6201 / 6205 Montgomery Road
Cincinnati, Ohio 45213

Prime Corner Location



TWO (2) SUITES IN THE HEART OF PLEASANT RIDGE

PRIME COFFEE SHOP OR RETAIL / SERVICE SPECIALTY

≈ 1,800 SF FOR LEASE

SUITE 6201

- This **980 SF storefront** offers excellent exposure along Montgomery Road, a walkable neighborhood setting, strong surrounding demographics and a clean shell ready for a new operator to create their own concept.
- Ideal concept for Coffee Shop • Espresso Bar • Bakery/Café • Coffee & Pastries • Breakfast Grab-and-Go • Specialty Coffee • Tea Shop • Smoothies/Açaí • Sandwich & Coffee Café.
- For an independent coffee operator, this is an opportunity to secure a high-visibility corner storefront at an affordable monthly occupancy cost.
- Lease Rate: $18.00 PSF / $1,470 Per Month (includes water, taxes and property insurance). Tenant is responsible for gas and electric

SUITE 6205

- This **820 SF retail / service specialty space** is ready for your creative design. Surrounded by nearby restaurants, breweries, neighborhood businesses and residential density, this location offers the opportunity to serve morning commuters, neighborhood residents, nearby employees and walk-in customers throughout the day.
- Join the vibrant energy of Pleasant Ridge, where local business, dining, and culture come together to create a thriving neighborhood experience.
- Lease Rate: $18.00 PSF / $1,230 Per Month (includes water, taxes and property insurance). Tenant is responsible for gas and electric

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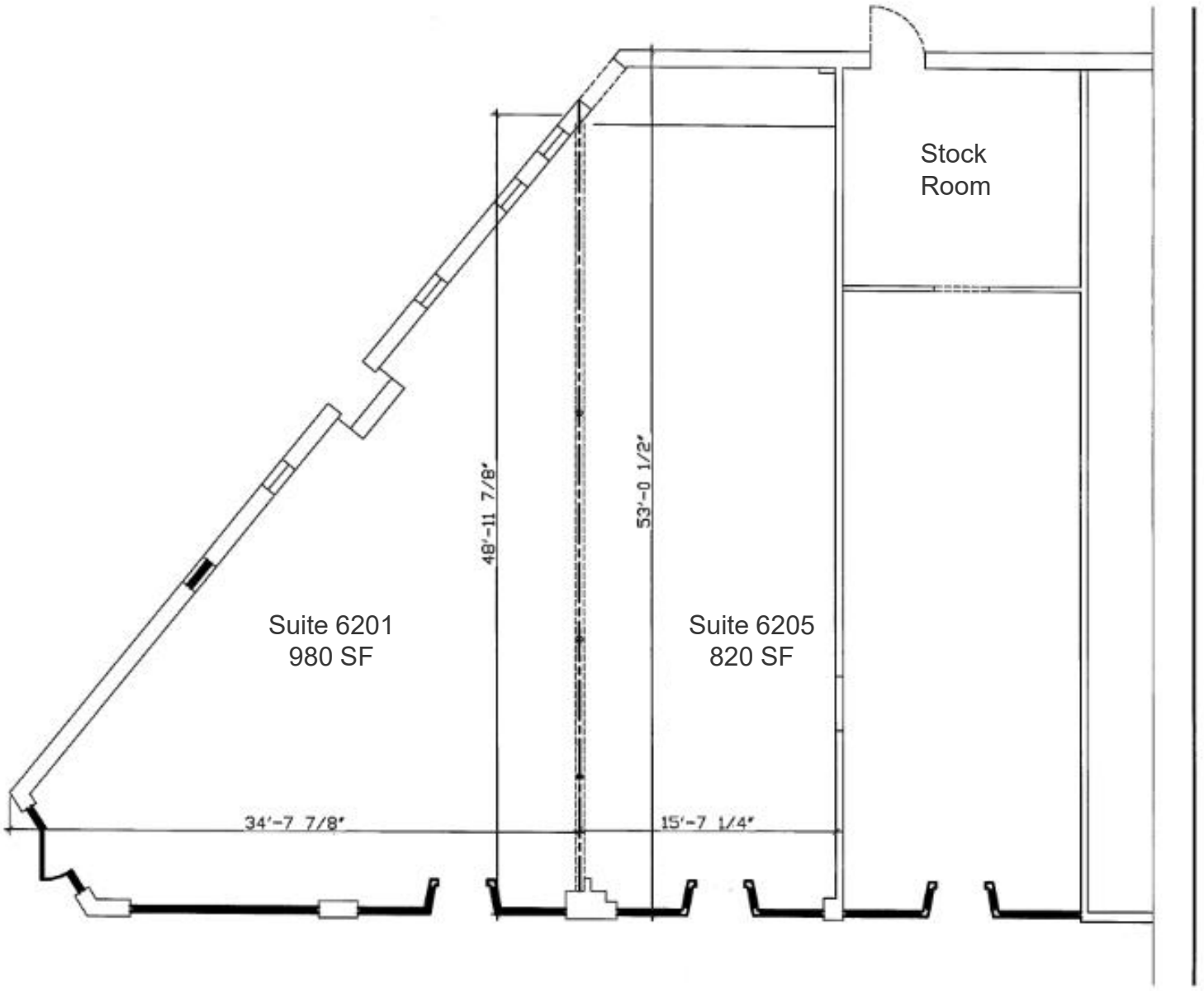
FLOOR PLAN



