7715 Camargo Rd, Cincinnati, OH 45243 (+2 more locations)

$1,100,000

Madeira Business District

Excellent Development Opp. office, restaurant, mixed use.

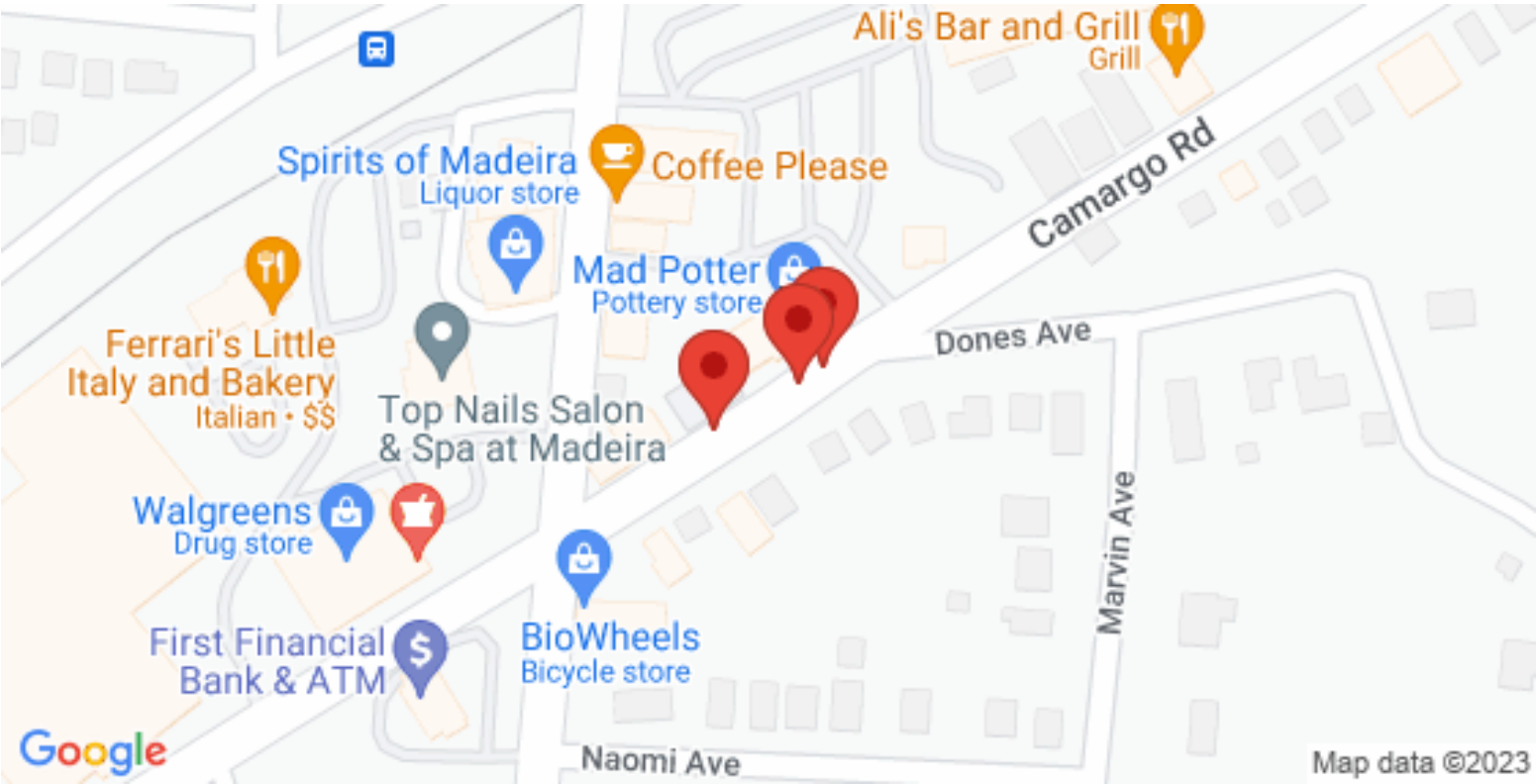Kelly Meyer
2015001119
513.235.9090

Listing Added: 10/31/2022
Listing Updated: 12/01/2022

Address (3 Locations)

7715 Camargo Rd, Cincinnati, OH 45243
7717 Camargo Rd, Cincinnati, OH 45243
7721 Camargo Rd, Cincinnati, OH 45243

Location (3 Locations)

Details

|			
Asking Price	$1,100,000	Property Type	Land
Subtype	Commercial	Permitted Zoning	Business
Lot Size (acres)	0.8	Broker Co-Op	Yes
Ownership	Corporate		

Marketing Description

Madeira, Oh Central Business District redevelopment opportunity. Excellent Restaurant/Office location in easy access to parking, shopping, near restaurants, residential areas, schools and businesses.

Property Photos (5 photos)

Demographic Insights
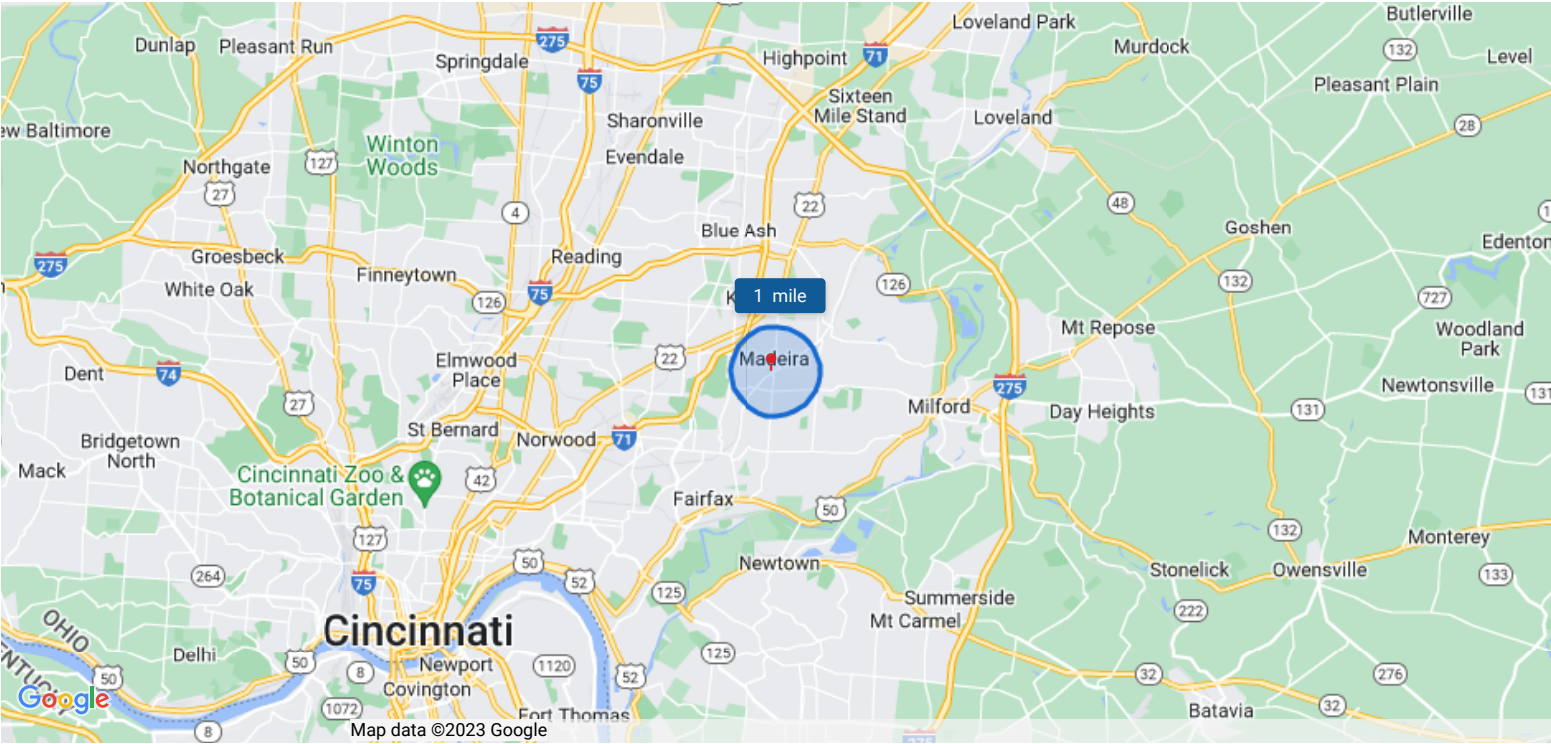
Population

8,772

0%
Compared to 8,737 in 2021

↑ 6%
Compared to 8,219 in 2018

| | 2018 | 2019 | 2020 | 2021 | 2022 |
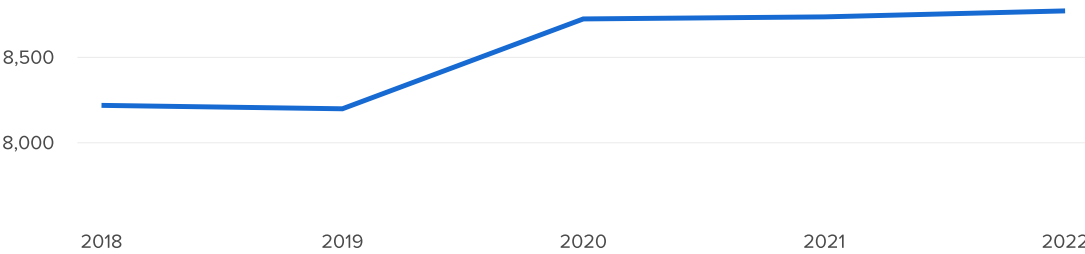
Household Income

