

# FOR LEASE



**3363 Madison Rd  
Cincinnati, OH 45209**

Located in Oakley on Madison Road one of the hottest residential and retail trade areas in Cincinnati MSA. Many retail and residential construction projects underway. Across from Oakley Station, Kroger Marketplace, Cinemark, Crossroads, numerous restaurants, 100's of new apartments and next to the popular Mad Tree Brewery and Beer Garden. Exceptional visibility with traffic counts in excess of 25,000 vpd. Highly walkable community. TI available to qualified tenant. Join WingStop, Bishop's Cut & Color, Puff. Minutes to Hyde Park, Mt Lookout, I-71 and the Norwood Lateral.

## FEATURES

Lease Rate: \$25.00/SF  
NNN: \$7.50/SF  
Available: 3,010 SF  
Traffic count 25,000+  
Population 1 mile: 11,395  
Households 1 mile: 6,243  
Income 1 mile: \$102,430  
Population 3 mile: 109,788  
Households 3 mile: 51,157  
Income 3 mile: \$101,907  
Parking 23 + Street

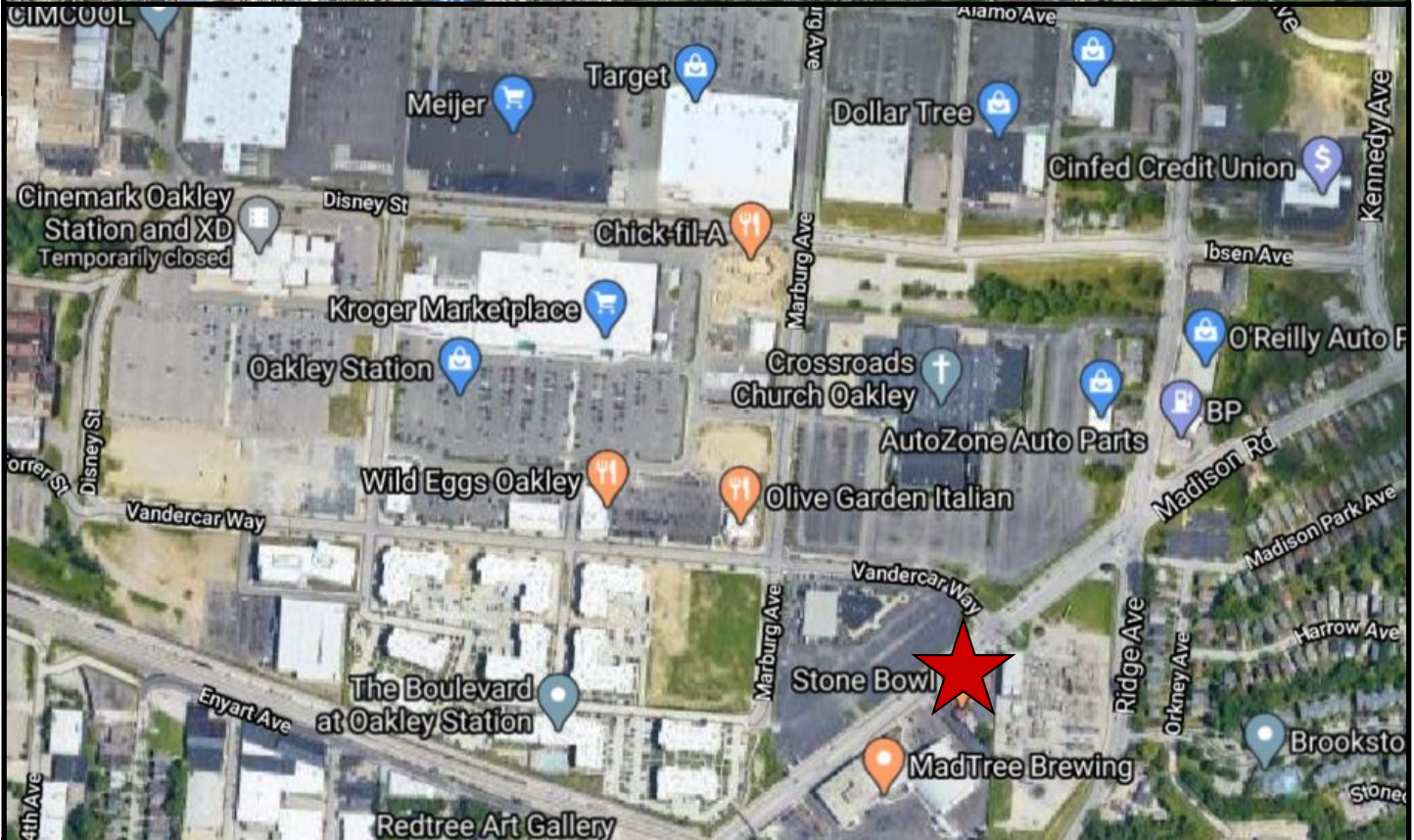
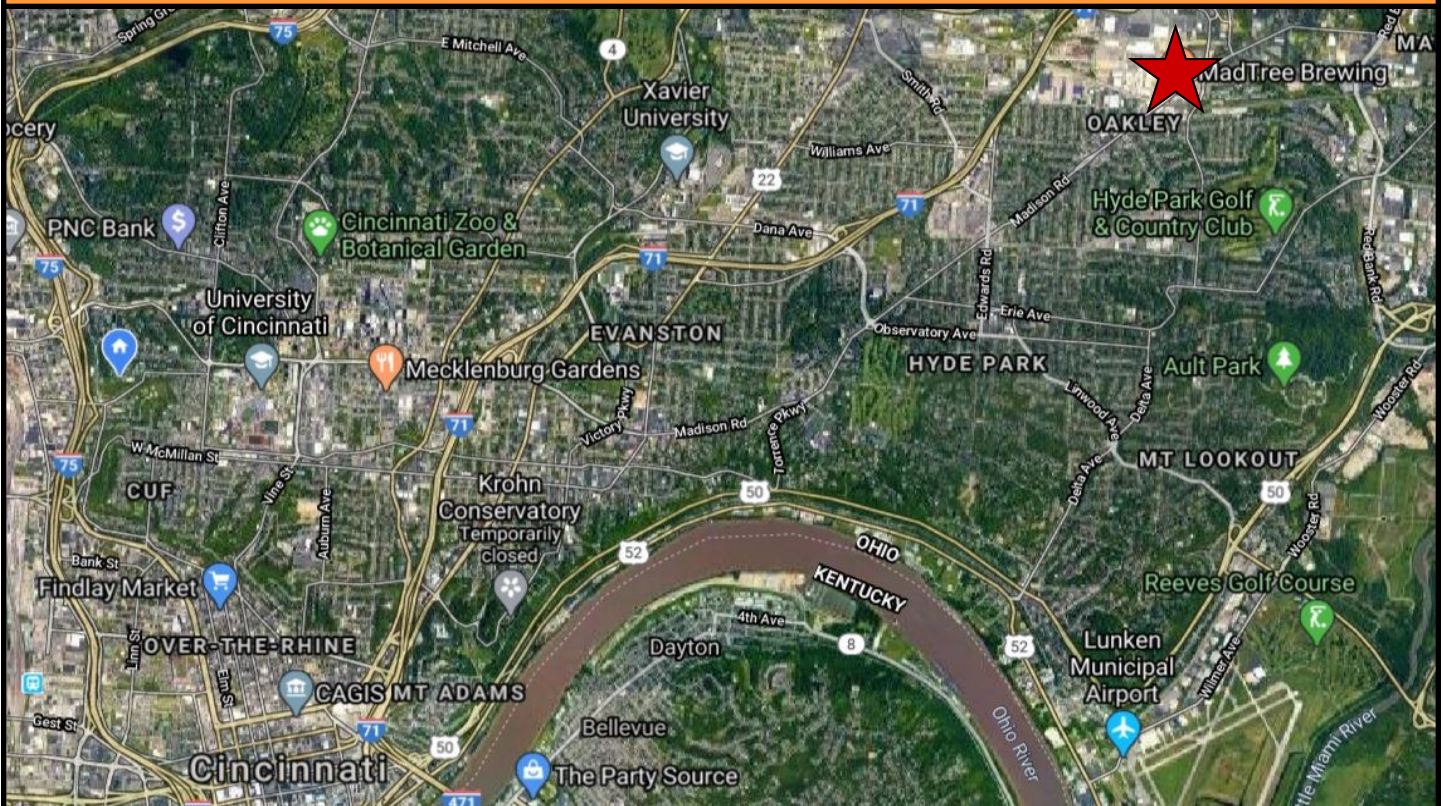
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**www.SKCRE.com**

# LOCATION



513-271-2460

[www.SKCREs.com](http://www.SKCREs.com)