



MONTGOMERY QUARTER

9300 MONTGOMERY ROAD, CINCINNATI, OH 45242



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



MONTGOMERY QUARTER

ABOUT MONTGOMERY QUARTER

Montgomery Quarter is an exciting new mixed-use development adjoining Montgomery's historic downtown. The 21-acre project is located at 9300 Montgomery Road at the intersection of Montgomery Road and Ronald Regan Highway.

Phase 1 of the project included 118,820 SF of office space, 30,000 SF of retail space / restaurants, 148 apartment units, two parking garages, and a Tapestry by Hilton hotel. Most of phase 1 was completed in 2023 except for the hotel, the second office building, and a small retail / office building which are expected to open in late 2025 / early 2026.

Phase 2 will include new infrastructure as well as 239 additional apartment units, a parking garage, and a mixed-use retail space which will include friendly "eater"tainment and additional office and retail space.

118,820+ SF
OFFICE

30,000+ SF
RETAIL &
RESTAURANT

658+ SPACES
PARKING GARAGE &
ON-STREET

387 UNITS
APARTMENTS

128 ROOMS
HOTEL

ODOT
ROUNDBOUT

PHASE 1 FEATURES



PHASE 1 FEATURES



DEEPER ROOTS
COFFEE

KS

Hellman's

LIVERY

KOZUE
sushi&ramen

BRU
burger bar

MQ LEASING

**9300 MONTGOMERY ROAD
CINCINNATI, OH 45242**

FOR LEASE: Suite 105 - 1,382 SF
Suite 107 - 3,190 SF

LEASE RATE: 30.00 PSF + NNN

PROPERTY HIGHLIGHTS:

- Tenant improvement allowance is negotiable
- Public spaces often host community events
- Excellent visibility from Montgomery Road
- Located adjacent to Montgomery's historic downtown
- Convenient traffic light access
- Easy access to I-71 via Ronald Regan Highway

TRAFFIC COUNTS:

