SUCCESSFUL REAL ESTATE SOLUTIONS

New Montgomery Development

9307 Montgomery Road
(Former Perkin's Site)
Montgomery, OH

Exciting new project in one of Cincinnati's best neighborhoods. Beautiful new building with turnover scheduled for Summer of 2012. Outstanding restaurant space available with outdoor patio. Drive thru available for restaurant or bank. Design your own office from 1,500 square feet. This is a truly unique opportunity to lease a new modern building prestigious old Montgomery.

FEATURES:

- **New Construction**
- **32,250 SF delivery in summer 2012**
- Office/Retail/Restaurant
- Prestigious Montgomery Market
- Restaurant space with patio
- Drive thru available
- Outstanding demographics
- Just north of Ronald Reagan Highway
- From $14.00-$27.00 PSF NNN ($5.30)

LOCATION:

9307 Montgomery Road
Cincinnati, OH 45242

CONTACT:

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513/769-2509

Demographics:	1-mile	3-mile	5-mile
Total Population:	5,476	51,561	135,357
Households:	2,242	21,050	55,334
Avg. HH Income:	$116,993	$98,468	$96,983

Traffic Count:
Montgomery Rd (US-22) N of Reagan Hwy. (SR 126) = 24,971 AADT 2005

EVEREST
COMMERCIAL REAL ESTATE SERVICES

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9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

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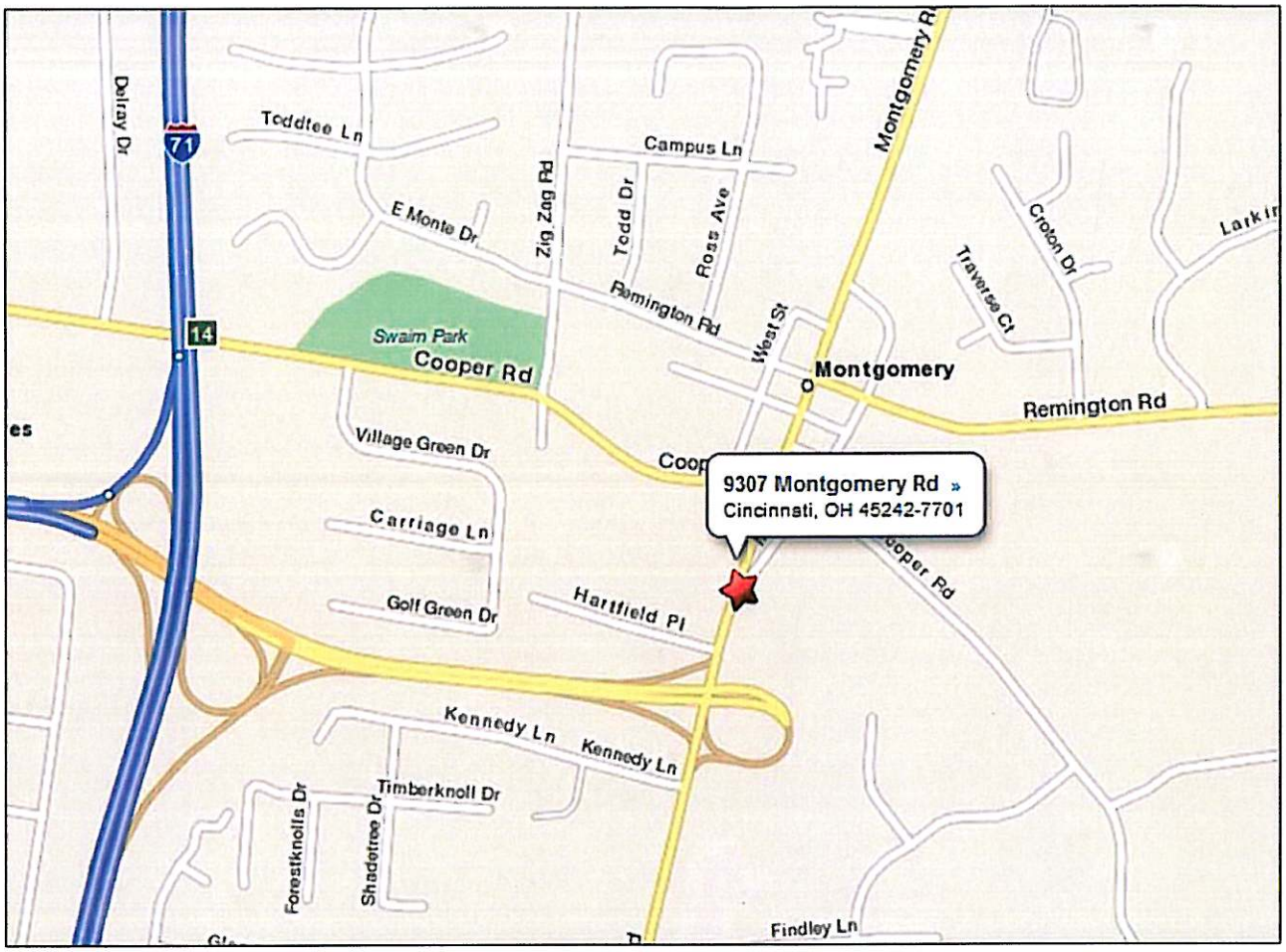
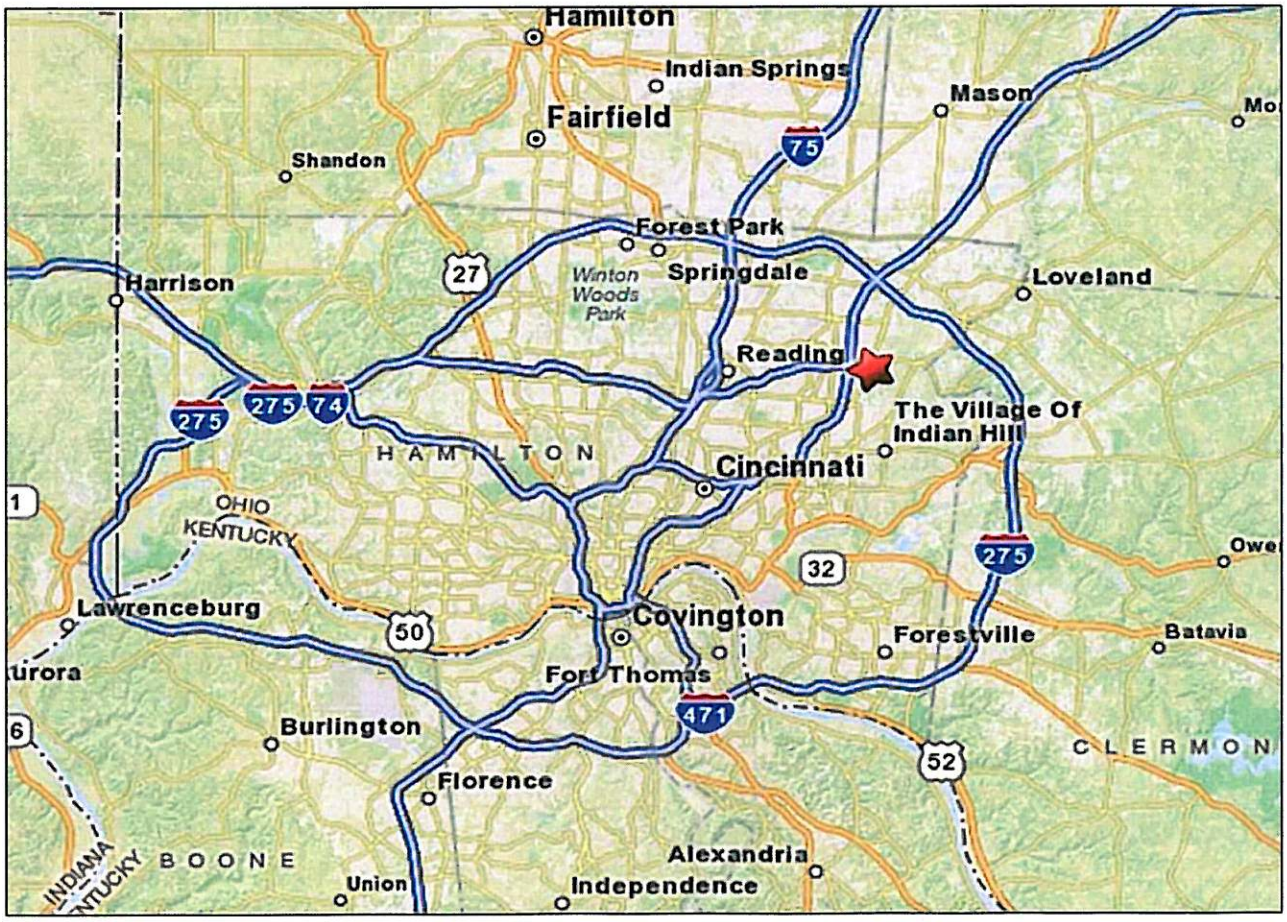

