

FOR LEASE

THE SHOPS AT HARPER'S POINT

11340 MONTGOMERY ROAD, CINCINNATI, OH



UP TO 3,040 SF / IN-LINE RETAIL SPACE

cushmanwakefield.com

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PROPERTY HIGHLIGHTS

- 2,022 & 3,040 SF of retail space available
- Kroger Marketplace anchored shopping center
- Located in a highly desirable retail market with limited availabilities (\$119,000 average income)
- High traffic intersection with 30,000 VPD
- Shopping center neighbors the Harper's Point Apartments - 490 upscale apartment homes
- Landlord maintains & services HVAC System included in CAM



RETAIL SPACE

2,022 & 3,040 SF

MARKET

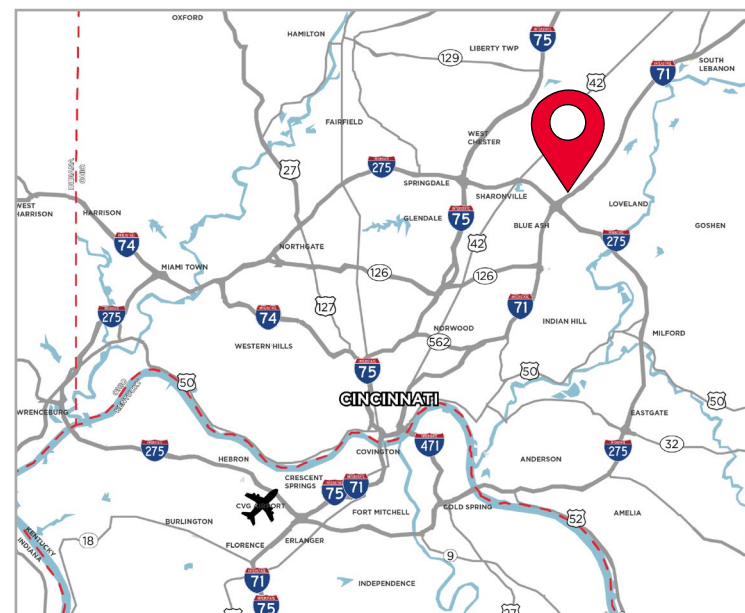
Harper's Point

ASKING RATE

\$27.00/SF NNN
\$7.84/SF OPEX

NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVG. HH INCOME	 DAYTIME POP.
1 Mile	5,938	\$218,720	7,009
3 Mile	54,674	\$173,418	57,708
5 Mile	144,670	\$172,661	167,261



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PROPERTY PHOTOS - 3,040 SF SPACE



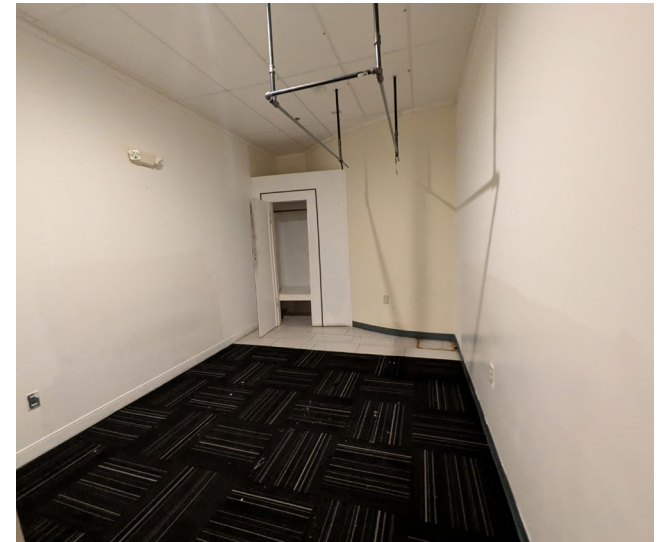
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PROPERTY PHOTOS - 2,022 SF SPACE



