



# FORMER BREWERY FOR LEASE

# MADAMORE



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# RESTAURANT & BAR SPACE FOR LEASE **MADAMORE**

**AVAILABLE:** 2,543 SF

**PRICING:** \$22.00 PSF + NNN

## SECOND-GEN RESTAURANT / BAR OPPORTUNITY

This former brewery space at Madamore offers a rare opportunity to lease a second-generation restaurant and bar within one of Cincinnati's fastest-growing neighborhoods.

Featuring an open floor plan, bar infrastructure, and an outdoor patio, the space is ideally suited for operators seeking a turnkey or lightly repositioned concept.

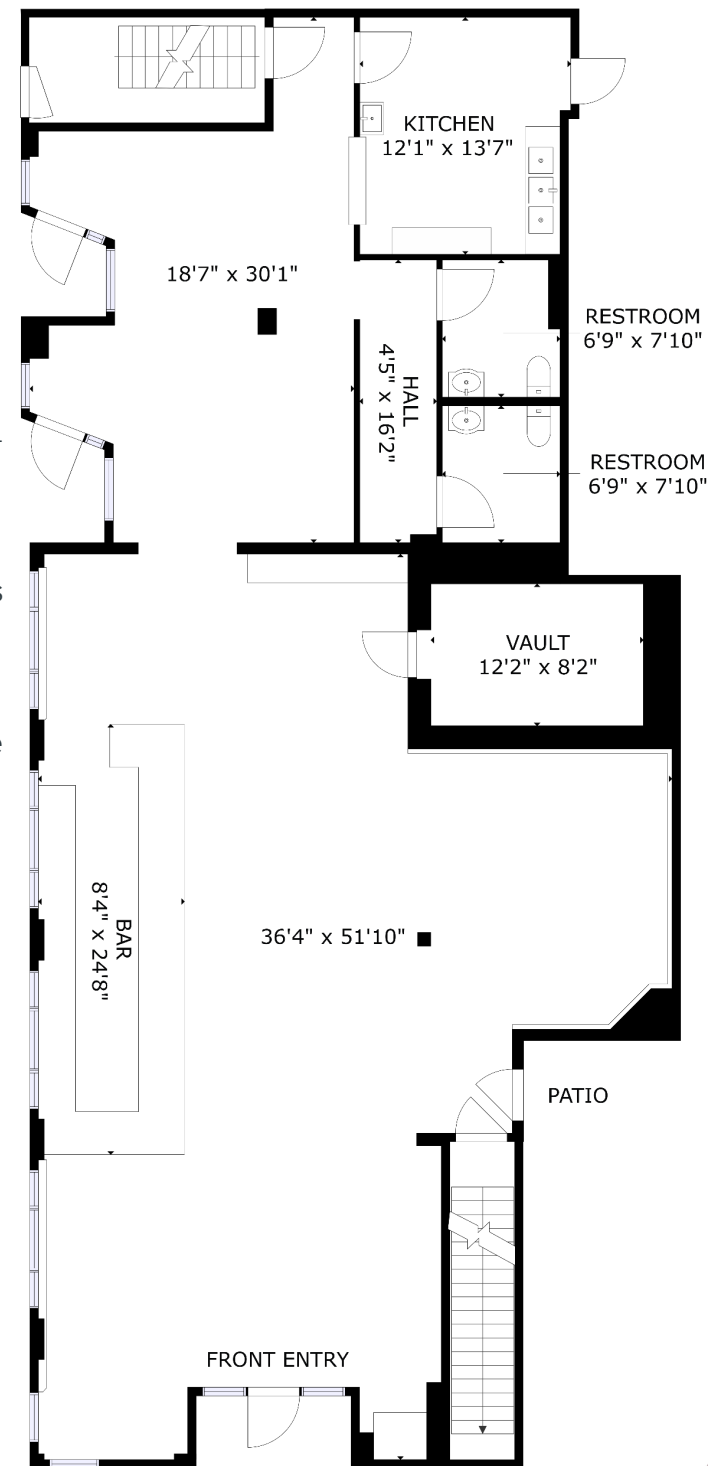
Located within a mixed-use development anchored by 312 luxury apartments, the property benefits from a built-in customer base and strong surrounding demographics.