- Montgomery Road – 25,386 VPD
- Ronald Regan Highway- 18,300 VPD



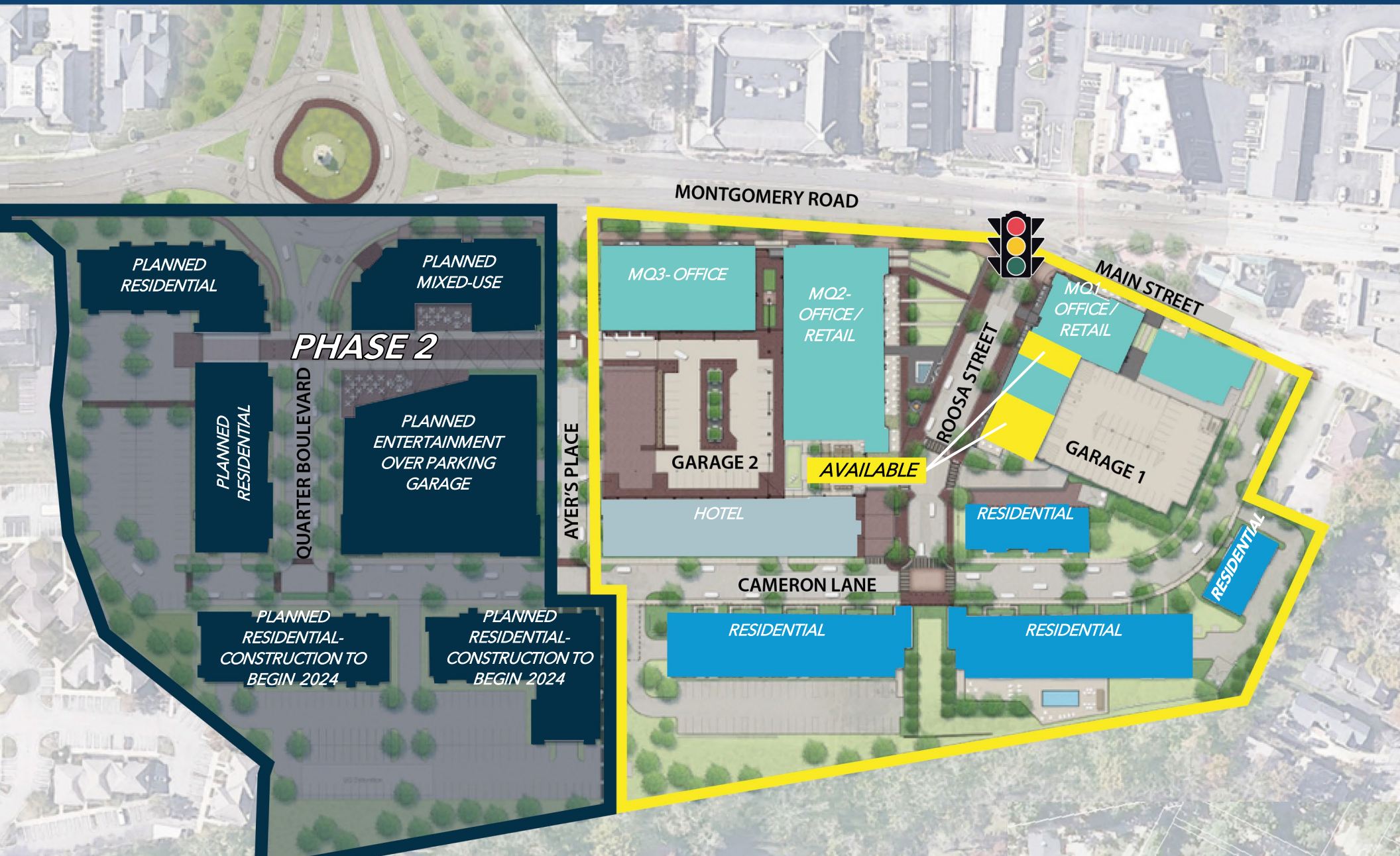
FLOORPLAN: MQ1

The floorplan for MQ1 is overlaid on an aerial photograph of a city street. The plan includes several commercial spaces and a parking garage. The spaces are labeled as follows:

