retail and 218 luxury apartments, 48 condominiums and 1,000 parking spaces throughout the area.

FEATURES:

- **1,050 SF historical house built in 1864**
- Heart of Montgomery
- Strong daytime and residential population
- On-site parking
- Great for retail specialty shops or office user
- Join the new tenant mix with Artemis Mediterranean Bistro, Moji Fashion Design, and Design Items and More.
- Lease rate: \$20.00 PSF Gross

LOCATION:

Cooper Station
7795 Cooper Road
Montgomery (Cincinnati), OH 45242
Hamilton County

CONTACT:

Karen Duesing

karen.duesing@everestrealstate.com

513/769-2518

| Demographics: | 1-mile | 3-mile | 5-mile |
|----------------------|---------------|---------------|---------------|
| Total Population: | 6,455 | 53,816 | 133,747 |
| Households: | 2,632 | 22,078 | 55,147 |
| Avg. HH Income: | \$126,945 | \$113,160 | \$106,284 |

Traffic Counts:

Cooper Road at Zig Zag Road = 21,466 MPSI 2018

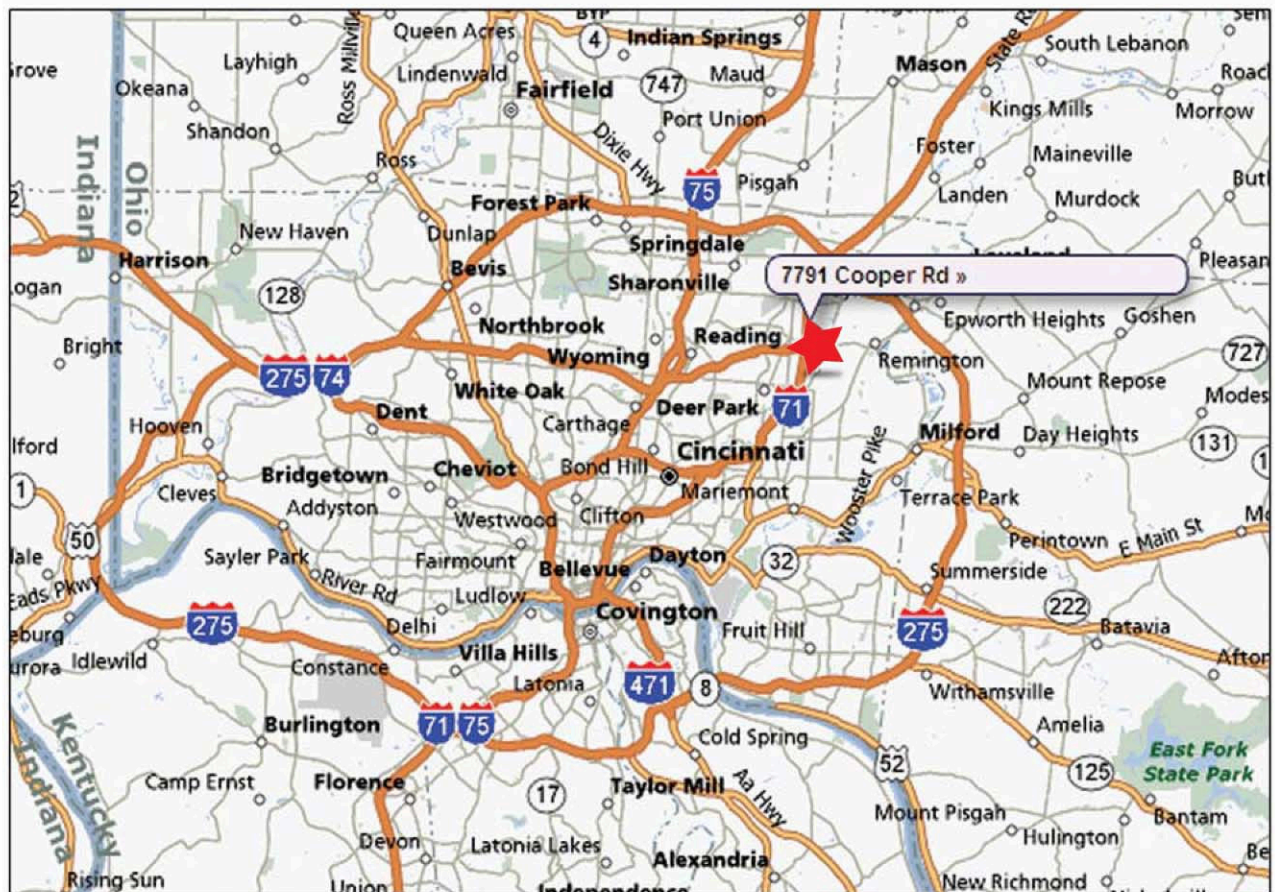
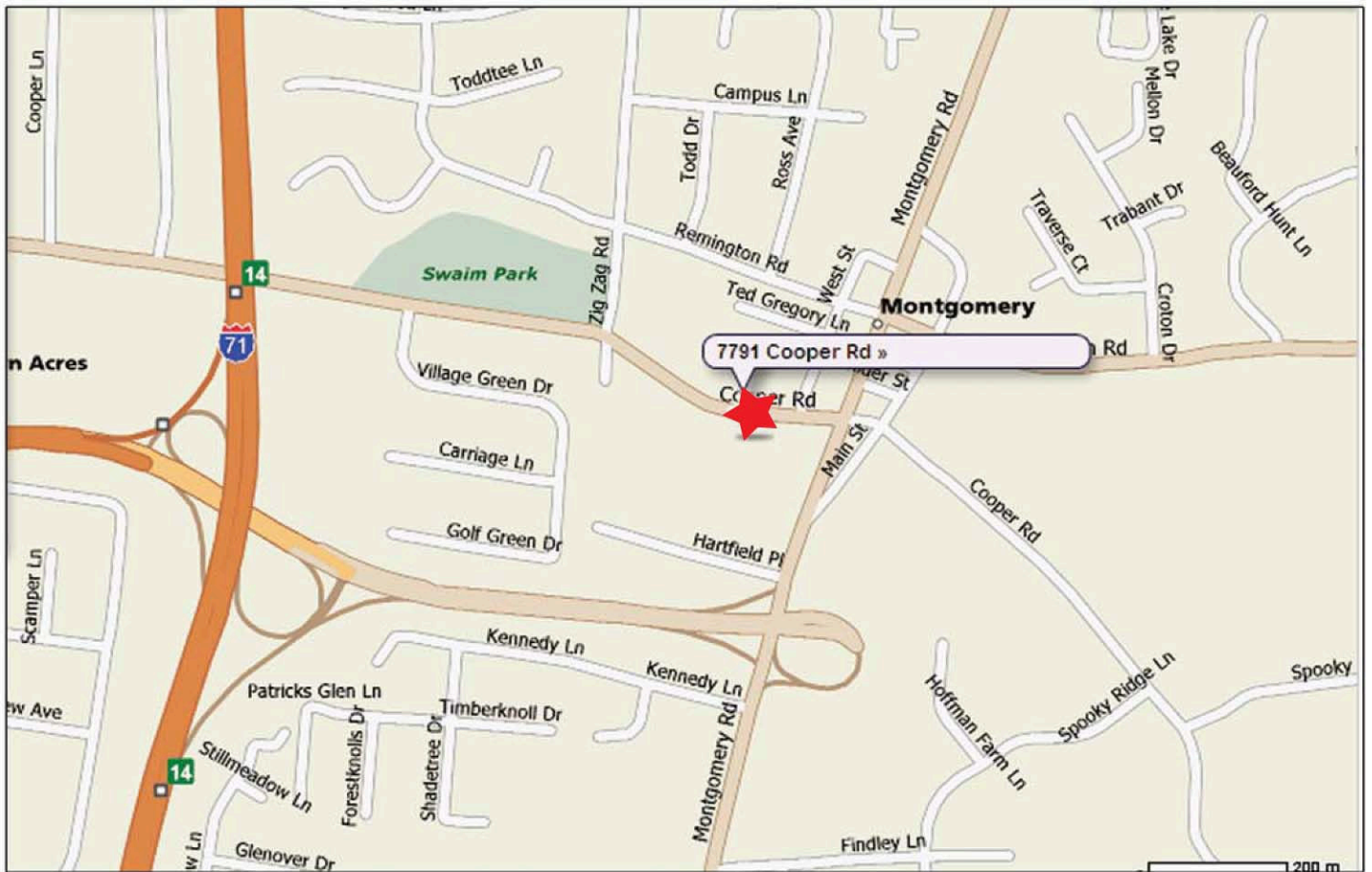
Montgomery Road (US-22) N of Ronald Reagan Hwy. = 19,458 MPSI 2018