Delray Dr
71
Toddtee Ln
Campus Ln
Montgomery Rd
Zig Zag Rd
Todd Dr
Ross Ave
E Monte Dr
Croton Dr
Traverse Ct
Remington Rd
West St
14
Swaim Park
Cooper Rd
Montgomery
Remington Rd
Village Green Dr
9307 Montgomery Rd »
Cincinnati, OH 45242-7701
Carriage Ln
Golf Green Dr
Hartfield Pl
Kennedy Ln
Kennedy Ln
Timberknoll Dr
Forestknolls Dr
Shadotree Dr
Findley Ln


Hamilton
Indian Springs
Mason
Fairfield
75
Shandon
Forest Park
27
Springdale
Winton Woods Park
Harrison
Loveland
Reading
275
275
74
The Village Of Indian Hill
HAMILTON
Cincinnati
OHIO
KENTUCKY
32
275
Lawrenceburg
50
Covington
Forestville
Batavia
Fort Thomas
471
Burlington
52
CLERMON
Florence
BOONE
Alexandria
Union
Independence

Perin Rd
Twin Lakes Retirement Community
United Dairy Farmers
Cooperwood Ln
Toddtee Ln
Campus Ln
Montgomery Elementary
Montgomery Rd
JAGUAR
Audi
Mellon Dr
Monte Dr
Todd Dr
Ross Ave
West St
Main St
Traverse Ct
Coton Dr
CVS pharmacy
Ted Greg
Remington Rd
126
3
Zig Zag Rd
Village Green Ct
Carriage Ln
SITE
Hartfield Pl
Cooper Rd
71
22
Ronald Reagan Cross County Hwy
Kennedy Ln
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