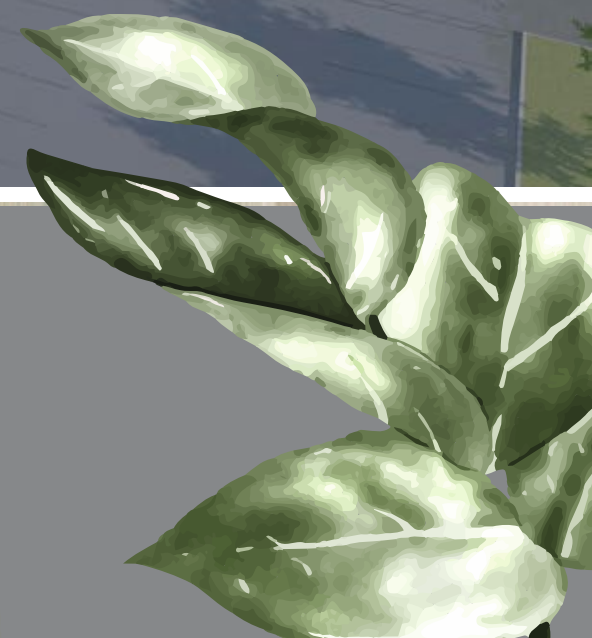


# Oakley Parke

4710 Madison Road | Cincinnati, OH

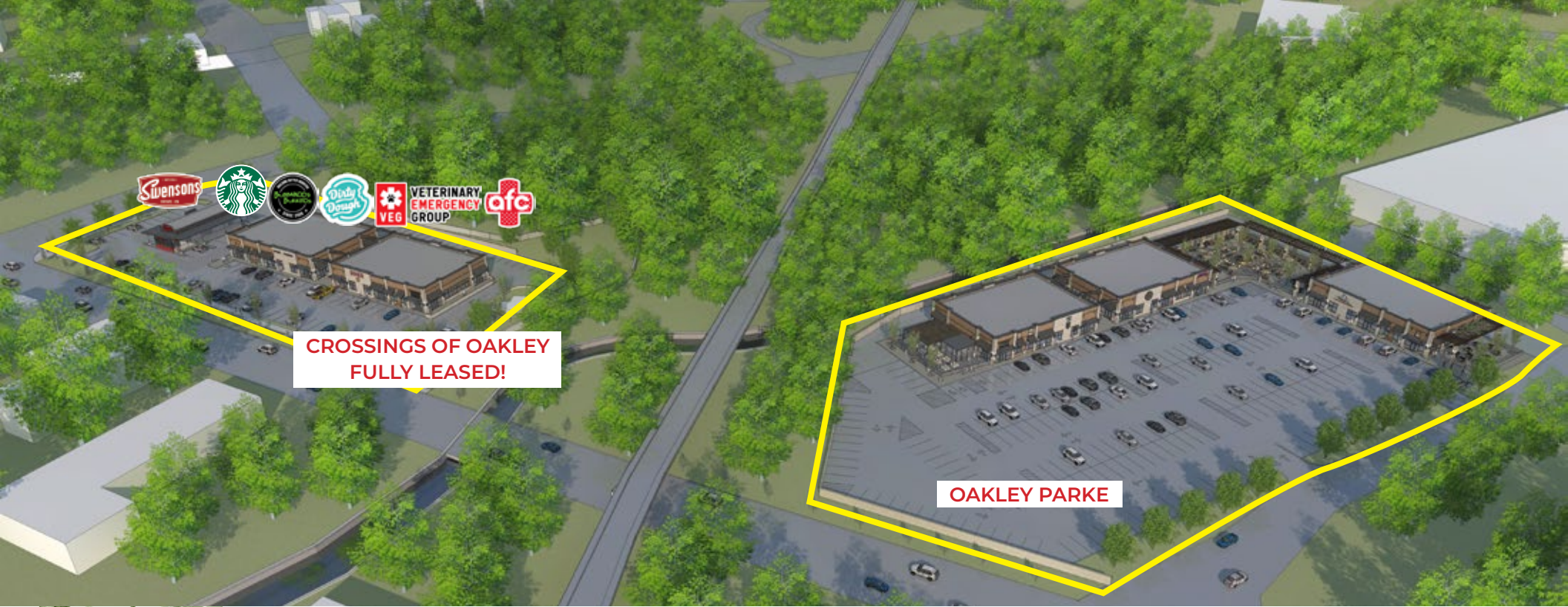


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## about the property...

- New ±30,000 SF development located in Oakley, a first ring, affluent suburb of Greater Cincinnati. The development is under construction now and plans are to deliver to tenants by late 2024/early 2025.
- The planned development is located at 4710 Madison Road, adjacent to Phase I Crossings of Oakley. The center will have ample exterior patio dining space.
- The development is located in the heart of Cincinnati's Midtown market corridor, a thriving area with a high density of young professionals.
- 3-mile density of 108,000 people living in the area and 66,000 people working within the trade area.
- There are 40,287 CPD on Madison Road in front of the proposed development with unrestricted visibility.
- The Oakley trade area was twice voted Best Place to live in Cincinnati, due to the explosion of retail, residential and office development.
  - Medpace - \$150 million investment to expand headquarters by constructing a 250,000 SF building and parking garage with 1,000 new spaces that will accommodate 1,500 new job worth \$90 million in payroll.
  - Three Oaks - 30 Acres redevelopment of former industrial area to a residential neighborhood that features over 600 homes.
  - Arcadia - \$60 million investment delivering 124 townhomes in 2026.