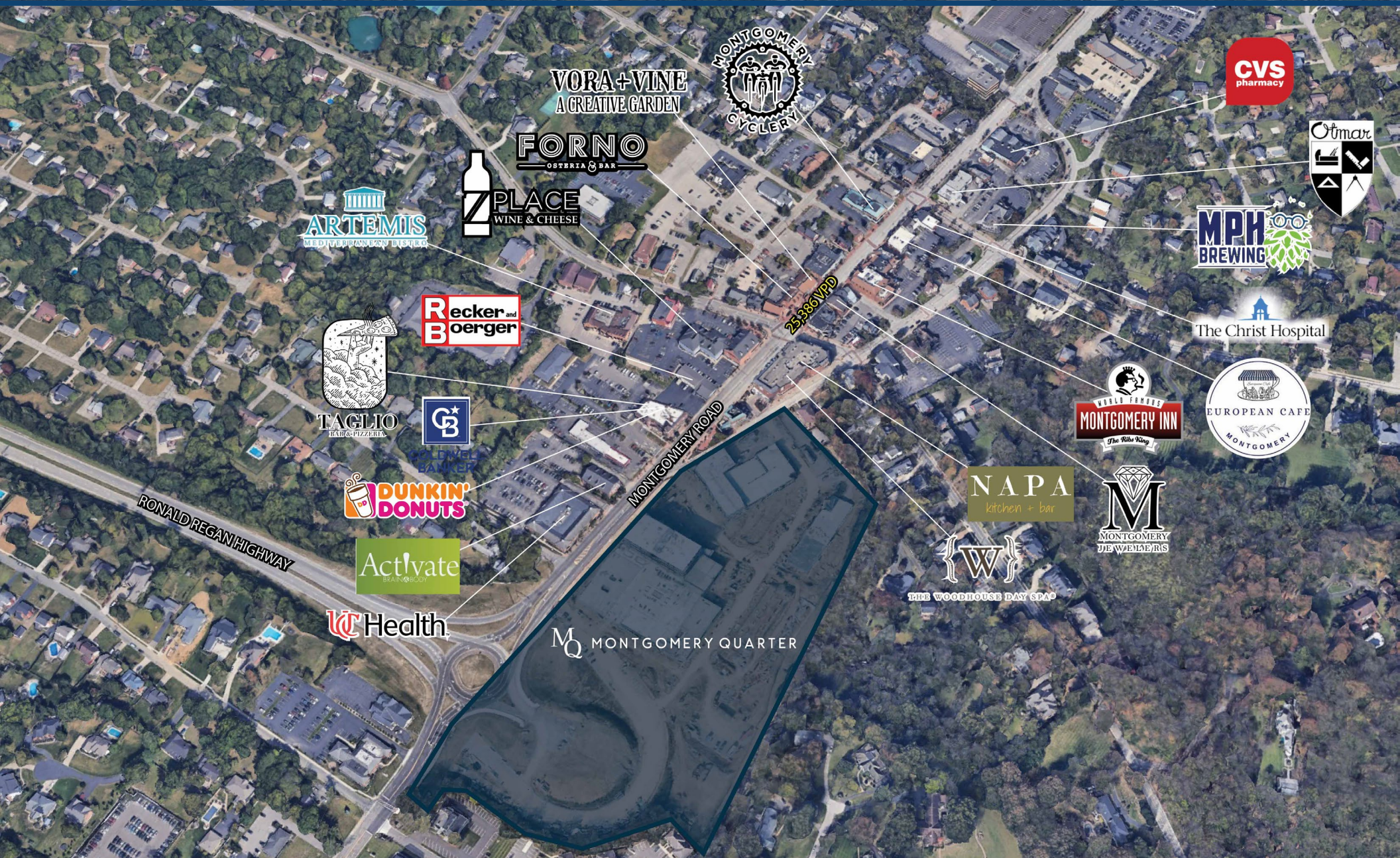
- DEEPER ROOTS**: 1,416 SF, located in the top left.
- KITCHEN SOCIAL**: 4,660 SF, located in the bottom left.
- AVAILABLE**: 1,382 SF, a red-shaded L-shaped space in the bottom center.
- HELLMANS**: 2,848 SF, located in the bottom center-right.
- AVAILABLE**: 3,190 SF, a blue-shaded L-shaped space in the bottom right.
- PARKING GARAGE**: Located in the top right, indicated by a hatched pattern.

Other features include a staircase labeled 'G101' in the top right, and various architectural details like walls, doors, and windows. The background shows a city street with buildings, trees, and a parking lot.