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PROPERTY DESCRIPTION

Bring your vision to life in this 980 SF corner retail space at one of Pleasant Ridge's most dynamic intersections. Fully renovated inside and out, the building blends historic charm with modern upgrades, offering timeless character and updated systems throughout. This high-visibility corner location delivers outstanding street exposure, foot traffic, and a prime presence in one of Cincinnati's most walkable and desirable neighborhoods.

Prime "Main & Main" location directly across from the proposed Urban Sites mixed-use development. New apartments and retail will create a growing customer base and increase pedestrian activity. Excellent demographics with strong household incomes from Pleasant Ridge, Oakley, Hyde Park, and surrounding neighborhoods. Ideal location for neighborhood-serving businesses such as a specialty grocery, deli, bakery, coffee shop, gourmet market, wellness, or boutique retail. Opportunity for tenants to establish themselves before the new development is completed and benefit from the area's continued growth. Position the property as one of the premier retail opportunities in Pleasant Ridge's revitalizing business district.

The Community Entertainment District (CED) Edge

In 2010, the City of Cincinnati officially designated Pleasant Ridge as a **Community Entertainment District (CED)**. This zoning tool dramatically lowered the barrier of entry for restaurants by allowing independent businesses to acquire affordable liquor licenses directly from the state, bypassing the expensive secondary market.

The neighborhood centers around a vibrant, historic business district along Montgomery Road.
Pedestrian Infrastructure: High concentration of sidewalk-facing retail surrounded by tree-lined residential side streets allows thousands of residents to walk to dinner effortlessly.
Synergy: Dense clustering of complementary food, beverage, and retail spaces rewards foot traffic and creates an all-evening destination where diners bounce between establishments.

The local populace provides a highly stable, diverse, and reliable base of patrons. **The "Value" Alternative**: Offering historic charm at a more accessible cost of living than neighboring Oakley or Hyde Park, the area attracts young professionals, first-time homebuyers, and families who have disposable income to dine out locally. Rather than relying on chains, Pleasant Ridge features a rich tapestry of acclaimed independent options that draw visitors from across the city.

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Pleasant Ridge is becoming even more of a dining destination, with additional restaurant investment and new concepts opening in the neighborhood, making food and beverage users a strong fit for the area. This shell space would be ideal for:

- Neighborhood Coffee Shop / Café with outdoor seating serving breakfast and lunch.
- Chef-Driven Restaurant serving different types of food (Italian, Mediterranean, Mexican, Modern American and Farm-to-Table).
- Bakery and Coffee with weekend destination and grab-and-go breakfast, pastries and artisan breads.
- Ice Cream / Dessert Concept with a family-style concept introducing craft ice cream, cookies and gelato.
- Unique Local Operator – Cincinnati chef looking for a second location; food truck ready for a brick and mortar; brewery taproom with kitchen or specialty food concept.

Demographics (Approximate 3-Mile Radius)

Demographic	Estimate
Population	75,000+
Households	32,000+
Average Household Income	$124,000
Median Household Income	$94,000
Per Capita Income	$57,000
Median Age	39 Years
Average Household Size	2.4 Persons
Bachelor's Degree or Higher	55%+
Owner Occupied Housing	Approximately 63%
Average Home Value	Approximately $385,000

Daytime Demographics

Daytime Population: Approximately **82,000**

Strong daytime employment generated by:

Medical offices / Professional services / Office users
Retail centers
Schools
Restaurants

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Traffic Counts (Approximate)

Road	Vehicles Per Day
Montgomery Road	20,000 – 24,000 VPD
Ridge Avenue	13,000 – 17,000 VPD
Ronald Reagan Cross County Highway (nearby)	90,000+ VPD

Traffic count data is commonly sourced from regional transportation agencies and Esri/Kalibrate datasets.