## PROPERTY HIGHLIGHTS:

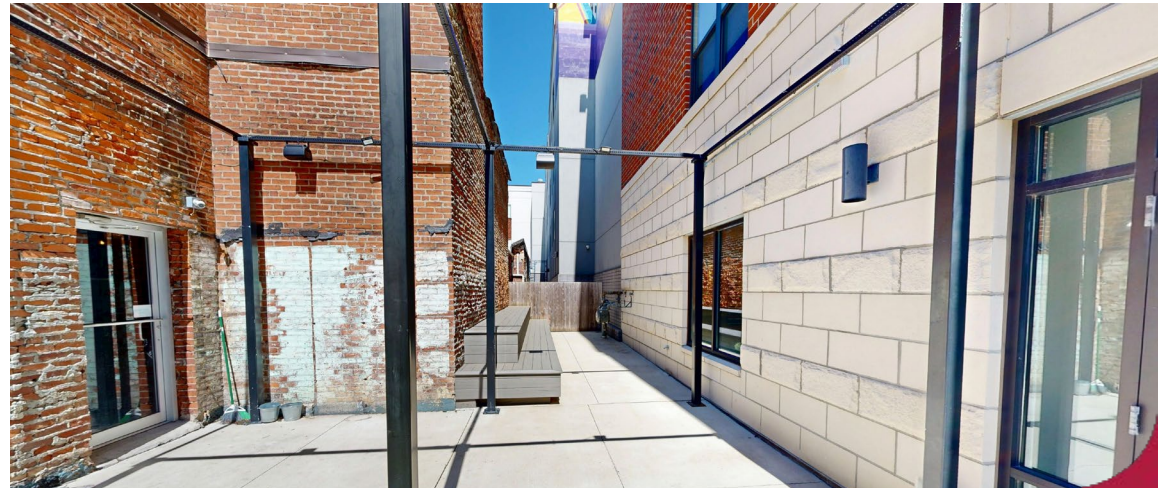
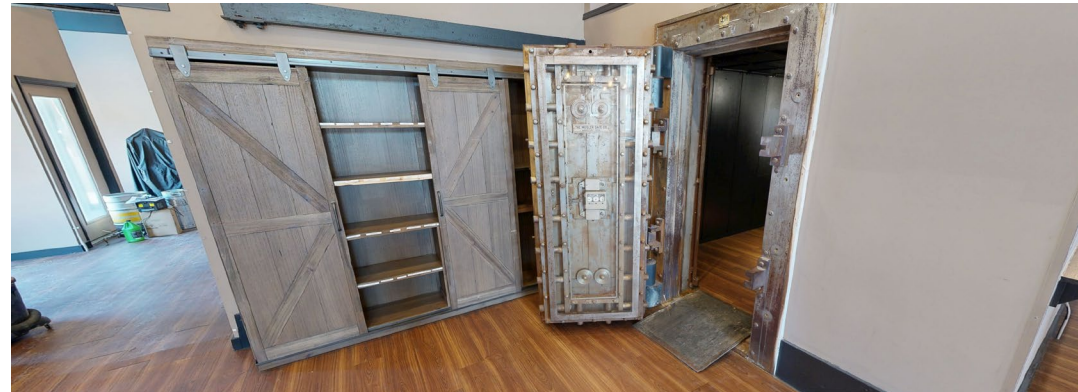
- Some tables, chairs, beer cooler, etc. included
- Existing bar + open layout
- Patio / outdoor seating area
- Unique character finishes (former brewery design)
- Strong visibility at Madison & Whetsel
- Ideal for restaurant, bar, or entertainment concept

## TRAFFIC COUNTS:

- Madison Road – 40,075 VPD
- Red Bank Expwy– 30,395 VPD



# FORMER BREWERY **MADAMORE**



# ABUNDANT PARKING



## PARKING

- FREE ON-STREET # SPACES
- METERED ON-STREET # SPACES
- AMPLE BIKE PARKING
- metro Use the transit app

Madamore benefits from a strong mix of on-street, public, and shared parking options within walking distance:

- 1,100+ parking spaces in the immediate area
- 170+ spaces within 2 blocks
- On-street & public parking lots

# STREET RETAIL FOR LEASE **MADAMORE**

## MAJOR EMPLOYERS & TRAFFIC DRIVERS

Madamore is positioned near key employment hubs that support strong daytime traffic and consistent demand.

Nearby Drivers Include: **M E D P A C E**

- Medpace Headquarters
- Cincinnati Children's satellite locations
- Xavier University
- Oakley Business District
- Downtown Cincinnati (15 minutes)



## 12,500+ DAYTIME POPULATION WITHIN 1 MILE

### KEY STATISTICS

3 miles

**3,916**

Total Businesses

**51.7K**

Total Employees

**\$8.26B**

Total Sales

**2.5%**

Unemployment Rate

3 miles

### DAYTIME POPULATION



**79,875**

Total Population



**83,792**

Total Daytime Population

Ratio of daytime to total population:

**1.05**

Values > 1.0 mean that more people come to the area during the day than live there.



**9.4**

Avg Number of Employees



**136**

Total Businesses Per Square Mile