$133k
Median Income

$152k
2026 Estimate

↑ 3%
Growth Rate

- Under $25k
- $25k-$50k
- $50k-$100k
- $100k-$150k
- Over $150k
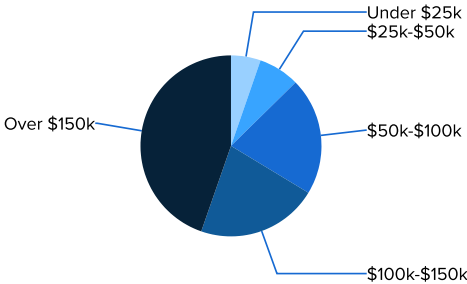
Age Demographics

46
Median Age

46
2026 Estimate

↑ 0%
Growth Rate

- Over 65
- Under 20
- 20-25
- 25-45
- 45-65
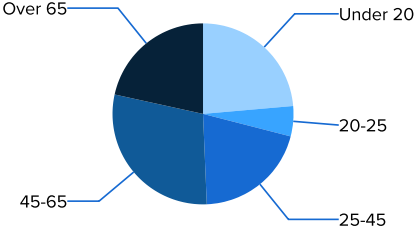
Number of Employees

5,290

Top 5 Employment Categories

Category	
Management	████████████████████████
Sales & Related	██████████████
Office & Administrative Support	██████████
Food Prep & Service	████
Production	████
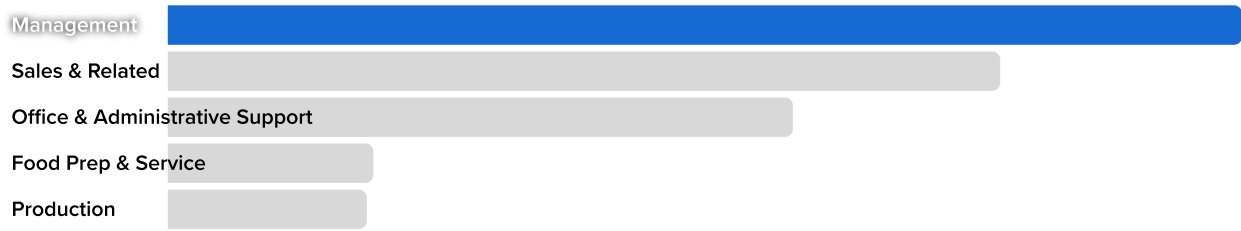
Housing Occupancy Ratio

18:1

17:1 predicted by 2026

Occupied	██████
Vacant	▌
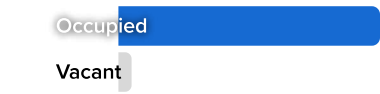
Renter to Homeowner Ratio

1:6

1:7 predicted by 2026

Renters	▌
Homeowner	████████

Active

1757405   E06MD   **7715-7721 Camargo Rd**   Unit#   **Subu** Madeira   **LP$**   1,100,000

TaxDist/Municip Madeira   **Cnty** Hamilton   **State** OH   **Zip** 45236

Subd   **Twp**

Property Type	Retail	# of Buildings	3	Lease Only	No

Current Annual Income & Expenses		Estimated Square Feet	
Gross Inc	$	Office	
Vacancy	$	Retail	
Annual Tax	$	Sales	
Insurance	$	Rentable	
Gas/Elec	$	Warehouse	
Wat/Sewer	$	**Total Sq FT**	
Waste Rem	$	Lease	
Maintenance	$	Bldg	
Other	$	**Price/Square Foot**	
		Office $	
Net OpInc	$	Other $	

Map   **Click here for Additional Information**

Miami Ave to Camargo. Property opposite entrance to Kroger. No sign on property.

Cross Street

TaxID		**Other TaxID**	**Auction** No	**Plans Available** **Rail Service**
Spec Fin No				
Lease Only No				
Realist2 Census Tract		**Gross Income**	**Yearly Rent $**	**Includes**
Type Retail		**Net Income**	**Licenses**	
Sub Food		**Assets Value**	**Real Estate**	

This Listing Courtesy of Drake & Madison LLC

Three parcels for redevelopment in the heart of Madeira. Excellent location for Restaurant/Office. Zoned Residential/ Business.

Levels	Not Applicable	**Lot**	irr	**Fixture Des**
Bsmt	Not Applicable	**Acreage**	0.8000	**Equipment**
Const	Not Applicable	**Parking**	**Spaces**	**Tanks/Pump**
Found	Not Applicable	**Road**	Public	**Truck Drs**
Flooring	Not Applicable	**Traffic Ct**		**Inventory**
Roof	Not Applicable	**Frontage**		
Heating	Not Applicable	**Transp**		
Cooling	Not Applicable	**Restrms**		
Gas	Natural	**Bay**		
Water	Public	**Docks**	0	
Zoning	Residential,Business	**Flr Load**		
Easement	Of Record	**Ceiling**		
Asmnt	0	**EQD**		
Occupy	At Closing	**Age**	**New** Yes To be Built	

7715-7721 Camargo Rd

Features

Site	Business District
Parking	Private,Public,Onsite
Road Frontage	City
Use/Type	Business,Medical/Dental,Office,Professional,Restaurant,Tavern/B
Rooms	
Inside Feat	
Outside Feat	
Tenant Pays	
Owner Pays	
Documents Avail	

This listing is Active - Report Prepared by

Kelly A Meyer
Drake & Madison LLC
7875 Montgomery Rd Ste. 42, OH 45236
Cincinnati, OH 45236
http://www.drake-madison.com

Contact Phone	513-235-9090
Office Phone	513-235-9090
Preferred Fax	
Cell Phone	513-235-9090

Kelly@drake-madison.com

Dones Av

N 81°32' E

Miami Av

Camargo Rd

SARAH M DRUCE SUB R.O. PB 17 P 7

SARAH M DRUCE SUB R.O. PB 17 P 7

W.G. MCKEONS 2ND R.O. PB 23 P 9

N 70° 42' E

N 56°55' E

N 56° 55' E

S87-40E

S87-40E

S06-10-00E

S55-49-06W

N55-56E

N18-20-40E

N02-45-00E

N52-34-30W

N02-41-00E

N03-45-00E

S88-20E

6914
0119
6912

6910
0141

7712
0142

7700
0243

0148
0150
0151
0152

0153
0180
6808

0154
7707
0246

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0155

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7731

0165
6811

6809

6807

0212

0212

0174

0176
0177
0203

7717
7721
7723

0161

0246

7754

84'
78'
26'
32'
46' 37'

99.4'
75.15'
65.58'
65.48'
82.03
12.64
7708
26.35

36'
37.25'
37.86'
24.85
11.58
40.45
30.45
3.04

25.57
49.92
45.06E

217.50
168.49
481.50

81.30'
60'
60'
50'

31.5'
50'
50'
50'

200'
128'
137.92'
147.83

203.64'
190'
176.35'
161.32'
130.11'
26.70'
95.25'

50'
45'
5'
42.75'
25
30

51.40'
97.73'
52.27'
54.76'
5.59'
4.02'
48.42'
21.87'
43'
69.80'

51.84'
51.84'
N72-07-48E
80.34
11.84'
40'
69.80'

196.66'
7.35
5.13'

150'
150.00
150'
150'
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16

B : 52 5
P : 2

CincyMLS.net
MLS of Greater Cincinnati, Inc.

