

Retail/Office For Lease

Montgomery Retail/Office



Rare opportunity to acquire retail/office space with ample parking in the heart of Montgomery. The space is currently being used as an office for Coldwell Banker West Shell. The space is beautifully finished and very functional.

The strong Montgomery demographics and on site parking also make this an attractive location for a restaurant. An outdoor dining patio is a possibility.

LOCATION:

**Coldwell Banker/West Shell Building
9600 Montgomery Road
Cincinnati, OH 45242**

FEATURES:

- 7,277 SF main level; 5,947 SF lower level
- Available summer 2012
- Space is divisible
- Class "A" office finishes
- Outdoor patio possible
- Directly across from Montgomery Elementary
- Prestigious Montgomery market
- Plenty of parking, great access and visibility
- Lease rate: \$12.50 PSF NNN - main level
\$5.00 PSF NNN - lower level

CONTACT:

Chris Nachtrab

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513/769-2509

Demographics:	1-Mile	3-Mile	5-Mile
Total Population:	4,830	47,977	135,978
Households:	1,800	18,884	54,202
Avg. HH Income:	\$131,433	\$99,807	\$94,758

Traffic Counts:

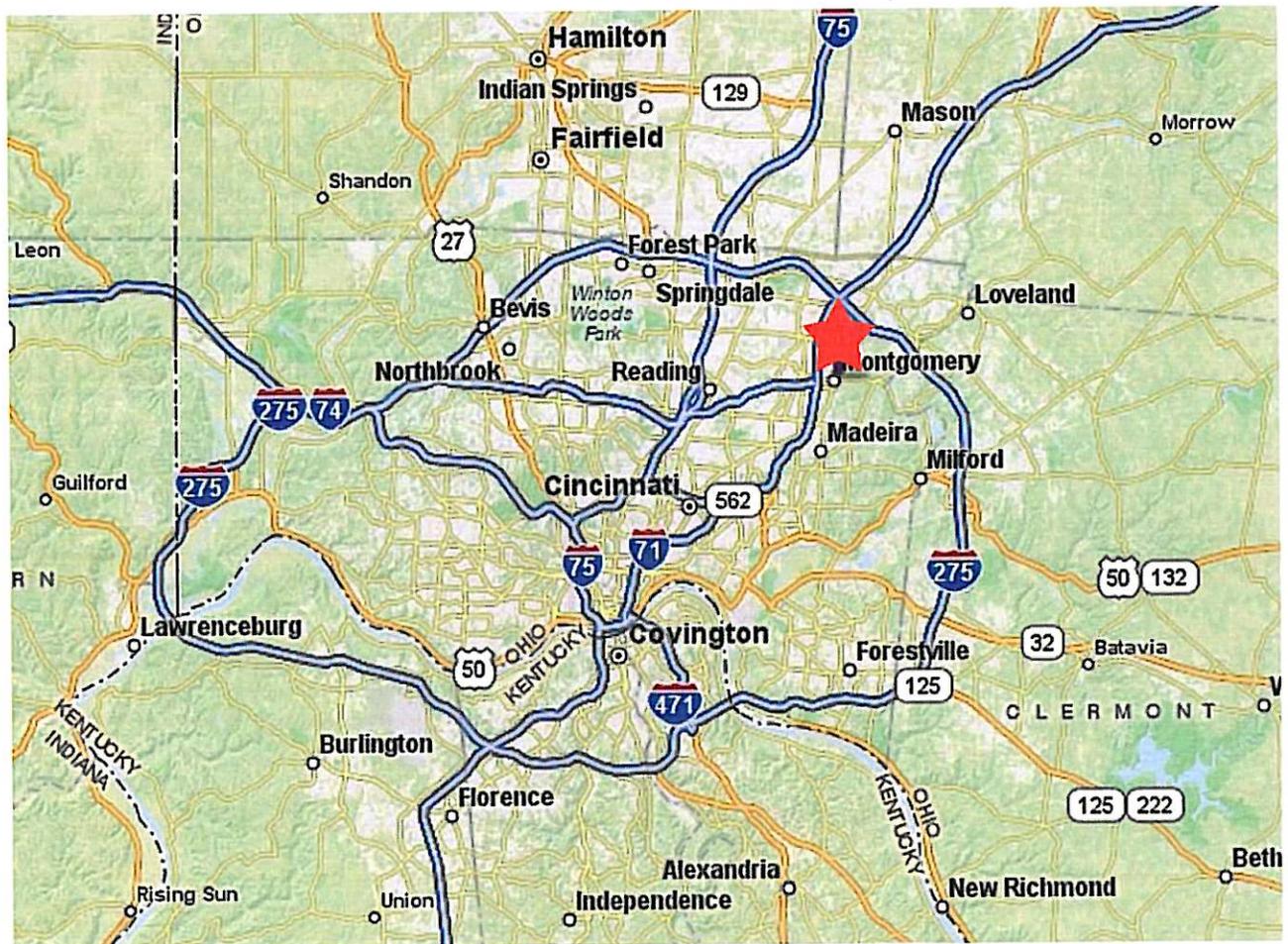
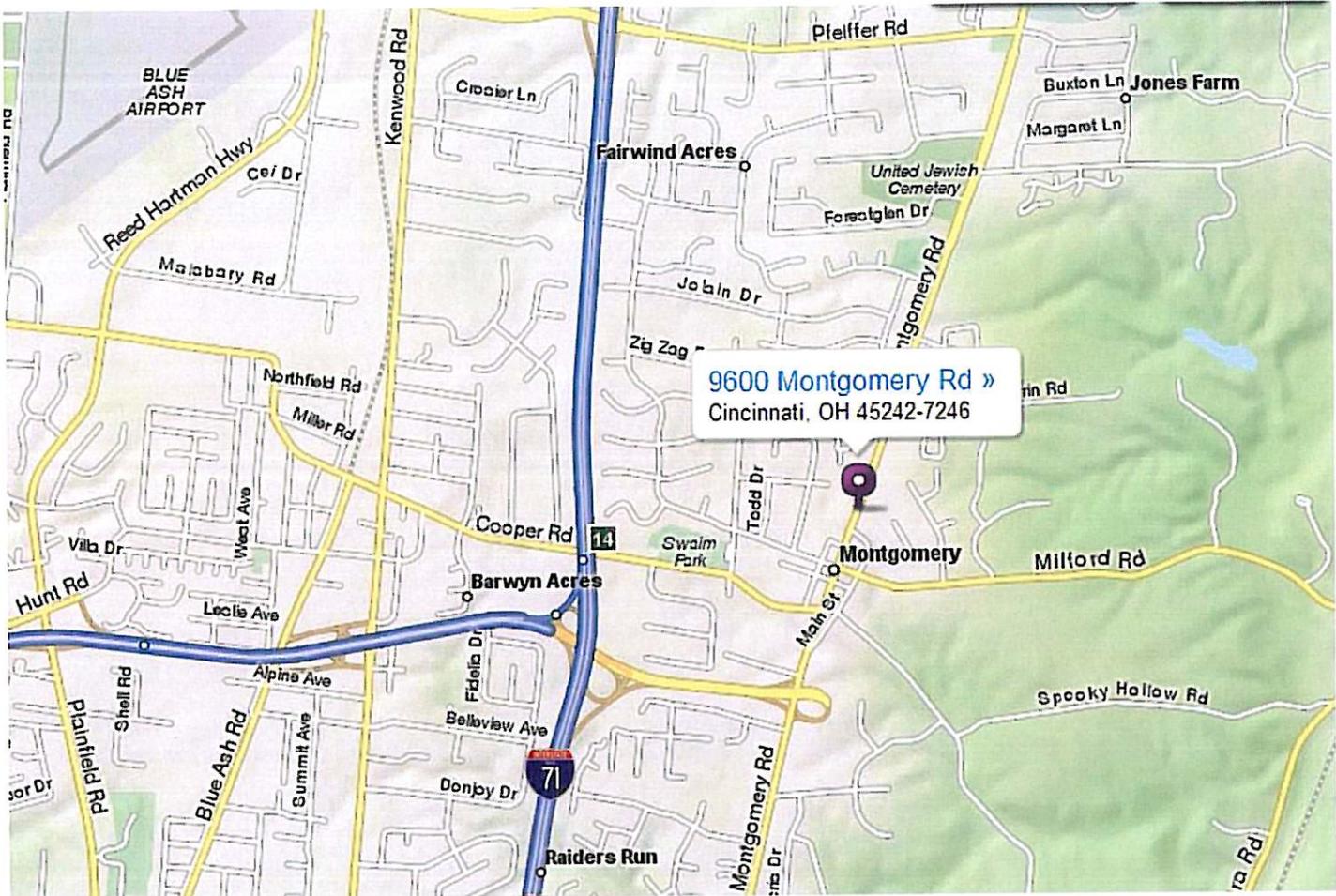
Montgomery Rd. (US 22) N of Cooper Rd. = 18,650 AADT 2002