# SITE RENDERINGS



All renderings and floor plans depicted in this brochure are illustrative only, and are provided to assist the future tenant in visualizing the development and may not be accurately depicted and may be changed at any time.

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**POPULATION**

1 Miles	3 Miles	5 Miles
14,056	113,244	247,889



**MEDIAN AGE**

1 Miles	3 Miles	5 Miles
35.70	37.80	38.00



**EDUCATION (COLLEGE)**

1 Miles	3 Miles	5 Miles
69.8%	56.1%	51.4%



**MEDIAN HH INCOME**

1 Miles	3 Miles	5 Miles
\$69,246	\$57,083	\$54,036

# NORTHBOUND I-71 IMPROVEMENT PROJECT

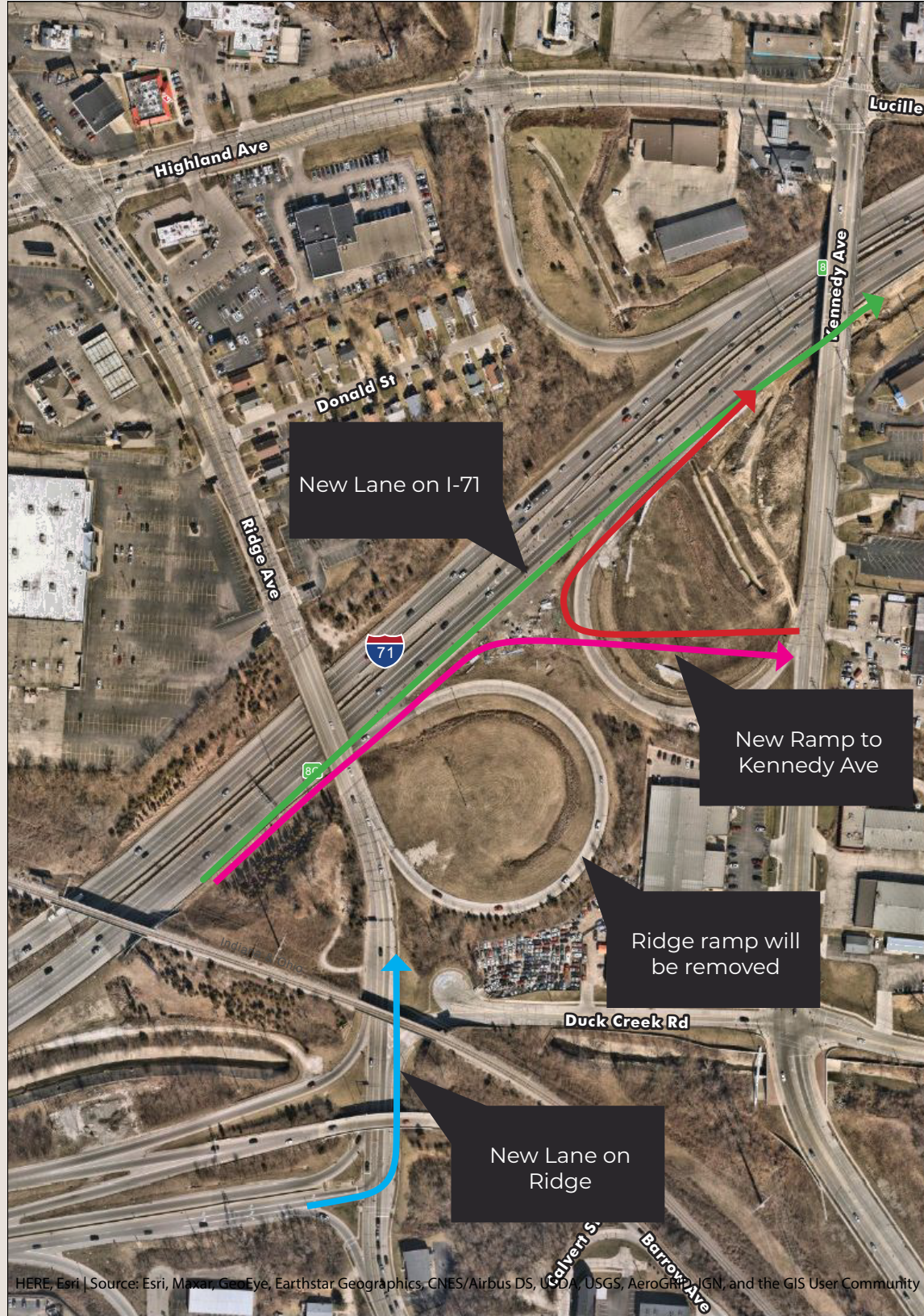
## WHAT IMPROVEMENTS ARE BEING CONSTRUCTED?

