

PRIME RETAIL SPACE FOR LEASE

OAKLEY CENTER

3235 Madison Road, Cincinnati, OH 45209



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PRIME RETAIL SPACE FOR LEASE **OAKLEY CENTER**

FOR LEASE: 12,950 SF

PRICING: \$14.00 NNN + \$4.25

PROPERTY HIGHLIGHTS:

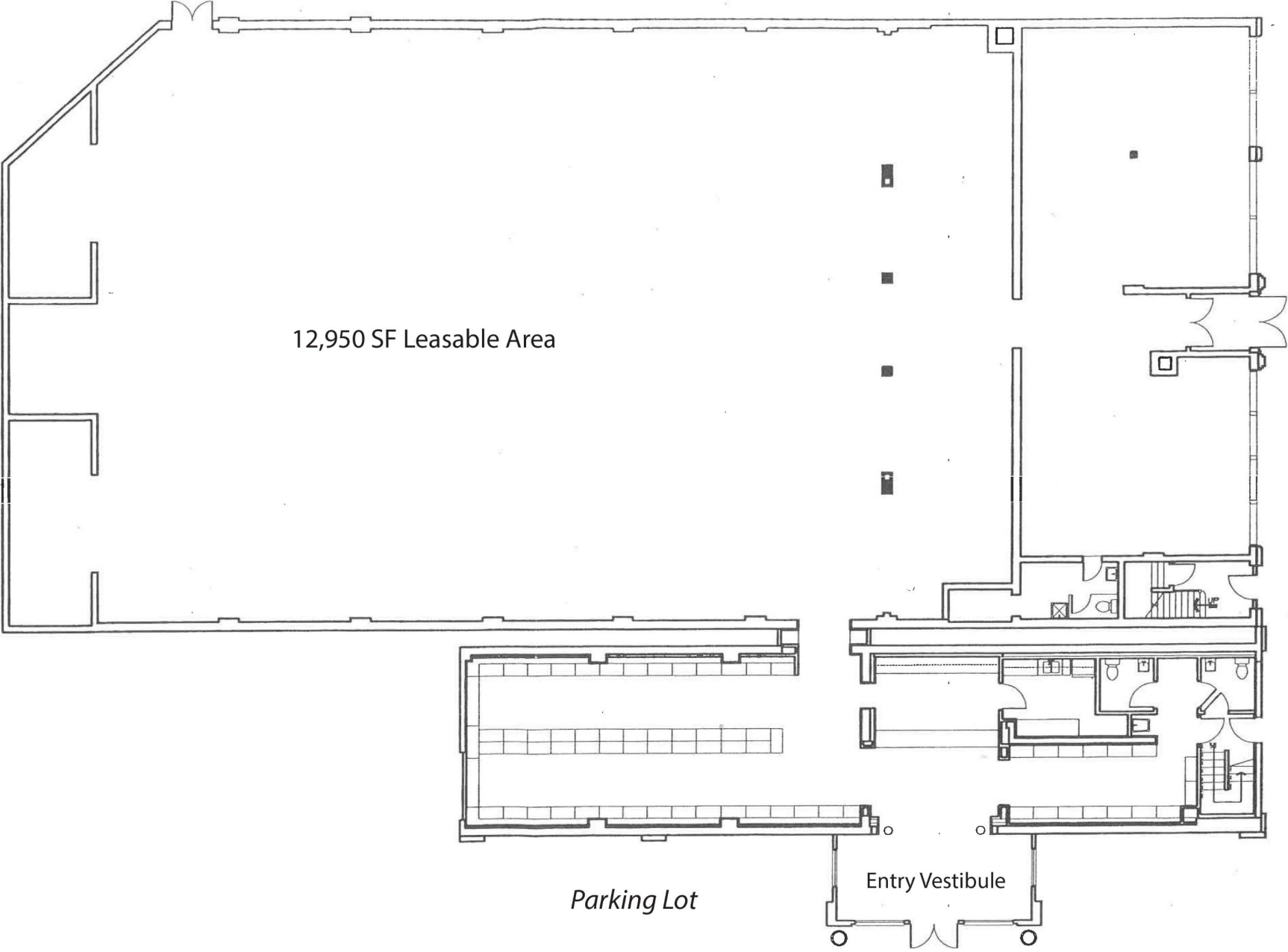
- Located in popular Oakley retail market
- Endcap retail space in historic Oakley
- Nicely Furnished Retail Showroom
- Lots of new housing and mixed-use developments in this bustling market
- Great access, visibility and parking
- Perfect for boutique retail
- Close proximity to many national retailers including Kroger Marketplace, Target, At Home, Meijer, and Cinemax Theater