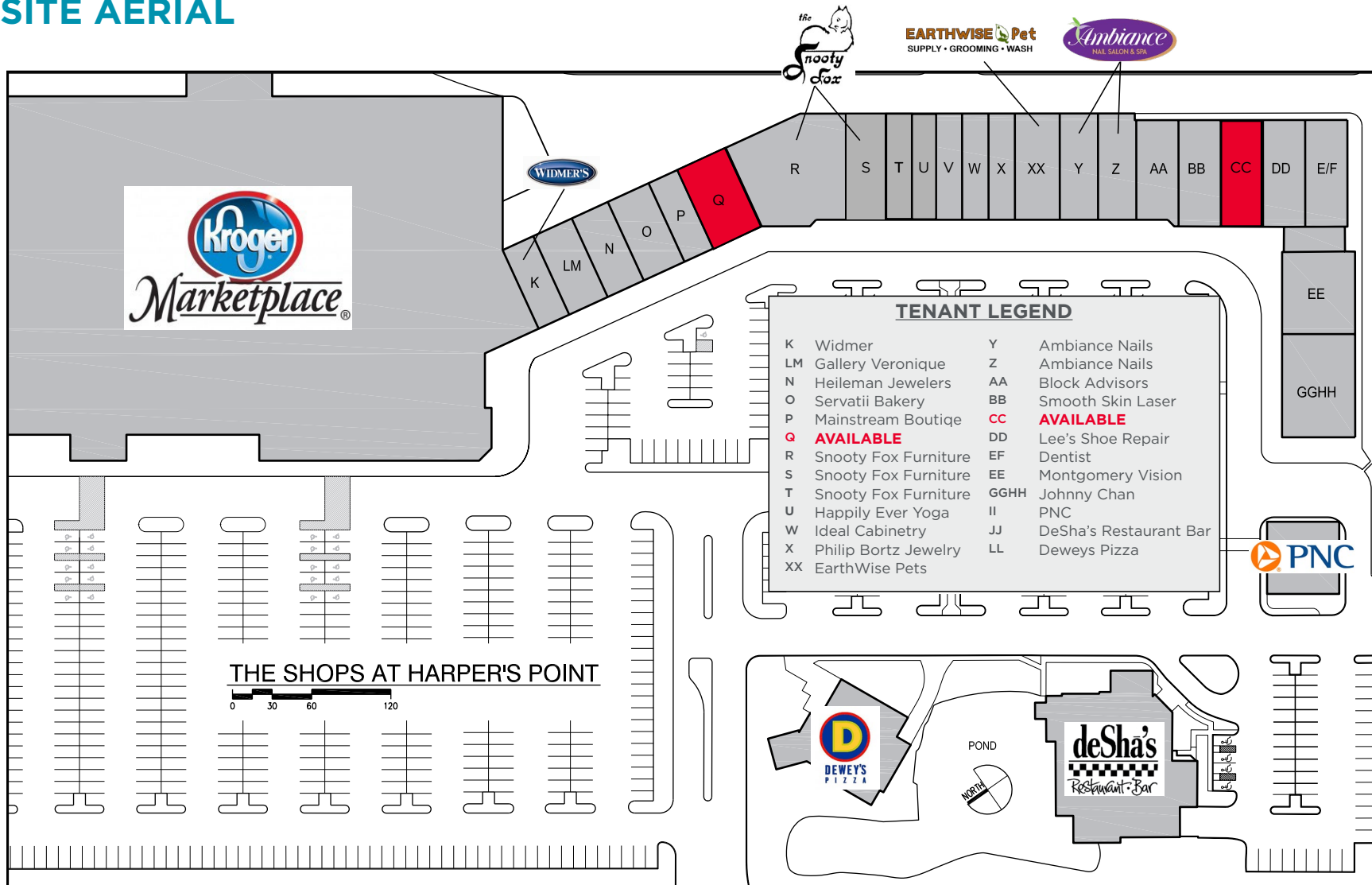
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SITE AERIAL