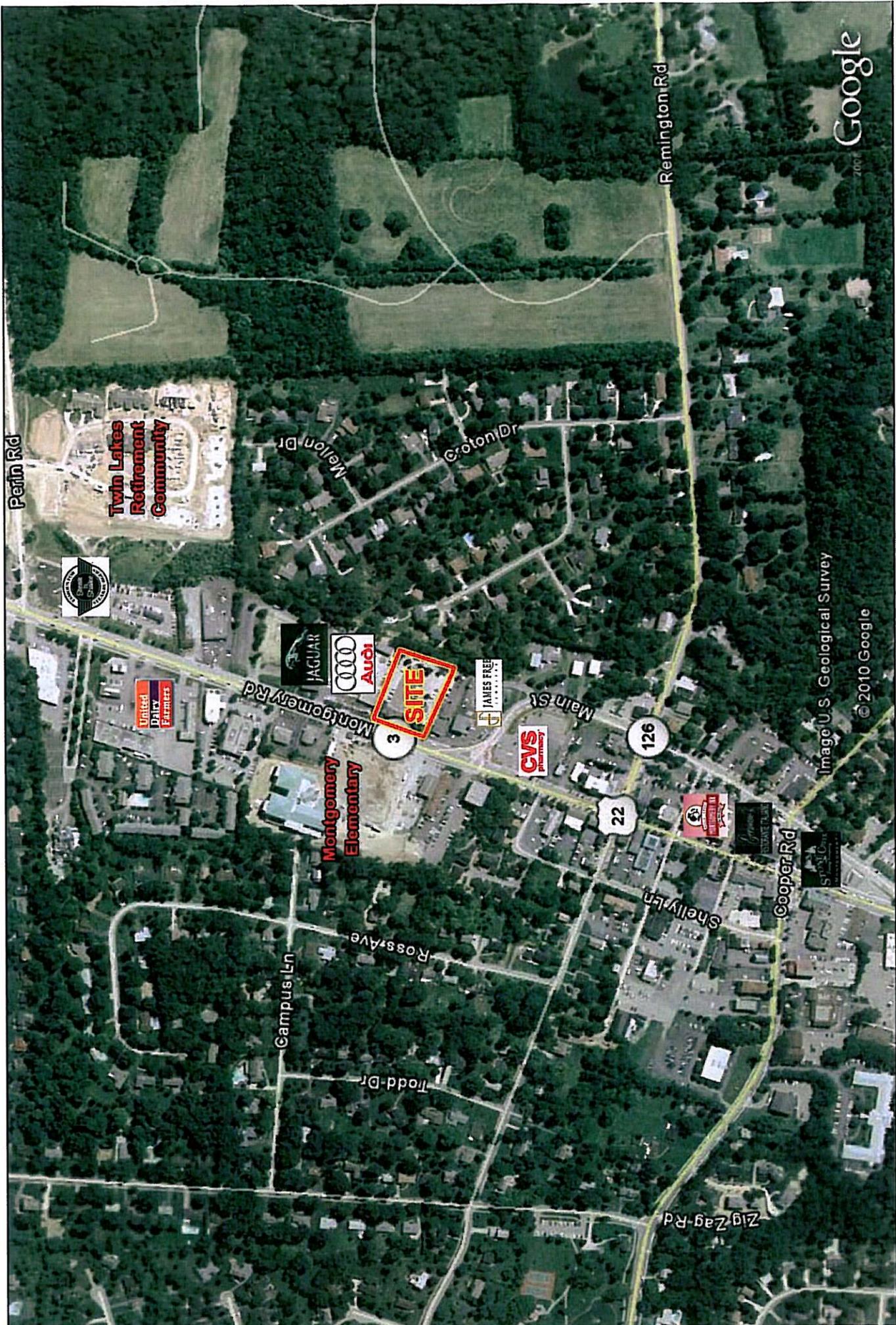


COMMERCIAL REAL ESTATE SERVICES



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





Perin Rd

Twin Lakes Retirement Community

Melton Dr

Groton Dr

Remington Rd



Montgomery Elementary

Main St

Montgomery Rd



Cooper Rd

Campus Ln

Ross Ave

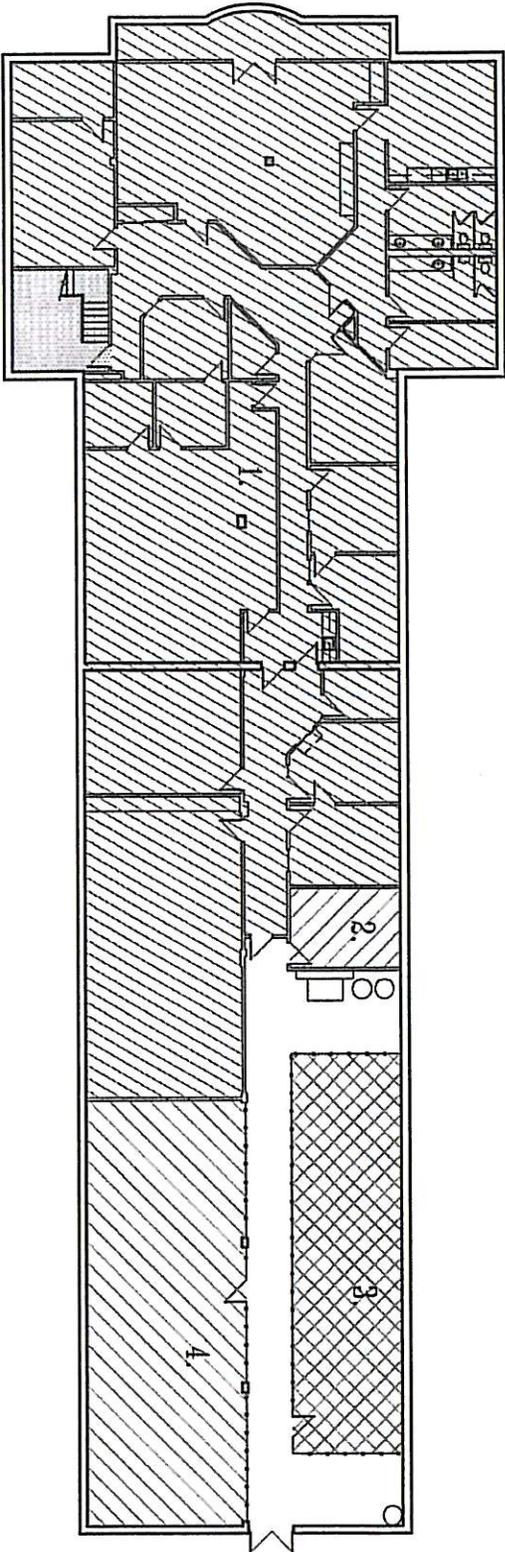
Shelly Ln

Todd Dr

Zig Zag Rd

TENANT LIST

- | | |
|-------------------------------|------------|
| 1. AVAILABLE | 7,404 S.F. |
| 2. COLDWELL BANKER WEST SHELL | 190 S.F. |
| 3. NISBET PROPERTY HOLDINGS | 933 S.F. |
| 4. COLDWELL BANKER WEST SHELL | 1,432 S.F. |



FLOOR PLAN - LOWER LEVEL
NOT TO SCALE

RSLC
Commercial Architecture
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TENANT MASTER
MONTGOMERY VILLAGE SQUARE
9600 MONTGOMERY ROAD