COMMERCIAL TRADE AREA REPORT

Madeira, Ohio
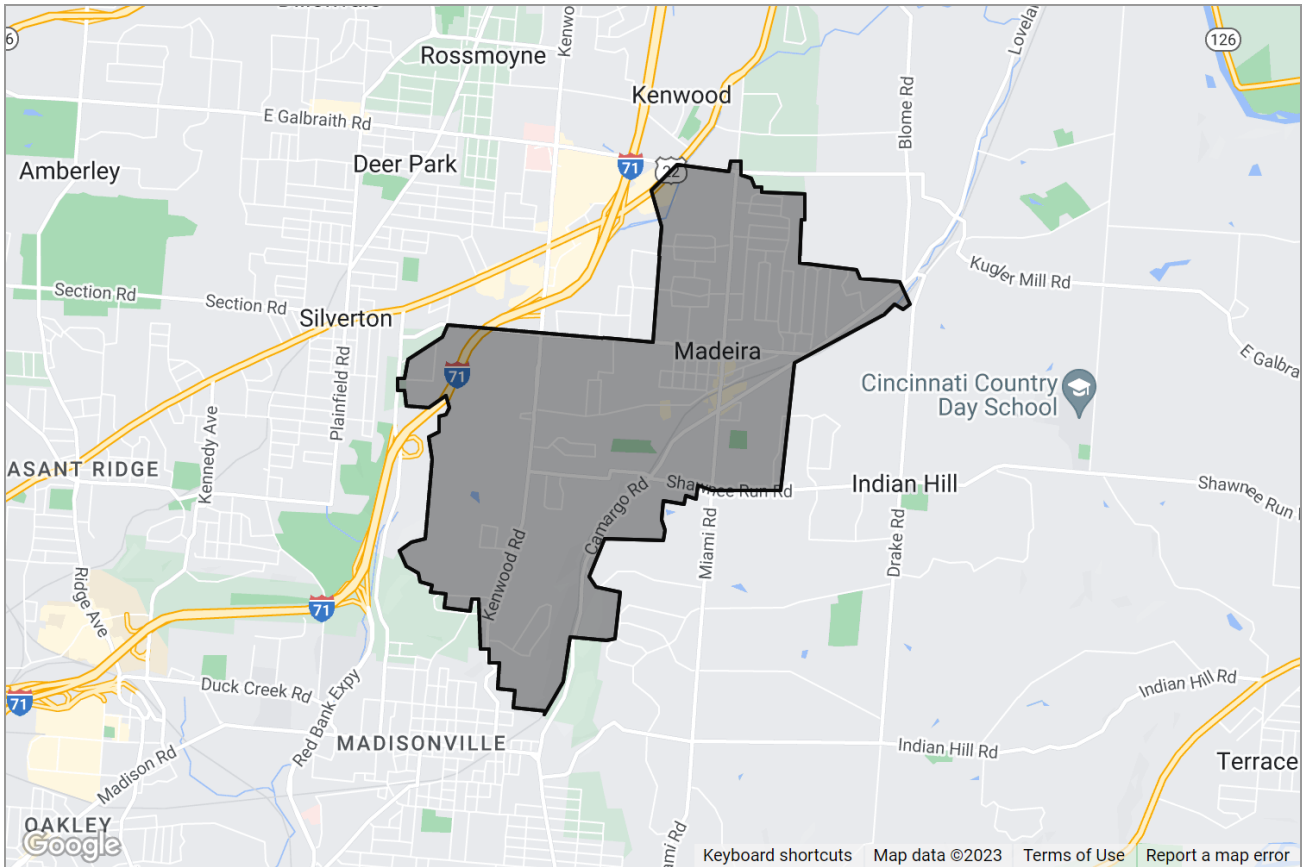
Presented by

Kelly Meyer │ **Principle Broker** │ SRES
Ohio Real Estate License: 2015001119

Drake *&* Madison

Work: (513) 334-7153 | Mobile: (513) 235-9090

Main: kelly@drake-madison.com
Office: drake-madison.com | Office: kellymeyer.com

Drake & Madison Associates

7875 Montgomery Rd
Suite 42
Cincinnati, OH 45236

Criteria Used for Analysis

2021 Income (Esri): **Median Household Income** $113,192	2021 Age: 5 Year Increments (Esri): **Median Age** 45.1	2021 Key Demographic Indicators (Esri): **Total Population** 9,102	2021 Tapestry Market Segmentation (Households): **1st Dominant Segment** **Comfortable Empty Nesters**

Consumer Segmentation

Life Mode

What are the people like that live in this area?

GenXurban
Gen X in middle age; families with fewer kids and a mortgage

Urbanization

Where do people like this usually live?

Suburban Periphery
Affluence in the suburbs, married couple-families, longer commutes

Top Tapestry Segments	**Comfortable Empty Nesters**	**In Style**	**Savvy Suburbanites**	**Parks and Rec**	**Top Tier**
% of Households	1,042 (30.4%)	766 (22.4%)	664 (19.4%)	465 (13.6%)	388 (11.3%)
% of Hamilton County	18,141 (5.3%)	8,433 (2.4%)	15,082 (4.4%)	4,783 (1.4%)	6,888 (2.0%)
Lifestyle Group	GenXurban	GenXurban	Affluent Estates	GenXurban	Affluent Estates
Urbanization Group	Suburban Periphery	Metro Cities	Suburban Periphery	Suburban Periphery	Suburban Periphery
Residence Type	Single Family	Single Family	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples Without Kids	Married Couples	Married Couples	Married Couples
Average Household Size	2.49	2.33	2.82	2.49	2.82
Median Age	49	42.7	45.8	41.6	48.2
Diversity Index	35.4	42.4	38.8	53.6	40.2
Median Household Income	$82,300	$81,500	$119,200	$69,300	$191,000
Median Net Worth	$344,900	$223,400	$694,900	$174,400	$1,460,200
Median Home Value	$244,600	$298,100	$402,700	$235,500	$881,000
Homeownership	87.9 %	69.7 %	91.1 %	72 %	90.4 %
Employment	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial
Education	Bachelor's Degree	Bachelor's Degree	Bachelor's Degree	High School Diploma	Grad/Prof Degree
Preferred Activities	Play golf, ski and work out regularly . Home maintenance a priority among these homeowners.	Support arts, concerts, theaters, museums . Prefer organic foods, grow their own vegetables.	They like to cook and prefer natural or organic products. . Pursue a number of sports, from skiing to golf.	Take advantage of local parks and recreational activities . Choose to vacation within the US.	Shop at high-end retailers . Frequent vacations that spare no expense.
Financial	Portfolio includes stocks, CODs, mutual funds and real estate	Variety of investments often managed by a financial planner	Not afraid of debt	Financially shrewd	Hire financial advisers
Media	Listen to sports radio; watch sports on TV	Connected and knowledgeable via smartphones	Well-connected and use techonology to stay current	Watch Animal Planet, Discovery, History Channel	Consider the Internet, radio, and newspapers as key media sources
Vehicle	Own 1-2 vehicles	Partial to late model SUVs and compact SUVs	Prefer late model, family-oriented vehicles.	Buy SUVs or trucks	Purchase or lease luxury cars, preferably imports.

About this segment
Comfortable Empty Nesters

This is the
#1
dominant segment
for this area

In this area
30.4%
of households fall
into this segment

In the United States
2.4%
of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Residents in this large, growing segment are older, with more than half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most are professionals working in government, health care or manufacturing. These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average. Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.

Our Neighborhood

- Married couples, some with children, but most without. Average household size slightly higher at 2.52. Found throughout the suburbs and small towns of metropolitan areas, where most residents own and live in single-family detached homes. Most homes built between 1950 and 1990. Households generally have one or two vehicles.

Socioeconomic Traits

- Education: 36% college graduates; nearly 68% with some college education. Average labor force participation at 61%. Most households' income from wages or salaries, but a third also draw income from investments and retirement. Comfortable Empty Nesters residents physically and financially active. Prefer eating at home instead of dining out. Home maintenance a priority among these homeowners.

Market Profile

- Residents enjoy listening to sports radio or watching sports on television. Physically active, they play golf, ski, ride bicycles, and work out regularly. Spending a lot of time online isn't a priority, so most own older home computers. Financial portfolio includes stocks, certificates of deposit, mutual funds, and real estate.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2021. Update Frequency: Annually.

RPR

2/2/2023

About this segment

In Style

This is the	In this area	In the United States
#2	**22.4%**	**2.2%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.

Our Neighborhood

- City dwellers of large metropolitan areas. Married couples, primarily with no children or single households; average household size at 2.35. Home ownership average at 68%; nearly half, 47%, mortgaged. Primarily single-family homes, in older neighborhoods (built before 1980) with a mix of town homes and smaller (5 –19 units) apartment buildings. Median home value at $243,900. Vacant housing units at 8.6%.

Socioeconomic Traits

- College educated: 48% are graduates; 77% with some college education. Higher labor force participation rate is at 67% with proportionately more 2-worker households. Median household income of $73,000 reveals an affluent market with income supplemented by investments and a substantial net worth. Connected and knowledgeable, they carry smartphones and use many of the features. Attentive to price, they use coupons, especially mobile coupons.

Market Profile

- Partial to late model SUVs: compact SUVs are gaining popularity. Homes integral part of their style; invest in home remodeling/maintenance, DIY or contractors; housekeeping hired. Prefer organic foods, including growing their own vegetables. Financially active, own a variety of investments often managed by a financial planner. Meticulous planners, both well insured and well invested in retirement savings. Generous with support of various charities and causes. Actively support the arts, theater, concerts, and museums.

