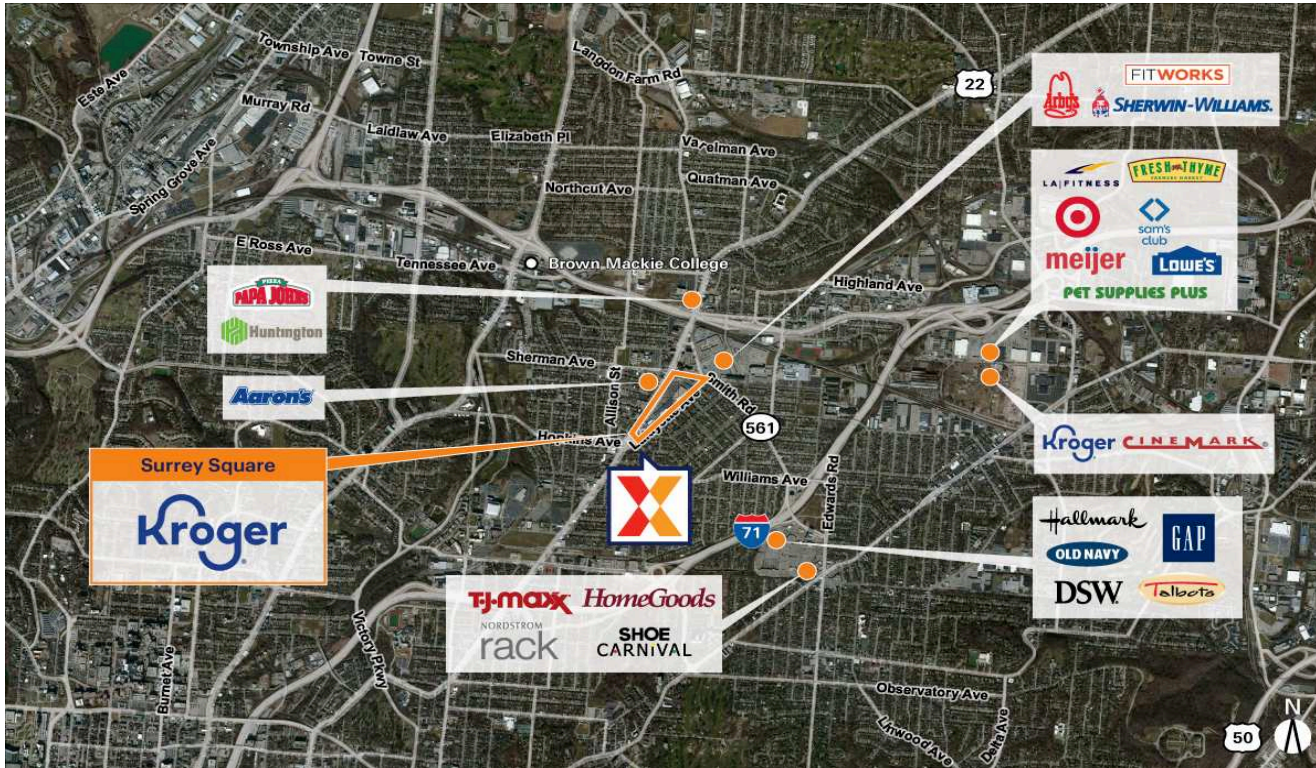


Surrey Square

Cincinnati, OH-KY-IN

39.1591, -84.4563

4500 Montgomery Road | Norwood, OH 45212



Center Size: 175,140 SF



Demographics	1 Mile	3 Mile	5 Mile
	18,192	122,209	289,773
	8,213	57,669	131,281
	\$69,957	\$87,129	\$84,544

Highly trafficked center with Kroger, Rainbow, Advanced Auto Parts, and Chipotle generating an estimated 10,900+ visits/day and over 4.0M annual visits (based on CreditIntell)

Surrounded by a dense population of 122,000+ residents within a 3-mile radius

Well-positioned commercial real estate in Norwood's business district with a daytime population of 177,000+ people within 3 miles