TRAFFIC COUNTS:

- Madison Road - 24,275 VPD
- Ridge Road - 29,000 VPD



ANCHOR SPACE LAYOUT **OAKLEY CENTER**



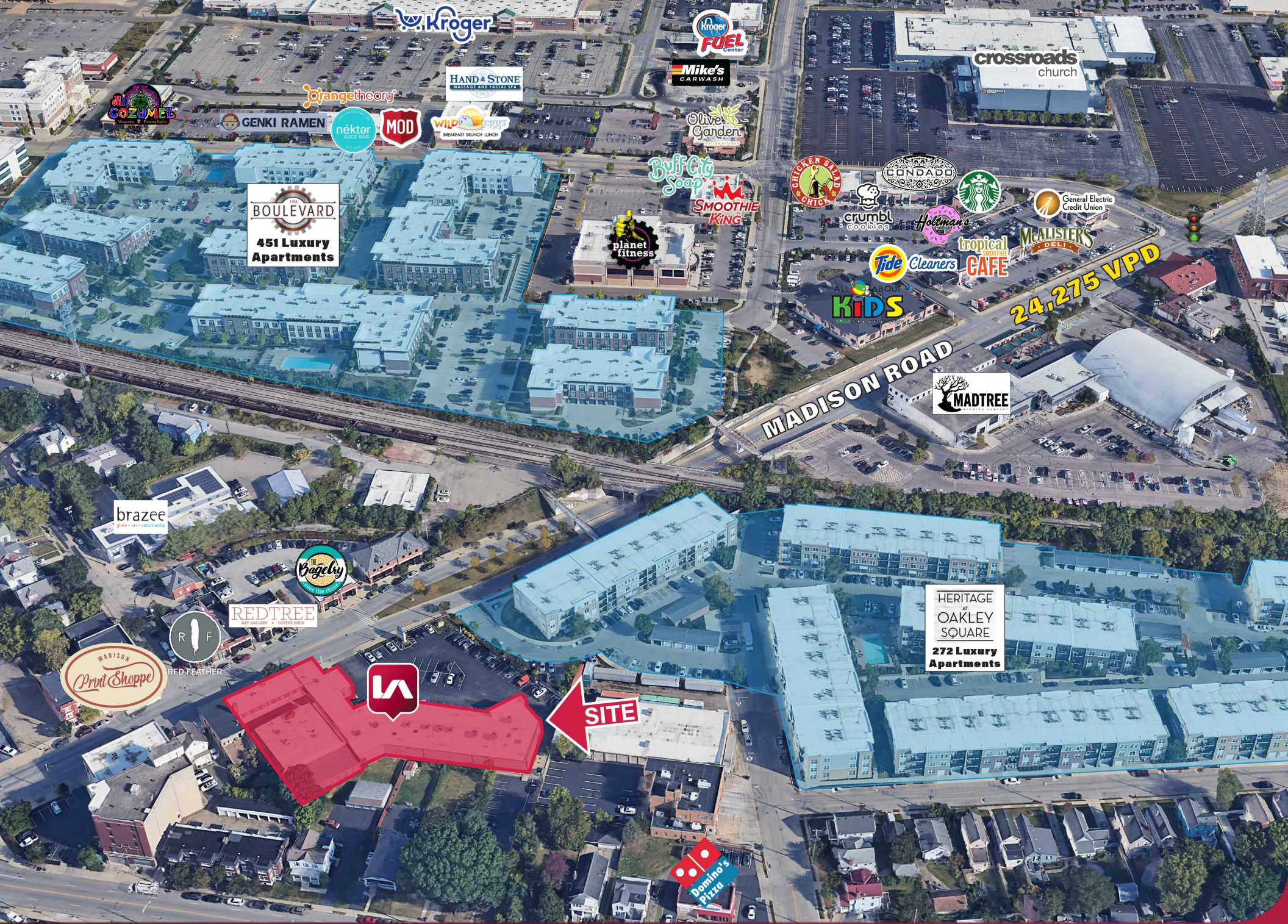
Oakley Center - Anchor Space Layout

1/16" = 1' - 0"