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2/2/2023

About this segment
Savvy Suburbanites

This is the	In this area	In the United States
#3	**19.4%**	**3.0%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Savvy Suburbanites residents are well educated, well read and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

Our Neighborhood

- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets. Married couples with no children or older children; average household size is 2.85. 91% owner occupied; 66% mortgaged. Primarily single-family homes, with a median value of $362,900. Low vacancy rate at 3.8%.

Socioeconomic Traits

- Education: 50.6% college graduates; 77.6% with some college education. Higher labor force participation rate at 67.9% with proportionately more 2-worker households at 62.2%. Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating. Informed shoppers that do their research prior to purchasing and focus on quality.

Market Profile

- Residents prefer late model, family-oriented vehicles: SUVs, minivans, and station wagons. Gardening and home remodeling are priorities, usually DIY. Riding mowers and power tools are popular, although they also hire contractors for the heavy lifting. There is extensive use of housekeeping and personal care services. Foodies: They like to cook and prefer natural or organic products. These investors are financially active, using a number of resources for informed investing. They are not afraid of debt; many households carry first and second mortgages, plus home equity credit lines. Physically fit, residents actively pursue a number of sports, from skiing to golf, and invest heavily in sports gear and exercise equipment.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2021. Update Frequency: Annually.

RPR

2/2/2023

About this segment
Parks and Rec

This is the	In this area	In the United States
#4	**13.6%**	**1.9%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

These suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and town homes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving. Neighborhoods are well established, as are the amenities and programs that supported their now independent children through school and college. The appeal of these kid-friendly neighborhoods is now attracting a new generation of young couples.

Our Neighborhood

- Homes are primarily owner occupied, single-family residences built prior to 1970; town homes and duplexes are scattered through the neighborhoods. Both median home value and average rent are close to the national level. Households by type mirror the US distribution; married couples, more without children, dominate. Average household size is slightly lower at 2.51, but this market is also a bit older.

Socioeconomic Traits

- More than half of the population is college educated. Older residents draw Social Security and retirement income. The work force is diverse: professionals in health care, retail trade, and education, or skilled workers in manufacturing and construction. This is a financially shrewd market; consumers are careful to research their big-ticket purchases. When planning trips, they search for discounted airline fares and hotels and choose to vacation within the US. These residents tend to use their cell phones for calls and texting only.

Market Profile

- Cost and practicality come first when purchasing a vehicle; Parks and Rec residents are more likely to buy SUVs or trucks over compact or subcompact vehicles. Budget-conscious consumers stock up on staples at warehouse clubs. Pass time at home watching documentaries on Animal Planet, Discovery, or History channels. For an outing, they choose to dine out at family-style restaurants and attend movies. Convenience is important in the kitchen; they regularly use frozen or packaged main course meals. Ground coffee is preferred over coffee beans. Residents here take advantage of local parks and recreational activities. Their exercise routine is a balance of home-based exercise; a session at their local community gym; or a quick jog, swim, or run.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2021. Update Frequency: Annually.

2/2/2023

About this segment
Top Tier

This is the	In this area	In the United States
#5	**11.3%**	**1.7%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Consumers in Top Tier, Tapestry's wealthiest market, earn more than three times the average U.S. household income. They have the purchasing power to indulge any choice. Aside from expenses for the upkeep of their lavish homes, consumers select upscale salons, spas and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of more than $1.5 million and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.

Our Neighborhood

- Married couples without children or married couples with older children dominate this market. Housing units are owner occupied with the highest home values and above average use of mortgages. Neighborhoods are older and located in the suburban periphery of the largest metropolitan areas, especially along the coasts.

Socioeconomic Traits

- Top Tier is a highly educated, successful consumer market: more than one in three residents has a postgraduate degree. Annually, they earn more than three times the US median household income, primarily from wages and salary, but also self-employment income and investments. These are the nation's wealthiest consumers. They hire financial advisers to manage their diverse investment portfolios but stay abreast of current financial trends and products. Socially responsible consumers who aim for a balanced lifestyle, they are goal oriented and hardworking but make time for their kids or grandkids and maintain a close-knit group of friends. These busy consumers seek variety in life. They take an interest in the fine arts; read to expand their knowledge; and consider the Internet, radio, and newspapers as key media sources. They regularly cook their meals at home, attentive to good nutrition and fresh organic foods.

Market Profile

- Purchase or lease luxury cars with the latest trim, preferably imports. Contribute to arts/cultural organizations, educational and social groups, as well as NPR and PBS. Use every service from property and garden maintenance and professional housekeeping to contracting for home improvement or maintenance projects. Consumers spend money on themselves; they frequently visit day spas and salons, use dry cleaning services, and exercise at exclusive clubs. Near or far, downtown or at the beach, they regularly visit their lavish vacation homes. When at home, their schedules are packed with lunch dates, book club meetings, charity dinners, classical music concerts, opera shows, and visits to local art galleries. Mostly shop at high-end retailers such as Nordstrom (readily paying full price), as well as Target, Kohl's, Macy's, and Bed Bath & Beyond, and online at Amazon.com. At their level of spending, it makes sense to own an airline credit card. They make several domestic and foreign trips a year for leisure and pay for every luxury along the way, a room with a view, limousines, and rental cars are part of the package.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2021. Update Frequency: Annually.

2/2/2023

Madeira, Ohio: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021
■ 2025 (Projected)

Geography		
Madeira	9,102	
	9,186	
Hamilton County	822,302	
	828,043	
Ohio	11,839,298	
	11,966,155	

Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021
■ 2025 (Projected)

Geography		
Madeira	2,692.8	
	2,717.7	
Hamilton County	1,992.8	
	2,006.8	
Ohio	286.4	
	289.5	

Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2021, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021
■ 2025 (Projected)

Geography		
Madeira	4.31%	
	0.92%	
Hamilton County	2.48%	
	0.70%	
Ohio	2.62%	
	1.07%	

Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ Madeira

Geography	
Madeira	8,850
Hamilton County	904,404
Ohio	11,780,598

2/2/2023

Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ Madeira

Madeira	2,618.3
Hamilton County	2,191.8
Ohio	285.0

Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021
■ 2025 (Projected)

Madeira	2.58
	2.57
Hamilton County	2.31
	2.31
Ohio	2.42
	2.42

Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021
■ 2025 (Projected)

Madeira	7,583
	7,641
Hamilton County	599,093
	599,807
Ohio	9,078,926
	9,134,130

Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ Women 2021
■ Men 2021
■ Women 2025 (Projected)
■ Men 2025 (Projected)

Madeira	51.6%	48.4%
	51.2%	48.8%
Hamilton County	51.7%	48.3%
	51.6%	48.4%
Ohio	51.0%	49.0%
	50.9%	49.1%

2/2/2023

Madeira, Ohio: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021
■ 2025 (Projected)

Geography	2021	2025 (Projected)
Madeira	45.1	45.3
Hamilton County	38.8	39.6
Ohio	40.5	41.2

Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021
■ 2025 (Projected)

Age Group	2021	2025 (Projected)
Children	10.8%	10.7%
Tweens	4.0%	3.7%
Teens	9.1%	8.4%
20s	10.2%	9.6%
30s	10.4%	11.3%
40s	11.1%	11.7%
50s	15.5%	13.3%
60s	13.9%	14.4%
70s	8.5%	10.1%
Over 80	6.6%	6.7%

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Madeira, Ohio: Marital Status Comparison

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

	Married	Unmarried
Madeira	65.2%	34.8%
Hamilton County	44.0%	56.0%
Ohio	48.7%	51.3%

■ Married
■ Unmarried

Married

This chart shows the number of people in an area who are married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Madeira	65.2%
Hamilton County	44.0%
Ohio	48.7%

Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Madeira	21.8%
Hamilton County	38.7%
Ohio	32.7%

Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Madeira	6.1%
Hamilton County	5.8%
Ohio	6.3%

Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Madeira	6.8%
Hamilton County	11.5%
Ohio	12.3%