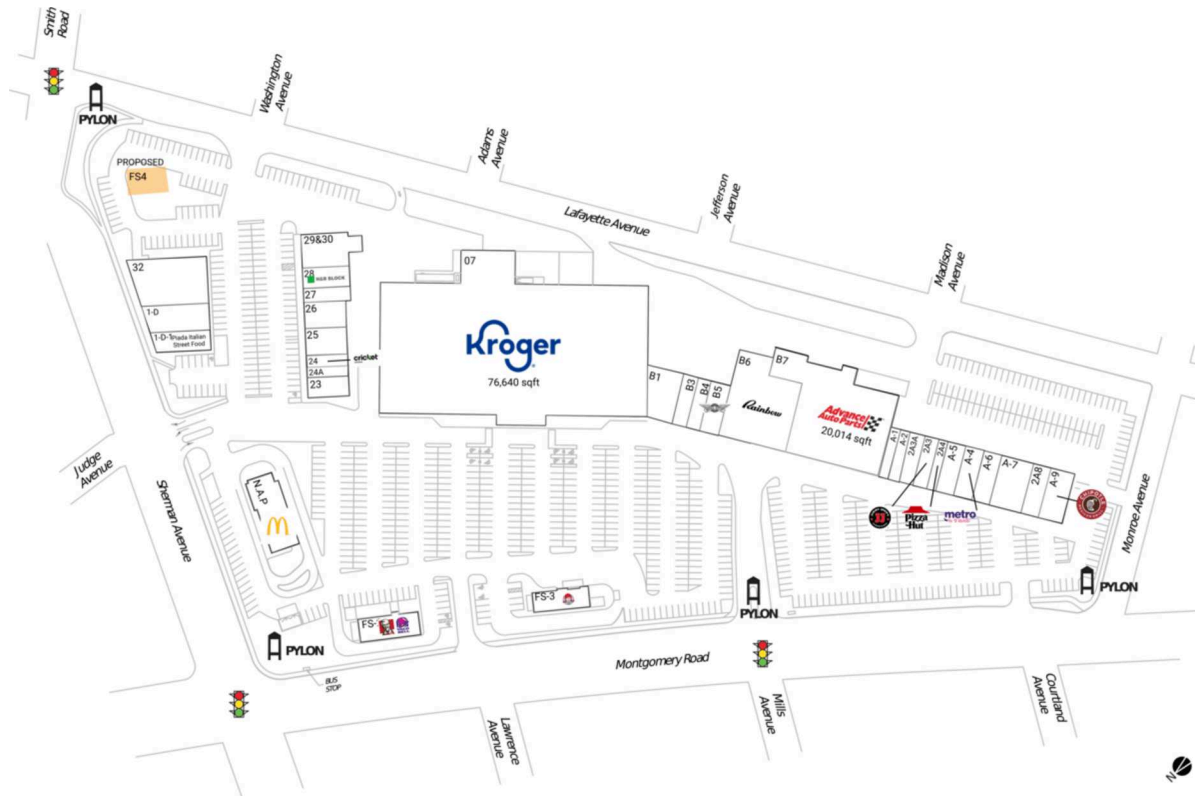
Close proximity to Xavier University with 7,300+ students

Surrey Square

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Pad Opportunities

FS4

0 SF/0

Current Retailers

A-1	Bank of America	1,067 SF
A-2	Murray Brothers Candy	1,125 SF
A-4	Metro by T-Mobile	2,250 SF
A-5	Dickey's Barbecue Pit	2,250 SF
A-6	Double Dragon	1,425 SF
A-7	Cancun Mexican	3,600 SF
A-9	Chipotle Mexican Grill	2,625 SF
B1	Mint Dentistry	3,298 SF
B3	Sally Beauty Supply	1,500 SF
B4	FusaBowl	1,944 SF
B5	Wingstop	2,137 SF
B6	Rainbow	12,477 SF
B7	Advance Auto Parts	20,014 SF
FS-2	KFC/Taco Bell	4,476 SF
FS-3	Wendy's	3,180 SF
N.A.P	McDonald's	0 SF
1-D	DTLR, INC	3,544 SF
1-D-1	Piada Italian Street Food	2,785 SF
2A3	Jimmy John's	1,470 SF
2A3A	Lee Nails	1,865 SF
2A4	Pizza Hut	1,163 SF
2A8	Norwood Urgent Care	1,925 SF
07	Kroger	76,640 SF
23	Ohio Bureau of Motor Vehicles	1,731 SF
24	Cricket	1,157 SF
24A	Fine Eyebrows	951 SF
25	Express Pros	2,460 SF
26	Lefty's Tobacco Plus	2,460 SF
27	Subway	1,338 SF
28	H&R Block	2,120 SF
29&30	Skyline Chili of Surrey Square	3,577 SF
32	City Limits 24 Hour Laundry	6,586 SF

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