SPACE PLAN

OAKLEY CENTER



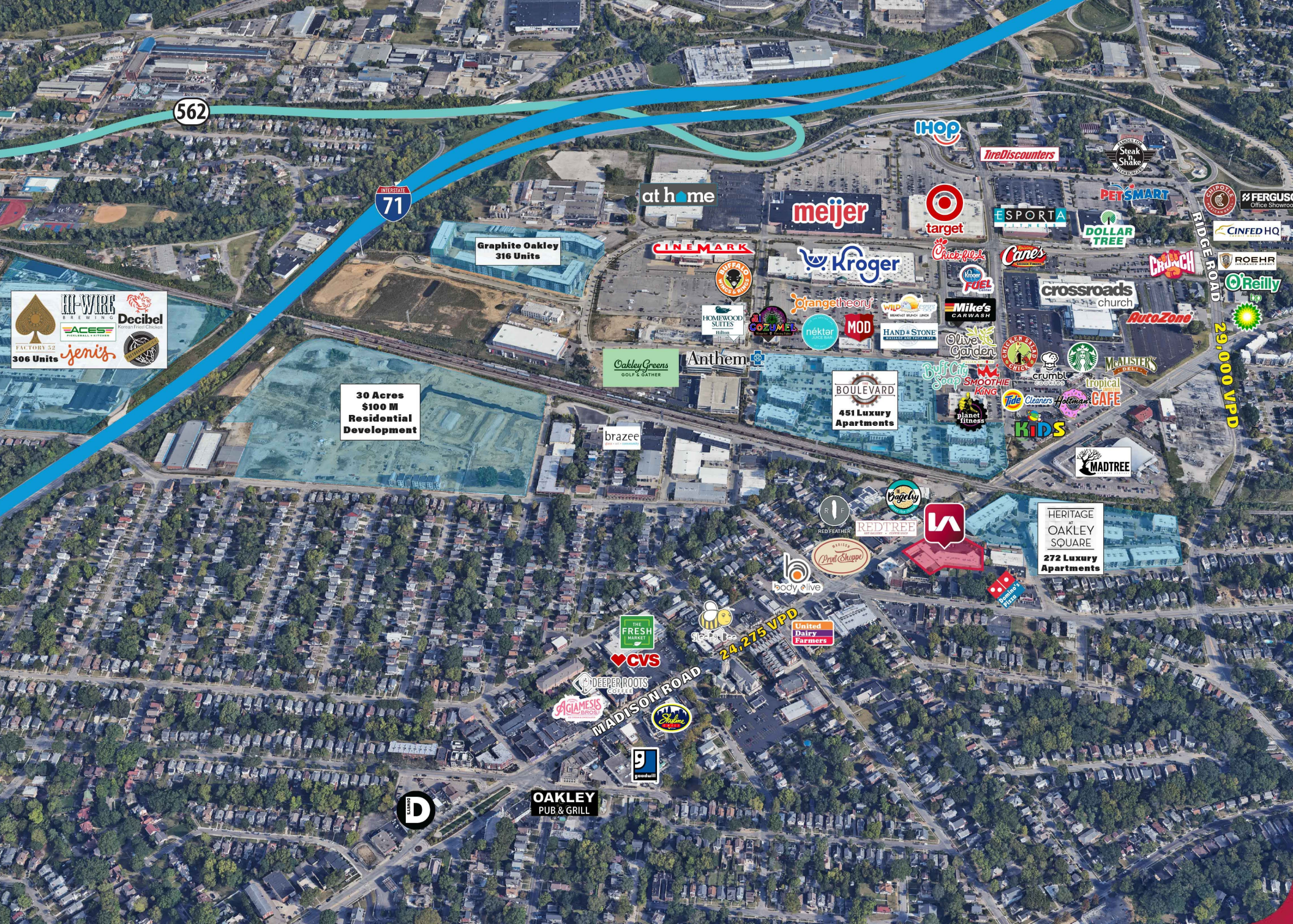


THE BOULEVARD
451 Luxury Apartments

HERITAGE at OAKLEY SQUARE
272 Luxury Apartments

MADISON ROAD
24,275 VPD

SITE



562

INTERSTATE 71

Graphite Oakley
316 Units

30 Acres
\$100 M
Residential
Development

at home

meijer

target

Kroger

CINEMARK

HOP

TireDiscounters

Steak Shake

PETSMART

DOLLAR TREE

ESPORTA

CROSSROADS church

AutoZone

CINCFED HQ

ROEHR

O'Reilly

RIDGE ROAD
29,000 VPD

FACTORY 52
306 Units

M-WIRE BREWING
ACES
jenie's

Decibel
Korean Fried Chicken

HOMEGOOD SUITES

JoFangTheory

MOD

HAND & STONE

Mike's CARWASH

Crossroads

Starbucks

MEALMASTER'S CAFE

Tropical CAFE

Gulf City Soap

SMOOTHIE KING

Tide Cleaners

Planet Fitness

KIDS

MADTREE

brazee

Anthem

BOULEVARD

451 Luxury
Apartments

LA

HERITAGE
OF OAKLEY
SQUARE
272 Luxury
Apartments

body elive

RED TREE

Pratt Shoppet

United Dairy Farmers

24,275 VPD

THE FRESH MARKET

CVS

DEEPER ROOTS

AGIAMESES

MADISON ROAD

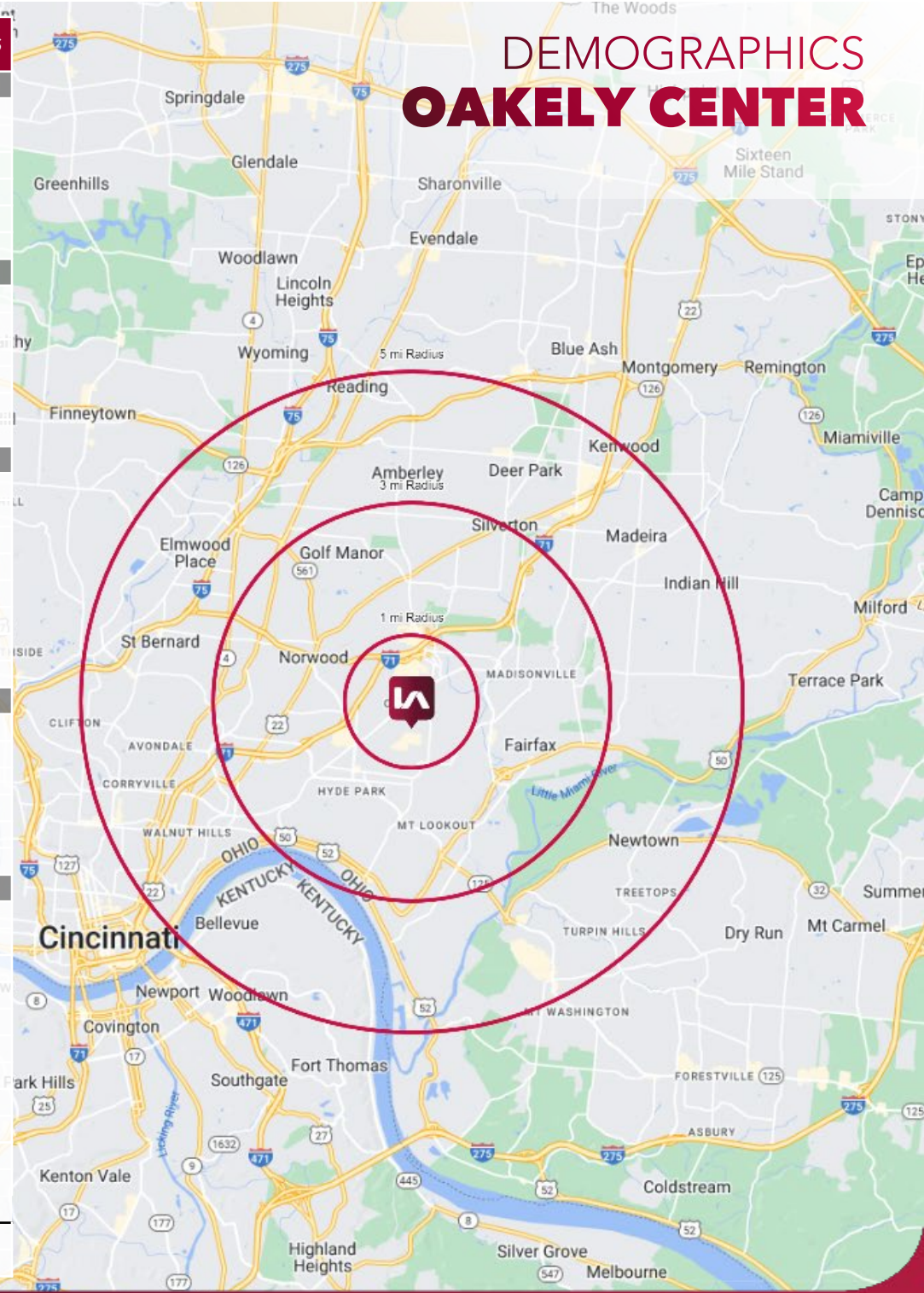
OAKLEY
PUB & GRILL

9 Goodwill

D

DEMOGRAPHICS