Madeira, Ohio: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually
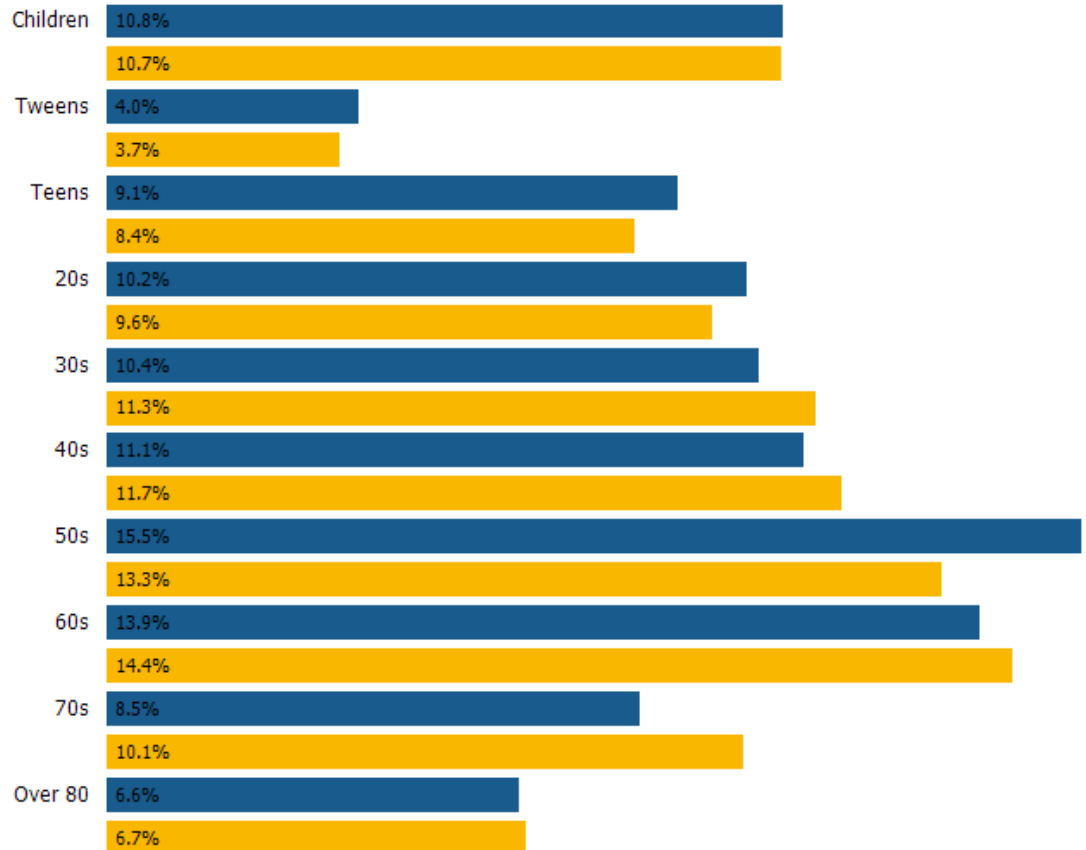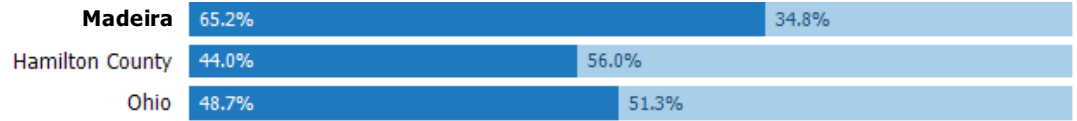
■ 2021
■ 2025 (Projected)

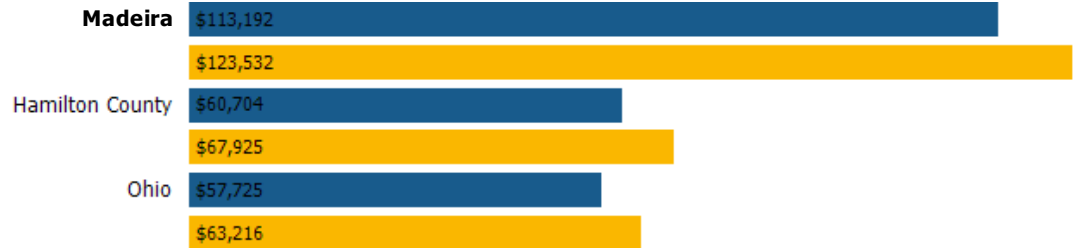| Geography	2021	2025 (Projected)
Madeira	$143,043	$160,039
Hamilton County	$89,196	$100,136
Ohio	$79,578	$88,886

Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021
■ 2025 (Projected)

Geography	2021	2025 (Projected)
Madeira	$113,192	$123,532
Hamilton County	$60,704	$67,925
Ohio	$57,725	$63,216

Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021
■ 2025 (Projected)

Geography	2021	2025 (Projected)
Madeira	$54,448	$60,988
Hamilton County	$37,605	$42,352
Ohio	$32,094	$35,915

Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

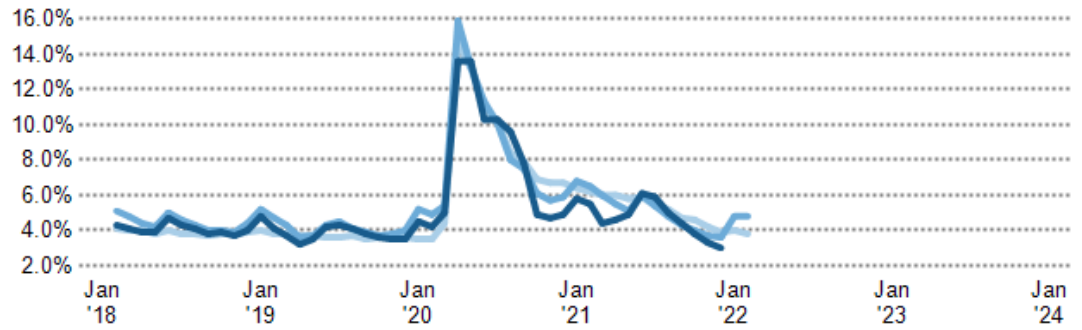| Geography	Value
Madeira	$106,134
Hamilton County	$68,745
Ohio	$63,104

Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

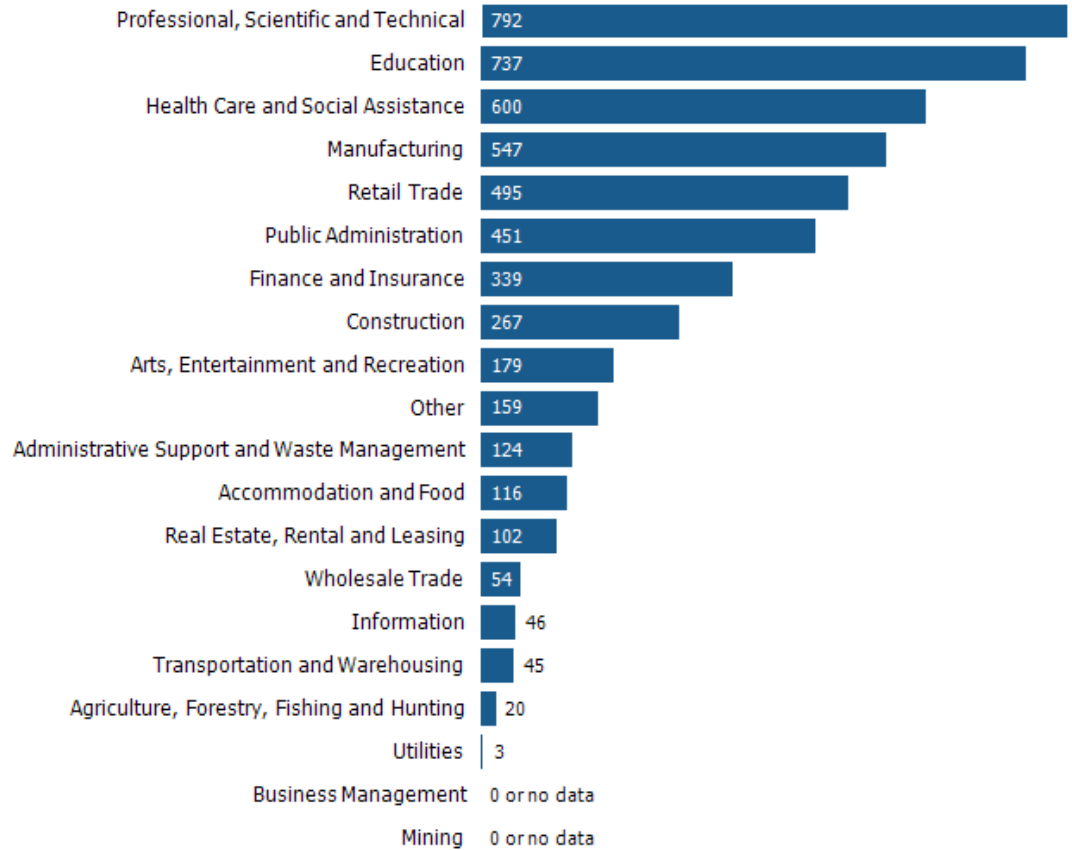Update Frequency: Monthly

- Hamilton County
- Ohio
- USA

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2021

Update Frequency: Annually

Industry	Count
Professional, Scientific and Technical	792
Education	737
Health Care and Social Assistance	600
Manufacturing	547
Retail Trade	495
Public Administration	451
Finance and Insurance	339
Construction	267
Arts, Entertainment and Recreation	179
Other	159
Administrative Support and Waste Management	124
Accommodation and Food	116
Real Estate, Rental and Leasing	102
Wholesale Trade	54
Information	46
Transportation and Warehousing	45
Agriculture, Forestry, Fishing and Hunting	20
Utilities	3
Business Management	0 or no data
Mining	0 or no data