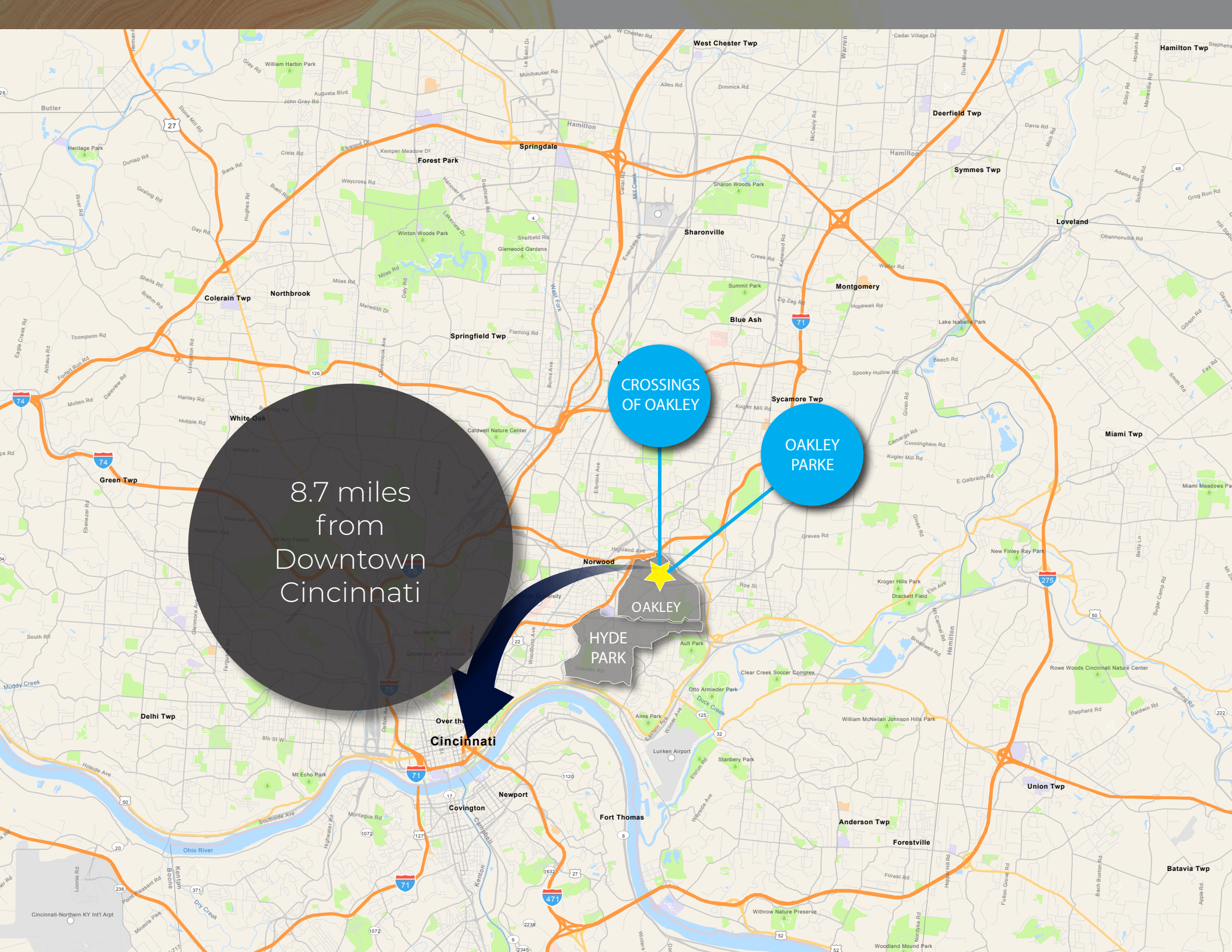
The project will improve safety, capacity, and transportation efficiency in the I-71 corridor between the Norwood Lateral (SR 562) and Red Bank Expressway. The current configuration of through lanes and merge/weave conditions at interchanges in the project area have resulted in heavy congestion and high crash rates.

## RECOMMENDED PROJECT ELEMENTS

- Increase I-71 capacity and improve lane utilization from the Ridge exit to Red Bank Expressway exit
- Widen Ridge Avenue to provide two northbound lanes from the existing signal at the end of the I-71 northbound exit to Ridge
- Convert existing I-71 exit to Ridge South to provide enhanced access to north and southbound Ridge
- **Create northbound I-71 exit to Kennedy Avenue**
- Existing entrance ramp from Kennedy Ave to I-71 northbound will remain
- Rehabilitate I-71 infrastructure including pavement, bridges, signing, striping and potential noise wall

KEY MILESTONES	DATE
Construction Began	Spring 2018
Complete I-71	Fall 2021
Finish 408 Permit	Summer 2021
Start Kennedy Ramps	Spring 2022 Spring 2022
Finish Project	Fall 2023





8.7 miles from  
Downtown  
Cincinnati

CROSSINGS  
OF OAKLEY

OAKLEY  
PARKE

OAKLEY  
HYDE PARK



# Oakley Parke

4710 Madison Road | Cincinnati, OH



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