



STREET RETAIL FOR LEASE **MADAMORE**



MADAMORE
5912



CLICK OR SCAN TO VIEW



INTERACTIVE AERIAL

Madisonville's Emerging Retail & Dining Destination

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STREET RETAIL FOR LEASE **MADAMORE**

Mixed-Use Development in the Heart of Madisonville

Madamore is a transformative mixed-use development located at the intersection of Madison Road and Whetsel Avenue. Anchored by 312 luxury apartment units, the project is designed to create a walkable, neighborhood-focused retail and dining destination.

AVAILABLE: 772 SF - 3,209 SF

PRICING: \$18.50 - \$22.00 PSF + NNN

PROPERTY HIGHLIGHTS:

- 312 luxury apartment units
- 14,500 SF of retail and restaurant space
- Patio dining opportunities available
- Walkable, community-oriented environment
- Located at a signalized intersection
- Strong visibility along Madison Road



SPACE FOR LEASE

Available Retail Opportunities

- Inline and endcap spaces available
- Ideal for restaurant, café, and service retail
- Patio opportunities available



balloon
bombard

5810A
2,200 SF
AVAILABLE

5810C
1,150 SF
AVAILABLE

772 SF
AVAILABLE



city of CINCINNATI
PRIMARY CARE
BRAXTON F. CANN
MEMORIAL HEALTH CENTER

WHETSEL AVENUE

5900
2,543 SF
AVAILABLE PATIO

MADAMORE
APARTMENT LIVING
PHASE 2

5914
1,543 SF
AVAILABLE



GINCINNATI WOOD
COLLABORATIVE

5920
1,029 SF
AVAILABLE

5926
3,209 SF
AVAILABLE PATIO

MADISON ROAD

ACKERMANN
GROUP
BUILDING COMMUNITY
TOGETHER

5818
2,670 SF
AVAILABLE

MADAMORE
APARTMENT LIVING
PHASE 1

CONCORDE
COMING SOON

MADAMORE
APARTMENT LIVING
PHASE 3

4920
2,304 SF

cincinnati
public
library

ABUNDANT PARKING



PARKING

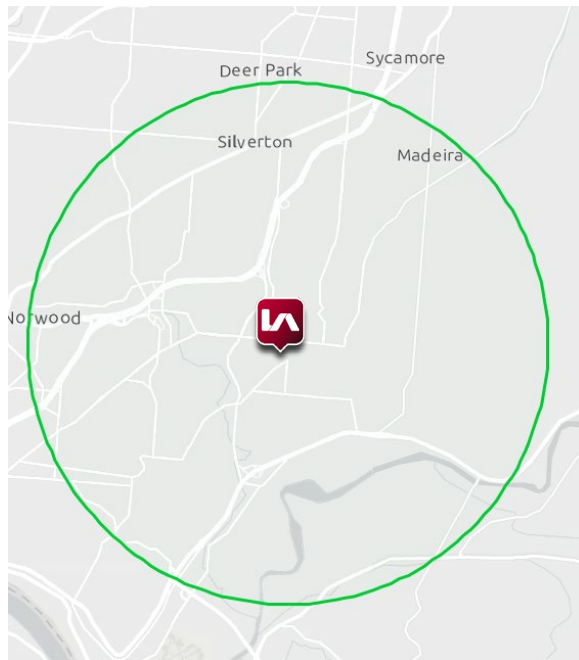
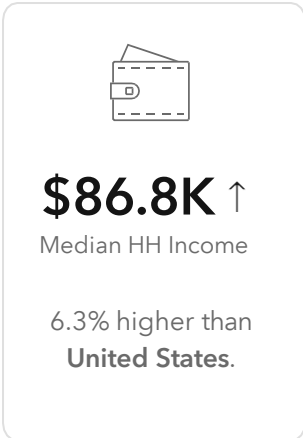
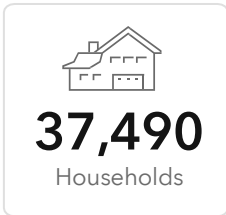
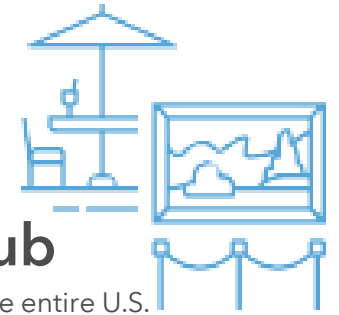
- FREE ON-STREET # SPACES
- METERED ON-STREET # SPACES
- AMPLE BIKE PARKING
- metro Use the transit app

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

HOUSEHOLD PROFILE - 3 MILES

MADAMORE

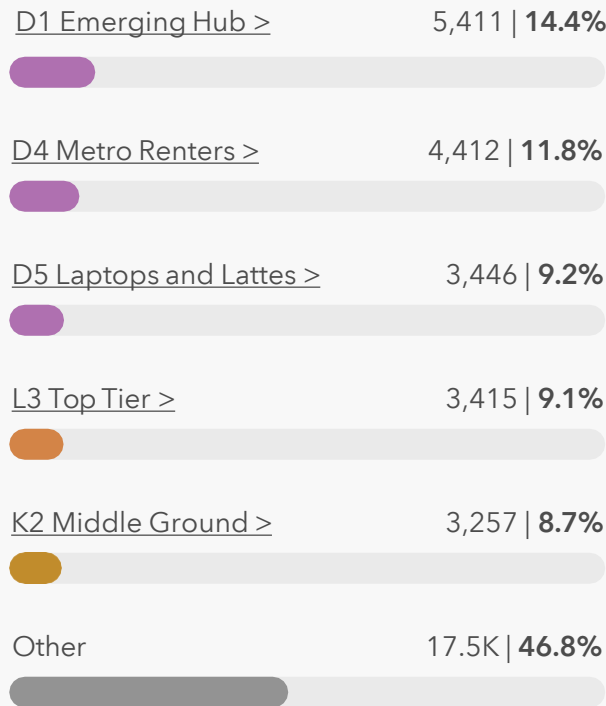


Tapestry

Top 5 segments by household count



Emerging Hub accounts for 14.4% of households in the area which is **12.5%** higher than the U.S.



[View comparison table](#)

[View Tapestry Profile](#)

Emerging Hub

Segment values include the entire U.S.

Population Density High



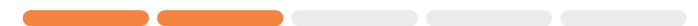
Income Moderate



Home Value Moderate



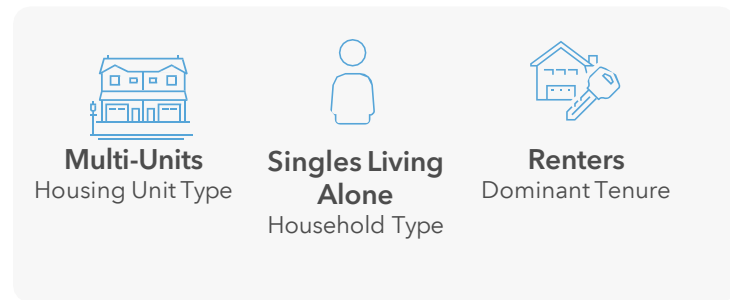
Age Low



Diversity ⓘ Moderate



Housing Traits



[View segment profile](#)

Source: This infographic contains data provided by Esri (2025). © 2026 Esri



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