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Madeira, Ohio: Education Comparison

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Madeira	1.3%
Hamilton County	2.4%
Ohio	2.7%

Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Madeira	1.3%
Hamilton County	5.6%
Ohio	6.3%

High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Madeira	0.6%
Hamilton County	3.3%
Ohio	3.9%

High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Madeira	12.7%
Hamilton County	22.2%
Ohio	28.6%

Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Madeira	9.6%
Hamilton County	18.3%
Ohio	20.0%

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Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Madeira	5.7%
Hamilton County	8.4%
Ohio	8.8%

Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Madeira	39.9%
Hamilton County	23.9%
Ohio	18.5%

Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021
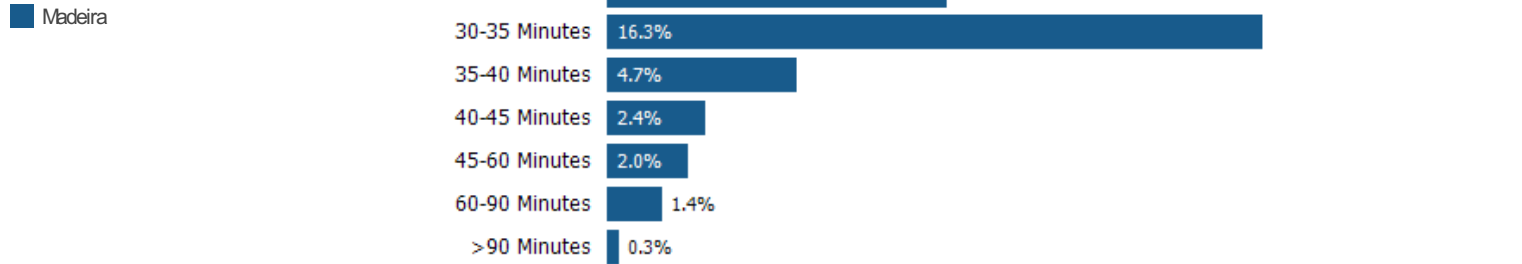
Update Frequency: Annually

Madeira	29.0%
Hamilton County	15.8%
Ohio	11.2%

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Madeira, Ohio: Commute Comparison

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ Madeira

Commute Time	Percentage
<5 Minutes	4.2%
5-10 Minutes	12.7%
10-15 Minutes	11.4%
15-20 Minutes	13.6%
20-25 Minutes	22.6%
25-30 Minutes	8.4%
30-35 Minutes	16.3%
35-40 Minutes	4.7%
40-45 Minutes	2.4%
45-60 Minutes	2.0%
60-90 Minutes	1.4%
>90 Minutes	0.3%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ Madeira

Transportation	Percentage
Drive Alone	93.0%
Work at Home	8.3%
Walk	3.2%
Carpool	3.0%
Bus	0.6%
Public Transit	0.6%
Bicycle	0.2%

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Madeira, Ohio: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

| Area	Median Estimated Home Value
Madeira	$544,710
Hamilton County	$252,650
Ohio	$235,610

12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Area	12 mo. Change
Madeira	+8.0%
Hamilton County	+11.8%
Ohio	+11.2%
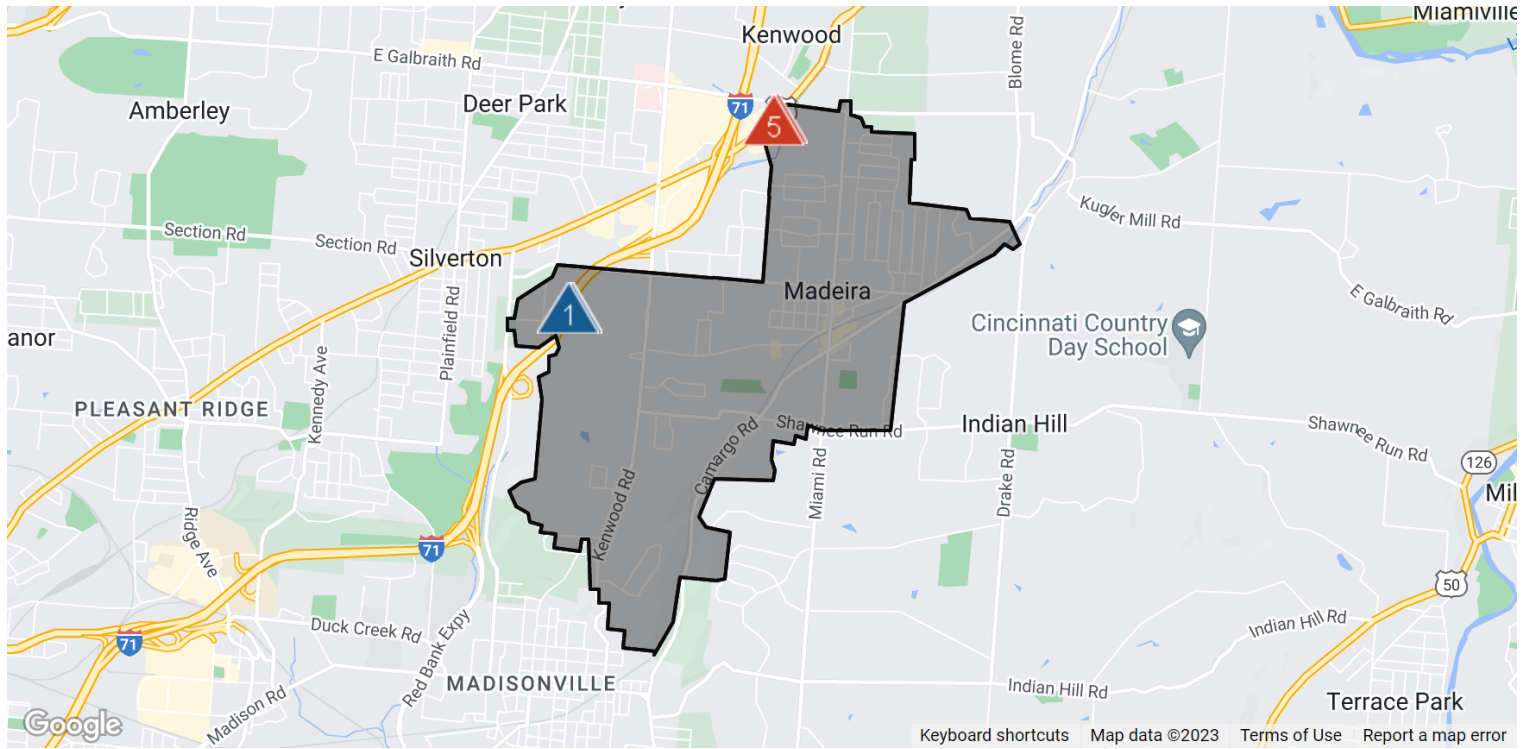
Traffic Counts

Daily Traffic Counts: ▲ Up 6,000 / day   ▲ 6,001 – 15,000   ▲ 15,001 – 30,000   ▲ 30,001 – 50,000   ▲ 50,001 – 100,000   ▲ Over 100,000 / day

▲ 1	▲ 2	▲ 3	▲ 4	▲ 5
147,620	**121,693**	**106,320**	**19,334**	**18,427**
2022 Est. daily traffic counts	2022 Est. daily traffic counts	2022 Est. daily traffic counts	2022 Est. daily traffic counts	2021 Est. daily traffic counts
Street: **I- 71**	Street: **Northeast Expressway**	Street: **NORTHEAST EXPY**	Street: **Montgomery Rd**	Street: **Montgomery Road**
Cross: –	Cross: –	Cross: –	Cross: **E Galbraith Rd**	Cross: **E Galbraith Rd**
Cross Dir: –	Cross Dir: –	Cross Dir: –	Cross Dir: **NE**	Cross Dir: **NE**
Dist: –	Dist: –	Dist: –	Dist: **0.09 miles**	Dist: **0.09 miles**

Historical counts

1			2			3			4			5		
Year	Count	Type	Year	Count	Type	Year	Count	Type	Year	Count	Type	Year	Count	Type
2013 ▲	126,200	AADT	2019 ▲	118,651	AADT	2021 ▲	110,391	AADT				2020 ▲	18,756	AADT
2009 ▲	145,600	AADT				2020 ▲	97,175	AADT				2019 ▲	21,411	AADT
												2013 ▲	19,443	AADT
												2009 ▲	19,540	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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Neighborhood: Housing Stats and Charts

|	Madeira	Hamilton County	Ohio	USA
Median Estimated Home Value	$545K	$253K	$236K	$342K
Estimated Home Value 12-Month Change	+8%	+11.8%	+11.2%	+11.6%
Median List Price	$900K	$290K	$210K	–
List Price 1-Month Change	–	+5.4%	–	–
List Price 12-Month Change	–	+13.5%	+17.3%	–
Median Home Age	55	64	56	43
Own	88%	58%	66%	64%
Rent	12%	42%	34%	36%
$ Value of All Buildings for which Permits Were Issued	–	$379M	$6.42B	$307B
% Change in Permits for All Buildings	–	+2%	+15%	+13%
% Change in $ Value for All Buildings	–	-7%	+18%	+10%

Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.
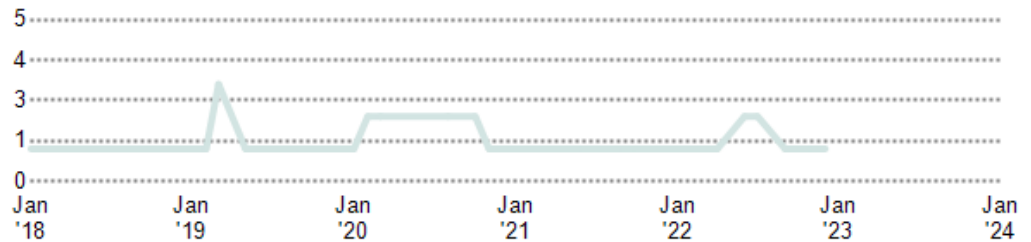
Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Sales Price
Public Records

■ Median Sales Price
Listings

■ Sales Volume
Public Records

■ Sales Volume
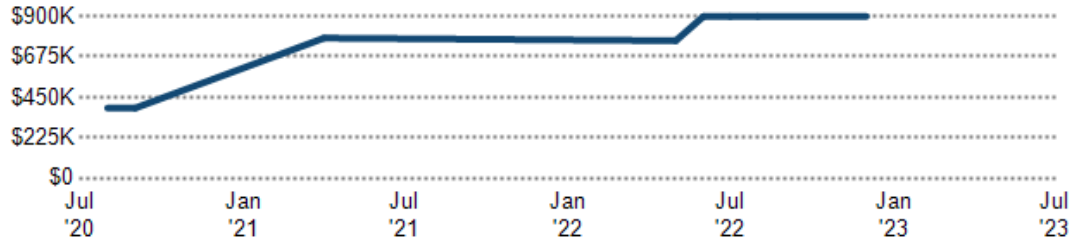Listings
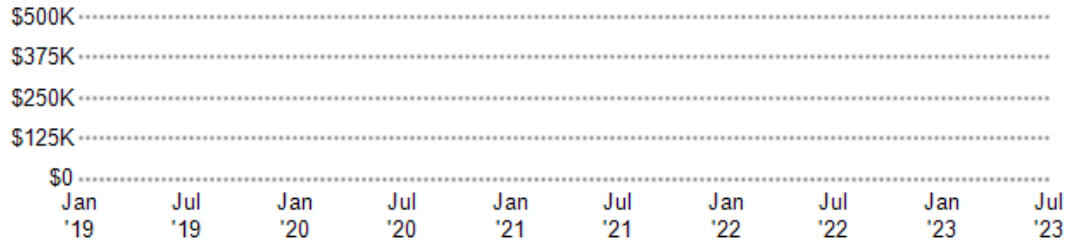
Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.
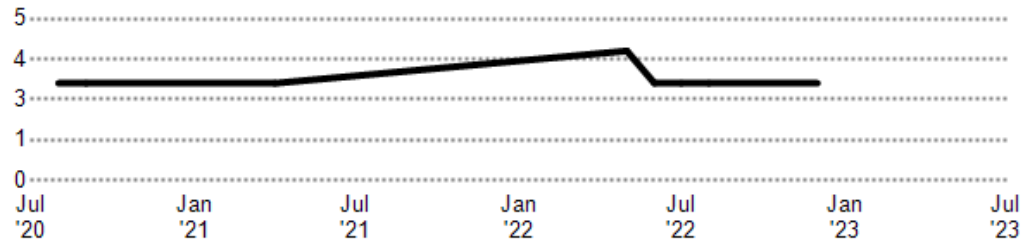
Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price

Listing Volume

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Range

Price Range	Count
> $800K	1
$400K - $500K	2
$200K - $300K	1

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Per Sq Ft

Price Per Sq Ft	Count
$350 - $400	1
$250 - $300	1

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Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

1600 - 1800 sq. ft.	1	
1200 - 1400 sq. ft.	1	

█ Sales Count By Living Area

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

60 - 75	2

█ Sales Count by Age of House

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Neighborhood: People Stats and Charts

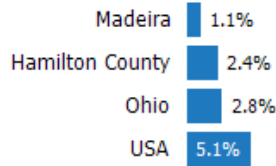|	Madeira	Hamilton County	Ohio	USA
Population	9.15K	814K	11.7M	325M
Population Density per Sq Mi	2.73K	2.01K	285	–
Population Change since 2010	+4.3%	+2.5%	+2.6%	+8.2%
Median Age	40	37	39	38
Male / Female Ratio	49%	48%	49%	49%

Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.
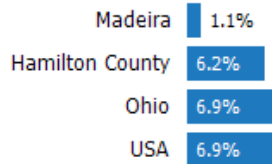
Data Source: U.S. Census American Community Survey via Esri, 2021
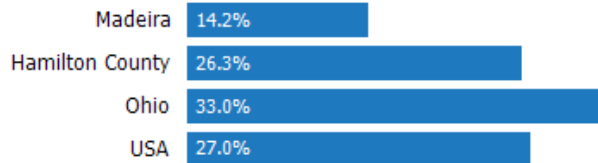
Update Frequency: Annually

Less Than 9th Grade

Madeira	1.1%
Hamilton County	2.4%
Ohio	2.8%
USA	5.1%

9-12th Grade/No Diploma

Madeira	1.1%
Hamilton County	6.2%
Ohio	6.9%
USA	6.9%

High School Graduate

Madeira	14.2%
Hamilton County	26.3%
Ohio	33.0%
USA	27.0%

Associate Degree

Madeira	14.4%
Hamilton County	27.2%
Ohio	29.1%
USA	28.9%

Bachelor's Degree

Madeira	40.1%
Hamilton County	22.8%
Ohio	17.6%
USA	19.8%
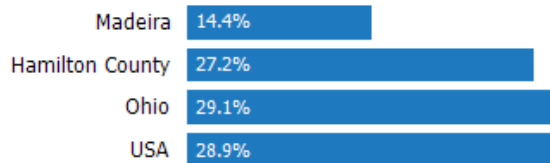
At Least a College Education

Madeira	69.2%
Hamilton County	37.9%
Ohio	28.3%
USA	32.2%

Grad/Professional Degree

Madeira	29.1%
Hamilton County	15.2%
Ohio	10.7%
USA	12.4%

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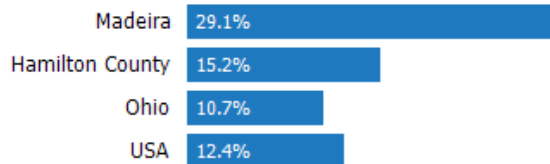
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

■ Madeira

Age Group	Value
Toddlers	667
Elementary School	729
Middle School	639
High School	471

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.
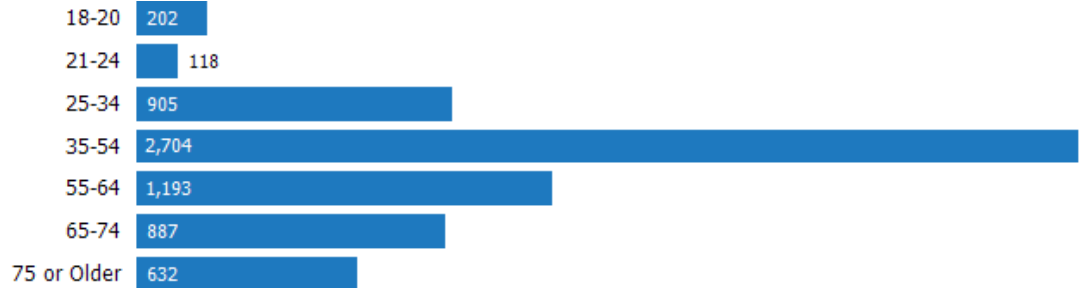
Data Source: U.S. Census
Update Frequency: Annually

■ Madeira

Age Group	Value
18-20	202
21-24	118
25-34	905
35-54	2,704
55-64	1,193
65-74	887
75 or Older	632

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

■ Madeira

Category	Value
Married with Children	1,020
Married without Children	1,216
Single with Children	196

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census
Update Frequency: Annually