OAKLEY CENTER



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POPULATION			
2024 Estimated Population	13,470	112,095	248,652
2029 Projected Population	13,454	112,273	249,859
2020 Census Population	13,753	112,988	246,697
2010 Census Population	12,075	107,351	237,525
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	0.8%	0.3%	0.3%
HOUSEHOLDS			
2024 Estimated Households	7,742	52,891	113,661
2029 Projected Households	7,696	52,693	113,788
2020 Census Households	7,821	52,827	111,142
2010 Census Households	6,790	49,842	107,141
Projected Annual Growth 2024 to 2029	-0.1%	-	-
Historical Annual Growth 2010 to 2024	1.0%	0.4%	0.4%
AGE			
2024 Est. Population Under 10 Years	13.7%	12.6%	12.7%
2024 Est. Population 10 to 19 Years	7.2%	12.1%	12.8%
2024 Est. Population 20 to 29 Years	24.4%	16.5%	15.5%
2024 Est. Population 30 to 44 Years	25.3%	21.9%	20.8%
2024 Est. Population 45 to 59 Years	11.3%	14.8%	15.7%
2024 Est. Population 60 to 74 Years	12.2%	15.5%	16.0%
2024 Est. Population 75 Years or Over	5.8%	6.6%	6.4%
2024 Est. Median Age	31.5	35.2	35.9