DRAWN BY : JPP
4.24.09



Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	4,830	47,977	135,978
Male Population	47.8%	47.6%	47.9%
Female Population	52.2%	52.4%	52.1%
Median Age	47.4	44.1	42.3
2010 Income			
Median HH Income	\$94,491	\$72,914	\$68,946
Per Capita Income	\$49,355	\$39,821	\$37,972
Average HH Income	\$131,433	\$99,807	\$94,758
2010 Households			
Total Households	1,800	18,884	54,202
Average Household Size	2.61	2.50	2.47
2010 Housing			
Owner Occupied Housing Units	82.2%	70.0%	67.2%
Renter Occupied Housing Units	12.9%	22.8%	24.7%
Vacant Housing Units	5.0%	7.2%	8.1%
Population			
1990 Population	4,875	48,306	130,604
2000 Population	4,584	48,178	135,975
2010 Population	4,830	47,977	135,978
2015 Population	4,992	48,788	138,627
1990-2000 Annual Rate	-0.61%	-0.03%	0.4%
2000-2010 Annual Rate	0.51%	-0.04%	0%
2010-2015 Annual Rate	0.66%	0.34%	0.39%

In the identified market area, the current year population is 135,978. In 2000, the Census count in the market area was 135,975. The rate of change since 2000 was 0 percent annually. The five-year projection for the population in the market area is 138,627, representing a change of 0.39 percent annually from 2010 to 2015. Currently, the population is 47.9 percent male and 52.1 percent female.

Households

1990 Households	1,692	18,229	50,017
2000 Households	1,700	19,018	54,455
2010 Households	1,800	18,884	54,202
2015 Households	1,864	19,203	55,230
1990-2000 Annual Rate	0.05%	0.42%	0.85%
2000-2010 Annual Rate	0.56%	-0.07%	-0.05%
2010-2015 Annual Rate	0.7%	0.34%	0.38%

The household count in this market area has changed from 54,455 in 2000 to 54,202 in the current year, a change of -0.05 percent annually. The five-year projection of households is 55,230, a change of 0.38 percent annually from the current year total. Average household size is currently 2.47, compared to 2.46 in the year 2000. The number of families in the current year is 36,292 in the market area.

Housing

Currently, 67.2 percent of the 58,949 housing units in the market area are owner occupied; 24.7 percent, renter occupied; and 8.1 percent are vacant. In 2000, there were 56,796 housing units - 72.0 percent owner occupied, 23.8 percent renter occupied and 4.1 percent vacant. The rate of change in housing units since 2000 is 0.36 percent. Median home value in the market area is \$160,018, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.36 percent annually to \$171,232. From 2000 to the current year, median home value changed by 1.05 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$59,605	\$45,809	\$41,022
2000 Median HH Income	\$78,404	\$60,714	\$56,809
2010 Median HH Income	\$94,491	\$72,914	\$68,946
2015 Median HH Income	\$109,703	\$81,712	\$78,937
1990-2000 Annual Rate	2.78%	2.86%	3.31%
2000-2010 Annual Rate	1.84%	1.8%	1.91%
2010-2015 Annual Rate	3.03%	2.3%	2.74%
Per Capita Income			
1990 Per Capita Income	\$26,485	\$23,718	\$21,938
2000 Per Capita Income	\$46,954	\$35,998	\$33,334
2010 Per Capita Income	\$49,355	\$39,821	\$37,972
2015 Per Capita Income	\$54,568	\$44,295	\$42,357
1990-2000 Annual Rate	5.89%	4.26%	4.27%
2000-2010 Annual Rate	0.49%	0.99%	1.28%
2010-2015 Annual Rate	2.03%	2.15%	2.21%
Average Household Income			
1990 Average Household Income	\$74,440	\$62,412	\$57,022
2000 Average Household Income	\$127,123	\$89,187	\$82,794
2010 Average HH Income	\$131,433	\$99,807	\$94,758
2015 Average HH Income	\$144,908	\$111,009	\$105,760
1990-2000 Annual Rate	5.5%	3.63%	3.8%
2000-2010 Annual Rate	0.33%	1.1%	1.33%
2010-2015 Annual Rate	1.97%	2.15%	2.22%

Households by Income

Current median household income is \$68,946 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$78,937 in five years. In 2000, median household income was \$56,809, compared to \$41,022 in 1990.

Current average household income is \$94,758 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$105,760 in five years. In 2000, average household income was \$82,794, compared to \$57,022 in 1990.

Current per capita income is \$37,972 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$42,357 in five years. In 2000, the per capita income was \$33,334, compared to \$21,938 in 1990.