■ Madeira

Income Bracket	Value
>$150K	1,113
$125K-$150K	435
$100K-$125K	414
$75K-$100K	497
$50K-$75K	317
$35K-$50K	200
$25K-$35K	92
<$25K	236
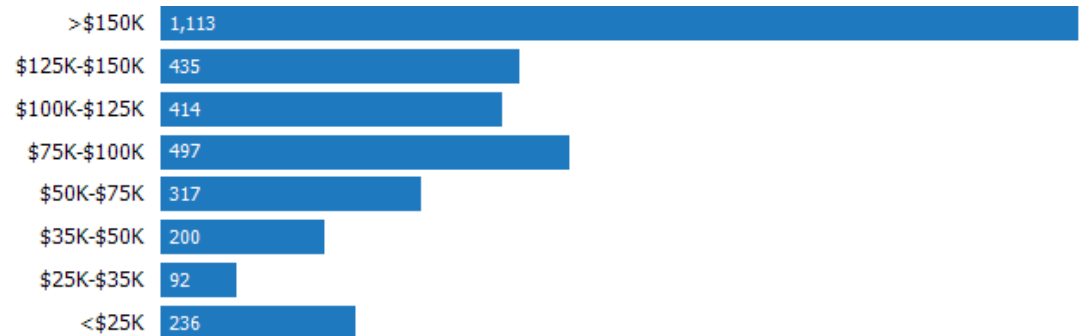
Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org
Update Frequency: Quadrennially

Category	Value
Votes Democrat	52.5%
Votes Republican	46.2%

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Neighborhood: Economic Stats and Charts

	Madeira	Hamilton County	Ohio	USA
Income Per Capita	$51,107	$35,570	$31,552	$34,103
Median Household Income	$117,944	$57,212	$56,602	$62,843
Unemployment Rate	–	3%	4.8%	3.8%
Unemployment Number	–	12.5K	274K	–
Employment Number	–	–	5.48M	–
Labor Force Number	–	–	5.76M	–

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics
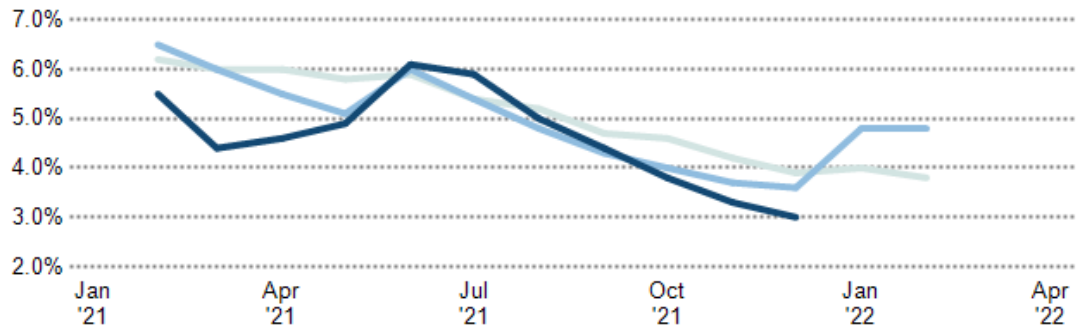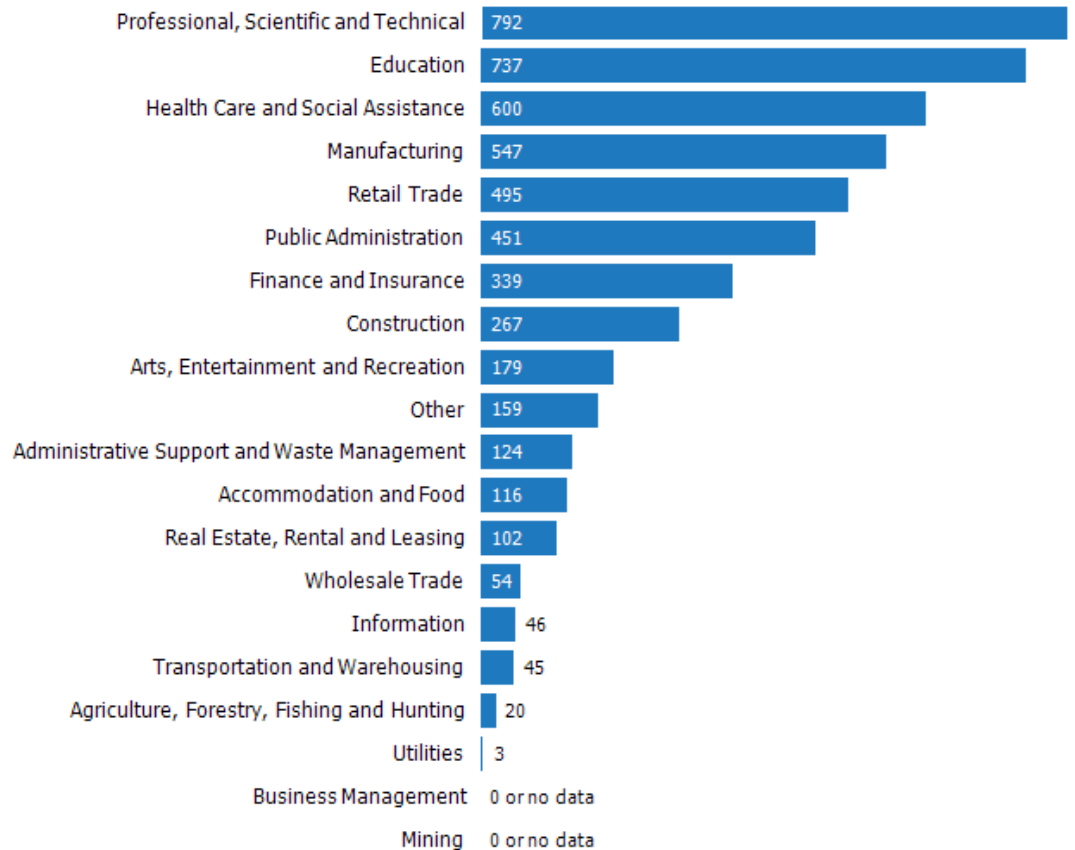Update Frequency: Monthly

■ Hamilton County
■ Ohio
■ USA

Occupational Categories

This chart shows categories of employment within an area.
Data Source: U.S. Census
Update Frequency: Annually

■ Madeira

Category	Value
Professional, Scientific and Technical	792
Education	737
Health Care and Social Assistance	600
Manufacturing	547
Retail Trade	495
Public Administration	451
Finance and Insurance	339
Construction	267
Arts, Entertainment and Recreation	179
Other	159
Administrative Support and Waste Management	124
Accommodation and Food	116
Real Estate, Rental and Leasing	102
Wholesale Trade	54
Information	46
Transportation and Warehousing	45
Agriculture, Forestry, Fishing and Hunting	20
Utilities	3
Business Management	0 or no data
Mining	0 or no data

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Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

	Madeira	Hamilton County	Ohio	USA
Elevation (in feet)	–	462	–	–
Annual Rainfall (in inches)	45	45	37.37	–
Annual Snowfall (in inches)	18.05	18.05	29	–
Days of Full Sun (per year)	83	83	68	–
Travel Time to Work (in minutes)	20	24	24	27
Water Quality - Health Violations	–	0	–	–
Water Quality - Monitoring and Report Violations	–	1	–	–
Superfund Sites	0	2	54	2,417
Brownfield Sites	No	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ Madeira

<15 Minutes	27.5%
15-30 Minutes	45.9%
30-45 Minutes	22.6%
45-60 Minutes	2.9%
>1 Hour	1.2%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

Drive/Carpool/Motorcycle	4,043
Work at Home	347
Walk	129
Public Transit	22
Bicycle	8

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

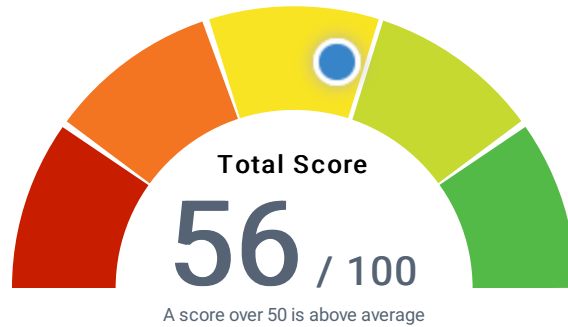|	
Avg. January Min. Temp	20
Avg. January Max. Temp	36
Avg. July Min. Temp	65
Avg. July Max. Temp	85

AARP Livability™ Index for 45243

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

● 0-19　● 20-39　● 40-59　● 60-79　● 80-100

Total Score

56 / 100

A score over 50 is above average

Housing Affordability & Access	**34**
Neighborhood Access to Life, Work & Play	**52**
Transportation Safe & Convenient Options	**58**
Environment Clean Air & Water	**60**
Health Prevention, Access & Quality	**65**
Engagement Civic & Social Involvement	**66**
Opportunity Inclusion & Possibilities	**56**

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