

Surrey Square

Hamilton County Cincinnati, OH-KY-IN 175,140 Sq Ft

4500 Montgomery Road | Norwood, OH 45212

39.1587, -84.4560



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|----------|-----------|-----------|
| Population | 18,867 | 124,720 | 295,575 |
| Daytime Pop. | 22,745 | 187,952 | 496,072 |
| Households | 8,558 | 58,996 | 134,416 |
| Income | \$98,797 | \$112,977 | \$111,976 |

Source: Synergos Technologies, Inc. 2024

High-traffic center generating an estimated 3.9M annual visits, making it the most-visited neighborhood center in the market (Placer.ai 2025)

Well-positioned commercial real estate in Norwood's business district with a strong daytime population of 187K+ people within a 3-mile radius

Less than two miles from to Xavier University with an enrollment of 7K+ students (Xavier University 2025)

Easily accessible from I-71 with 120K+ vehicles daily and Norway Lateral Expy with 69K+ vehicles daily (Kalibrate 2021)



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Available Spaces

2A3 1,470 Sq Ft OPO 1 0 Sq Ft

Current Tenants Space size listed in square feet

| | | |
|-------|----------------------------------|--------|
| 1-D | DTLR | 3,547 |
| 1-D-1 | Piada | 2,782 |
| 2A3A | Lee Nails Salon | 1,865 |
| 2A4 | Pizza Hut | 1,163 |
| 2A8 | Norwood Urgent Care | 1,925 |
| 07 | Kroger | 76,640 |
| 23 | Deputy Registrar of the Ohio BMV | 1,731 |
| 24 | Cricket Wireless | 1,157 |
| 24A | Fine Eyebrows | 951 |
| 25 | Express Employment Professionals | 2,460 |
| 26 | Lefty's Tobacco Plus, LLC | 2,460 |
| 27 | Subway | 1,338 |
| 28 | H&R Block | 2,120 |
| 29&30 | Skyline Chili | 3,577 |
| 32 | City Limits 24 Hour Laundry | 6,586 |
| A-1 | Bank of America | 1,067 |
| A-2 | Murray Bros. Old Time Stores | 1,125 |
| A-4 | Metro by T-Mobile | 2,250 |
| A-5 | Hangry Joe's Hot Chicken | 2,250 |
| A-6 | Double Dragon | 1,425 |
| A-7 | Cancun Mexican Restaurant | 3,600 |
| A-9 | Chipotle Mexican Grill | 2,625 |
| B1 | MINT Dentistry | 3,298 |
| B3 | Sally Beauty Supply | 1,500 |
| B4 | FusaBowl | 1,944 |
| B5 | Wingstop | 2,137 |
| B6 | Rainbow Shops | 12,477 |
| B7 | Advance Auto Parts | 20,014 |
| FS-2 | KFC | 4,476 |
| FS-3 | Wendy's | 3,180 |
| NAP01 | McDonald's | 0 |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 1373