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FLOOR PLAN



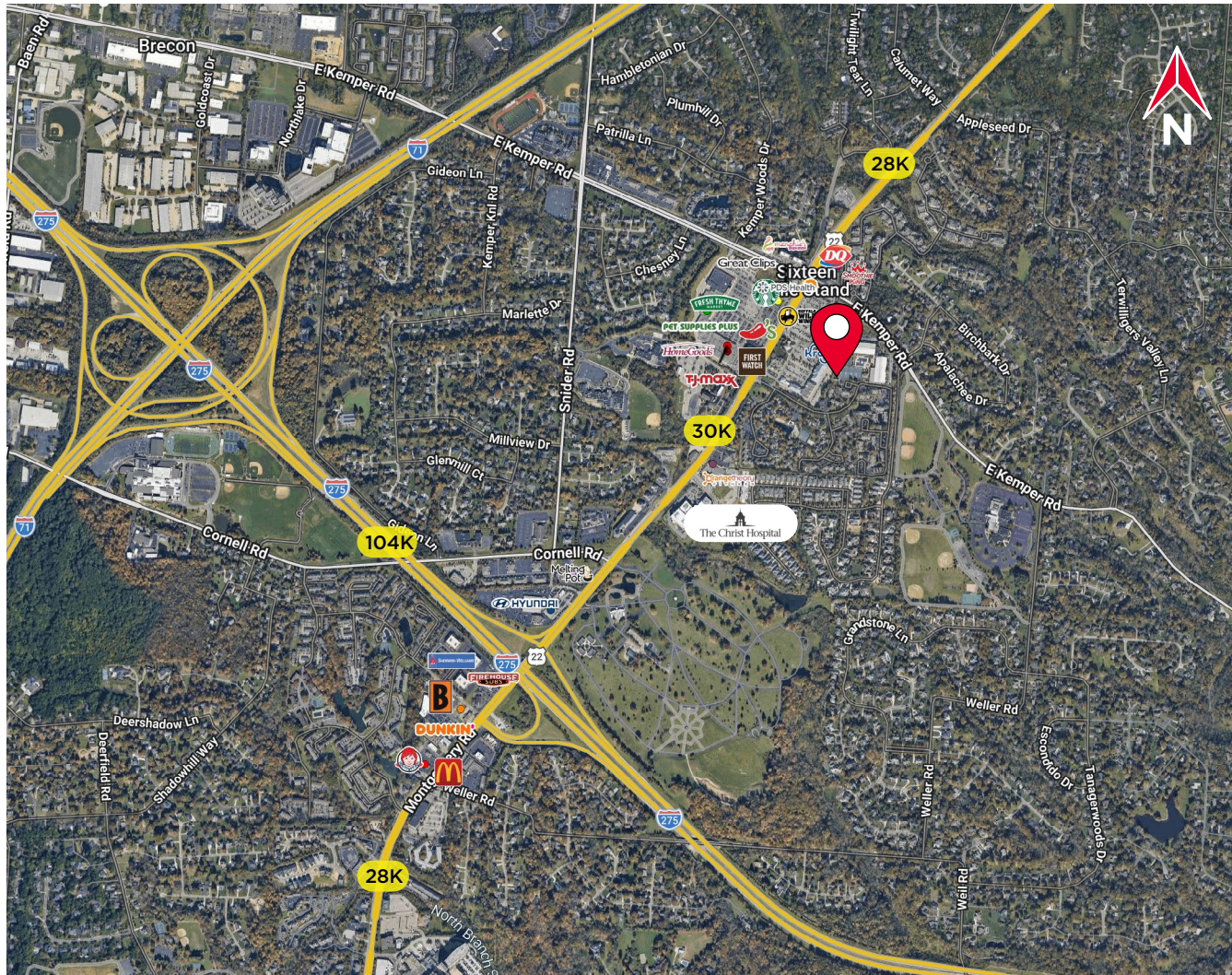
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SUBMARKET AERIAL



For More Information, please contact:

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