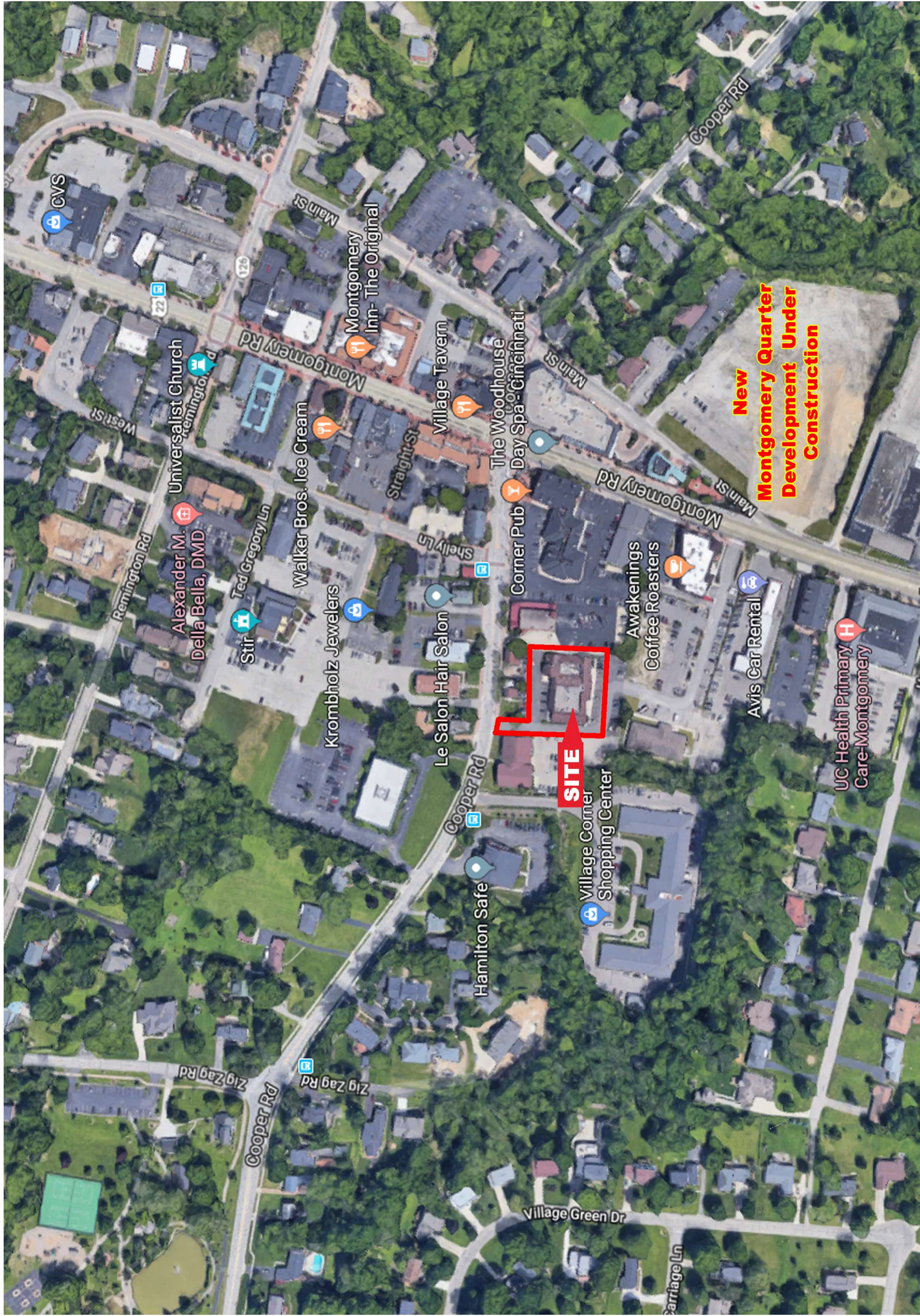


COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242





**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 |