SITEPLAN: PHASE 1 & 2

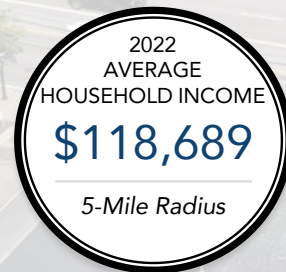
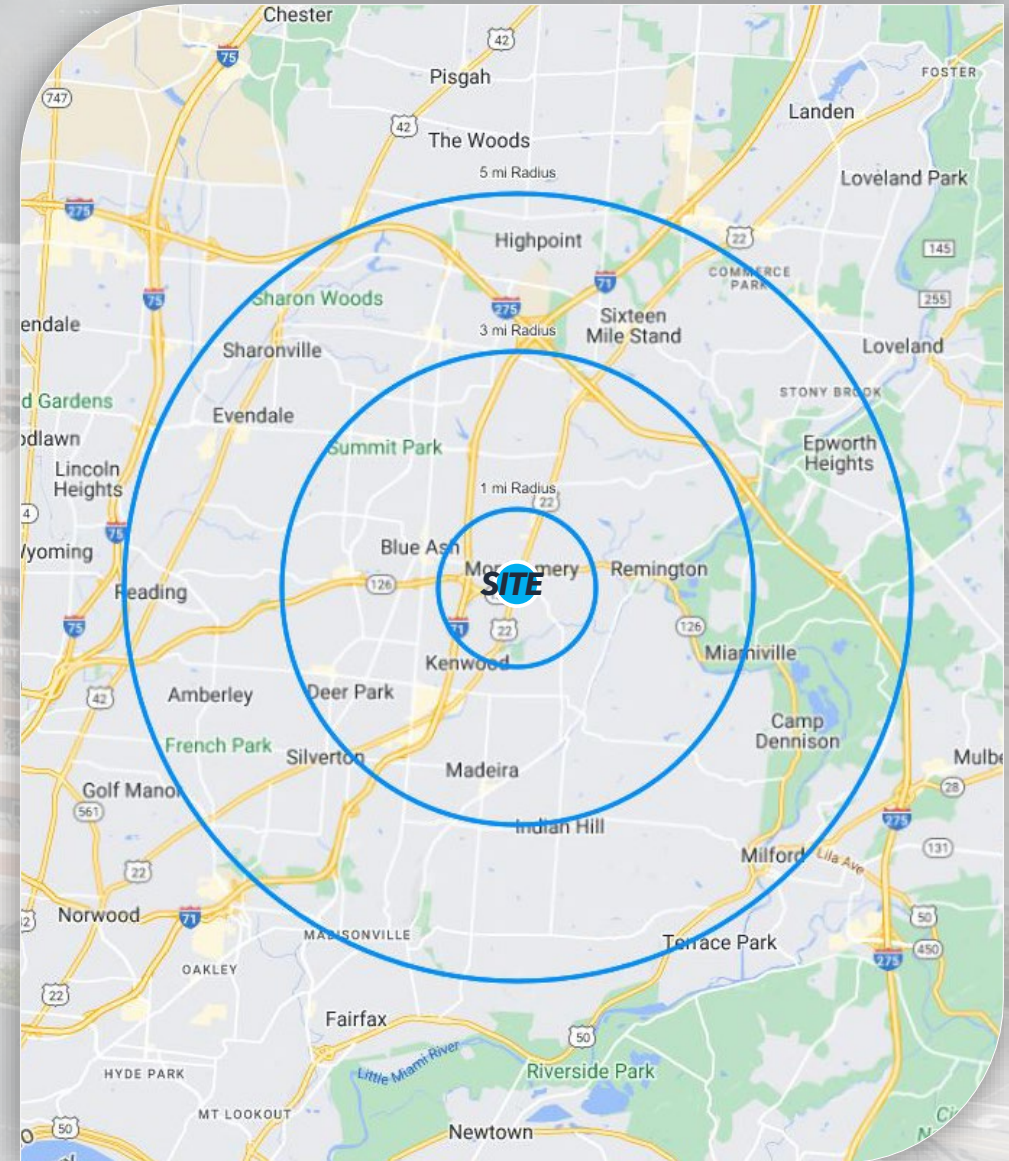


AERIAL: CITY OF MONTGOMERY



DEMOGRAPHICS: CITY OF MONTGOMERY

	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	5,747	52,338	137,053
2028 Projected Population	6,224	52,497	138,239
2020 Census Population	5,362	51,899	137,033
2010 Census Population	5,220	50,218	131,756
Projected Annual Growth 2023 to 2028	1.7%	-	0.2%
Historical Annual Growth 2010 to 2023	0.8%	0.3%	0.3%
Households			
2023 Estimated Households	2,233	21,072	56,770
2028 Projected Households	2,392	20,731	56,320
2020 Census Households	2,001	20,906	56,241
2010 Census Households	2,107	20,783	54,764
2023 Est. Average Household Income	\$209,317	\$180,739	\$165,916
2023 Est. Median Household Income	\$140,890	\$118,123	\$110,260
2023 Est. Per Capita Income	\$81,690	\$72,912	\$68,843
Daytime Demographics			
2023 Est. Total Businesses	421	3,902	8,129
2023 Est. Total Employees	3,748	56,865	120,132
Traffic Counts			
Montgomery Road	25,386 VPD		



MQ MONTGOMERY QUARTER

This document has been prepared by Lee & Associates and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information from sources deemed reliable regarding the property for sale, no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Lee & Associates does not represent that this document is all inclusive or contains all the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.

EXCLUSIVELY LISTED BY:

TC Bartoszek
tc@lee-associates.com
D 513.588.1840