MARITAL STATUS & GENDER			
2024 Est. Male Population	50.5%	49.9%	50.3%
2024 Est. Female Population	49.5%	50.1%	49.7%
2024 Est. Never Married	51.7%	45.0%	43.9%
2024 Est. Now Married	31.2%	36.0%	36.7%
2024 Est. Separated or Divorced	13.3%	13.8%	14.1%
2024 Est. Widowed	3.8%	5.2%	5.2%
INCOME			
2024 Est. HH Income \$200,000 or More	13.5%	12.0%	10.5%
2024 Est. HH Income \$150,000 to \$199,999	9.8%	9.4%	8.7%
2024 Est. HH Income \$100,000 to \$149,999	17.0%	14.1%	14.0%
2024 Est. HH Income \$75,000 to \$99,999	13.1%	11.7%	11.6%
2024 Est. HH Income \$50,000 to \$74,999	16.7%	15.7%	15.8%
2024 Est. HH Income \$35,000 to \$49,999	11.5%	12.0%	11.4%
2024 Est. HH Income \$25,000 to \$34,999	5.5%	8.2%	8.4%
2024 Est. HH Income \$15,000 to \$24,999	4.6%	5.9%	6.9%
2024 Est. HH Income Under \$15,000	8.3%	11.2%	12.7%
2024 Est. Average Household Income	\$117,392	\$119,775	\$113,329
2024 Est. Median Household Income	\$85,353	\$79,643	\$75,253
2024 Est. Per Capita Income	\$67,631	\$56,763	\$52,094
2024 Est. Total Businesses	740	4,647	10,716
2024 Est. Total Employees	8,816	59,176	150,221