Trade Area Highlights:

- Dense, established residential neighborhoods
- Affluent customer base
- High educational attainment
- Excellent daytime population
- Strong purchasing power
- Excellent visibility on Montgomery Road
- Easy access to I-71 and Ronald Reagan Cross County Highway
- Minutes from Hyde Park, Oakley, Pleasant Ridge, Amberley Village, Kennedy Heights, and Silverton

Consumer Profile:

The area is ideal for:

- Medical & Dental / Professional Offices
- Boutique Fitness
- Wellness
- Coffee Shops / Fast Casual Restaurants
- Specialty Retail / Personal Services
- Financial Services
- Pet Services
- Beauty & Salon Concepts

Nearby Retailers & Businesses:

- Kroger
- Walgreens
- Starbucks
- PNC Bank
- Numerous local restaurants, breweries, fitness operators, and neighborhood service businesses

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Traffic Count Map - Close Up

6201 Montgomery Rd, Cincinnati, Ohio, 45213

Rings: 1, 3, 5 mile radii

esri
THE SCIENCE OF WHERE





Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day



Source: Traffic Counts (2025)

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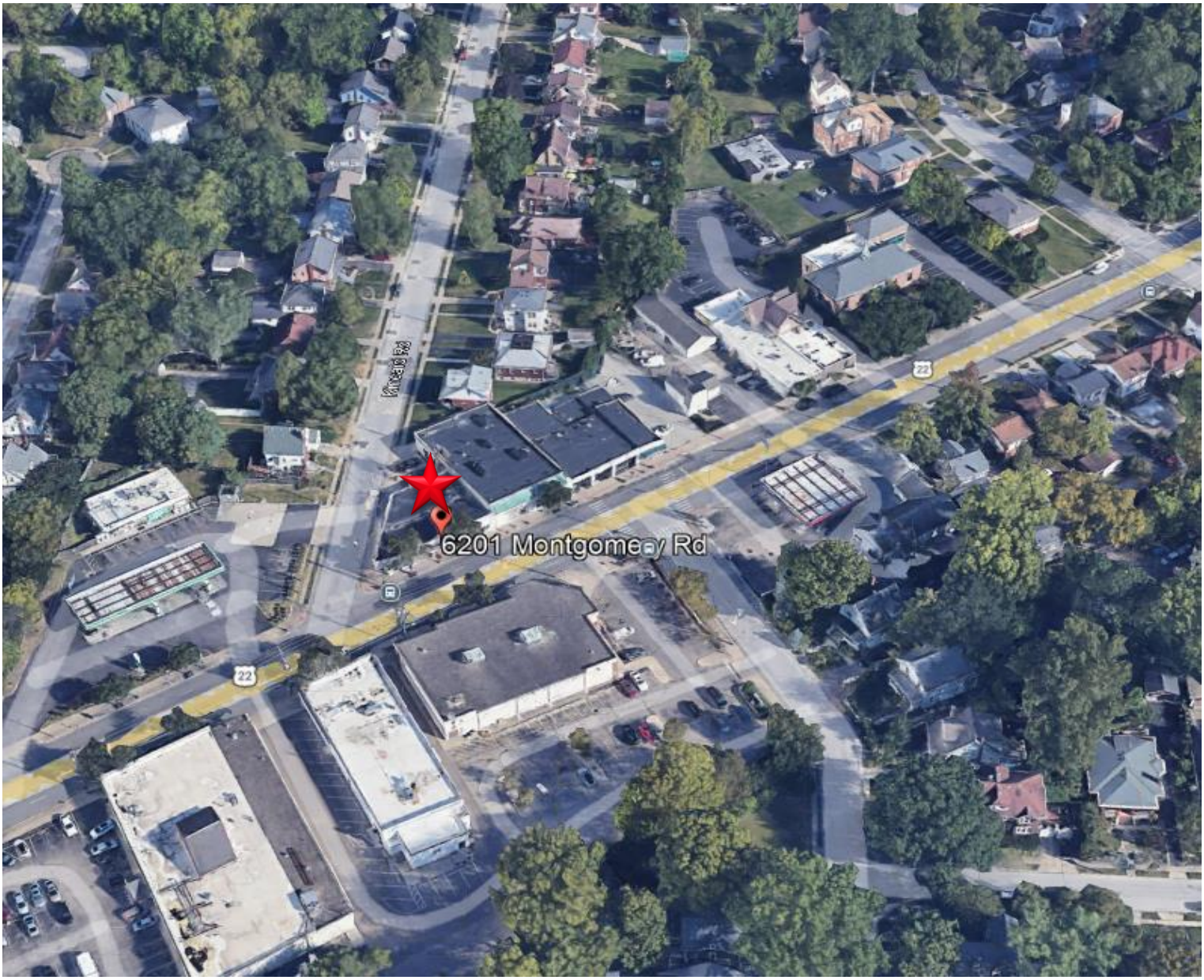

YOUR BUSINESS COULD BE THE NEXT NEIGHBORHOOD GATHERING PLACE

≈ 1,800 SF FOR LEASE

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