Population by Employment

Total businesses	479	3,822	7,643
Total employees	5,920	56,197	116,614

Currently, 90.8 percent of the civilian labor force in the identified market area is employed and 9.2 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 92.5 percent of the civilian labor force, and unemployment will be 7.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 66.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is

- 75.5 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 12.8 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 11.6 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 85.5 percent of the market area population drove alone to work, and 3.9 percent worked at home. The average travel time to work in 2000 was 21.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

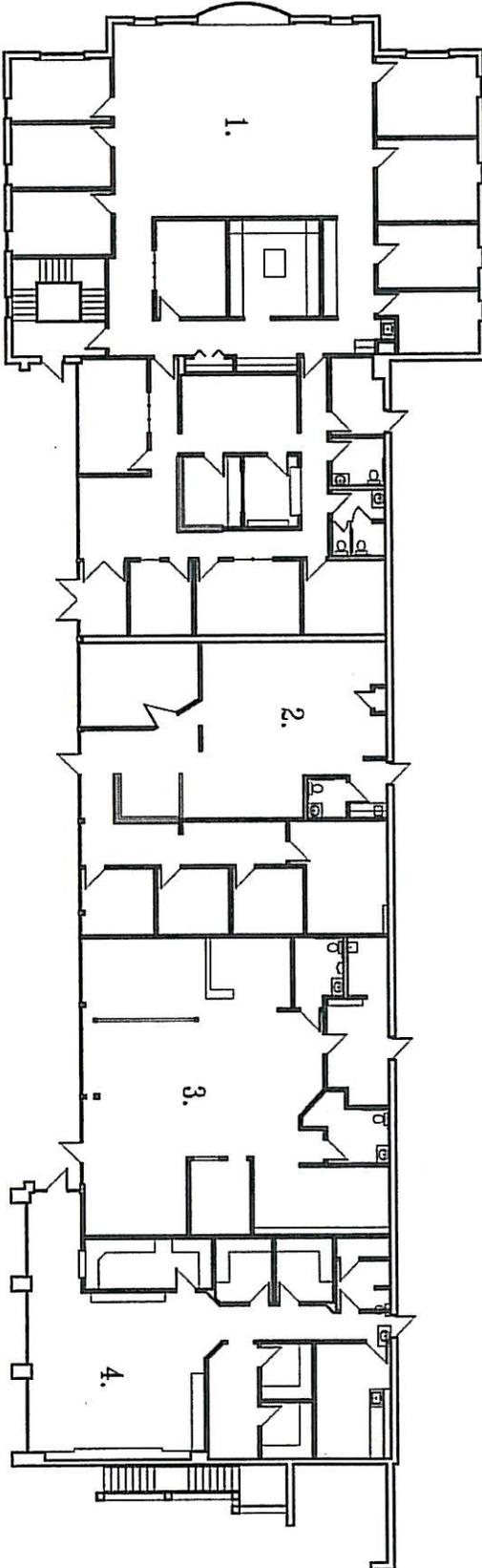
Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows

- 7.6 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 22.4 percent were high school graduates only (29.6 percent in the U.S.)
- 6.7 percent had completed an Associate degree (7.7 percent in the U.S.)
- 26.9 percent had a bachelor's degree (17.7 percent in the U.S.)
- 19.2 percent had earned a Master's/Professional/Doctorate degree (10.4 percent in the U.S.)

TENANT LIST

- | | |
|--|--------------------------|
| 1. COLDWELL BANKER WEST SHELL | 1st FLOOR - 5,242 S.F. |
| | LOWER LEVEL - 6,900 S.F. |
| | STORAGE - 3,675 S.F. |
| | TOTAL - 16,017 S.F. |
| 2. AVAILABLE | 1,985 S.F. |
| 3. HARRIGAN & CREW | 2,000 S.F. |
| 4. INTERIORS BY NANCY PAUL & JULE BELL | 1,838 S.F. |



FLOOR PLAN - FIRST FLOOR

NOT TO SCALE



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 FAX: 513-891-9951

TENANT MASTER
 MONTGOMERY VILLAGE SQUARE
 9600 MONTGOMERY ROAD

JOB NUMBER: 204210-1

DRAWN BY : JPC
 11.03.04



NORTH