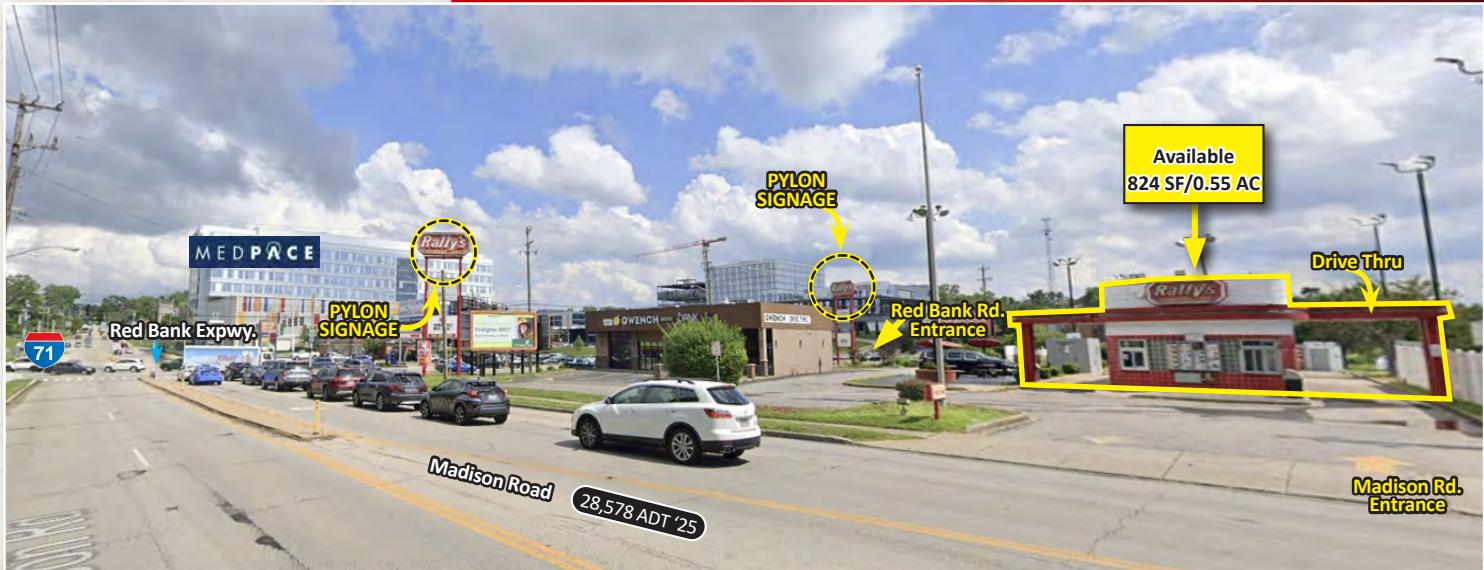




FOR SALE/LEASE

Freestanding QSR w. DriveThru



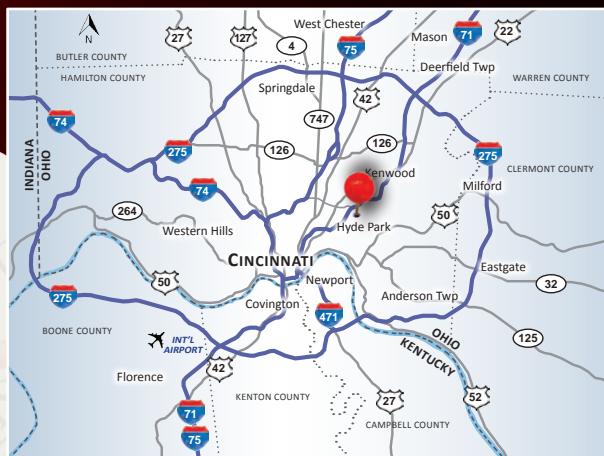
5225 Madison Road, Cincinnati, OH 45227

PROPERTY HIGHLIGHTS

- At the Gateway to Madisonville's Explosive Resurgence
- 2nd Generation Restaurant with all FF&E
- Immediately off I-71 at Red Bank Expwy. Intersection
- Fronting Busy Madison Rd., just ½ Mile from Oakley
- Conveniently Located with Incredible Visibility, Easy Access & Parking
- Directly Across the Street from Medpace's 3,300+ Employees
- Surrounded by High-End Multi-Family, Office & Hotel Developments
- Traffic Counts:
Madison Rd: 28,578 ADT 2025
Red Bank Expwy: 30,260 ADT 2025

DEMOGRAPHICS

YEAR 2025	One Mile	Three Mile	Five Mile
Estimated Population	12,674	95,276	221,590
Median Income	\$74,454	\$96,476	\$88,533
Average HH Income	\$104,329	\$139,388	\$126,749
Daytime Population	11,946	51,043	123,856



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[CLICK HERE TO VIEW OUR OTHER LISTINGS!](#)

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123,126 ADT '24



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123,126 ADT '24



Auto Wash

Auto Wash

SITE

28,578 ADT '25

Red Bank Expy

30,260 ADT '25

Madison Rd.

Red Bank Expy

71



FITOPIA



THE SUMMIT

MEDPACE

Alara

Medpace Way

Madison Rd.

Ee

ELEMENT Eatery

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5225 MADISON ROAD
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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.1611/-84.4046



5225 Madison Rd Cincinnati, OH 45227	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	12,674	95,276	221,590
2030 Projected Population	13,746	94,327	219,768
2020 Census Population	11,601	95,602	218,904
2010 Census Population	10,375	90,563	211,603
Projected Annual Growth 2025 to 2030	1.7%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	1.5%	0.3%	0.3%
2025 Median Age	36.1	36.7	37.3
Households			
2025 Estimated Households	6,601	45,509	99,930
2030 Projected Households	7,248	45,449	99,912
2020 Census Households	5,730	45,367	98,296
2010 Census Households	5,286	42,913	94,978
Projected Annual Growth 2025 to 2030	2.0%	-	-
Historical Annual Growth 2010 to 2025	1.7%	0.4%	0.3%
Race and Ethnicity			
2025 Estimated White	56.4%	70.2%	65.7%
2025 Estimated Black or African American	34.6%	21.0%	25.3%
2025 Estimated Asian or Pacific Islander	3.6%	2.8%	2.9%
2025 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%
2025 Estimated Other Races	5.2%	5.9%	5.9%
2025 Estimated Hispanic	3.9%	5.0%	4.8%
Income			
2025 Estimated Average Household Income	\$104,329	\$139,388	\$126,479
2025 Estimated Median Household Income	\$74,454	\$96,476	\$88,533
2025 Estimated Per Capita Income	\$54,744	\$66,717	\$57,281
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.2%	1.8%
2025 Estimated Some High School (Grade Level 9 to 11)	4.8%	3.5%	4.5%
2025 Estimated High School Graduate	19.5%	16.6%	20.2%
2025 Estimated Some College	12.7%	12.1%	14.2%
2025 Estimated Associates Degree Only	8.1%	7.1%	7.4%
2025 Estimated Bachelors Degree Only	32.8%	32.4%	28.5%
2025 Estimated Graduate Degree	21.5%	27.1%	23.3%
Business			
2025 Estimated Total Businesses	625	4,260	9,719
2025 Estimated Total Employees	11,946	51,043	123,856
2025 Estimated Employee Population per Business	19.1	12.0	12.7
2025 Estimated Residential Population per Business	20.3	22.4	22.8