



7840-7842 CAMARGO RD, MADEIRA, OH 45243

PRIME MADEIRA AND INDIAN HILL RETAIL/RESTAURANT

For Sale | Subject to Offer



COMMERCIAL
REAL ESTATE

The Offering

3CRE is excited to present 7840-7842 Camargo Road in Madeira, OH, a prime opportunity for a retail, office, or mixed-use user in a substantial 7,684 square foot building on 0.88 acres. With 150 feet of frontage in the Designated Outdoor Refreshment Area (DORA) District, it's an ideal restaurant/bar destination. Zoned B-1 for Downtown District use and part of a Tax Increment Financing (TIF) Zone, the property offers commercial potential with possible public infrastructure support. An 1,100 SF building can be removed for additional parking.

The 7,684 SF space, is a new restaurant buildout with over \$400,000 invested in buildout upgrades (windows, plumbing, electrical, HVAC, roofing, framing, lighting), includes a basement for storage and a lower-level entertainment and bar area. Only drywall and final construction details are needed.

Madeira/Indian Hill boasts a mix of long-standing residents and new families, with easy access to major highways and the Cincinnati metropolitan area. The area's infrastructure improvements, economic policies, and growing market make 7840-7842 Camargo Road an exceptional investment opportunity.

Property Features

- 7,684 SF Three Story Building and 1,100 SF Building
- 2 Parcels Sitting on 0.88 Acres
- Frontage 150'
- Built Out For a Restaurant/Bar
- Within The DORA District
- Tax Increment Financing (TIF) Zone
- Zoned B-1: Downtown District (Retail, Office, Mixed Use)
- High End FF&E Available to Finish Buildout
- New HVAC, and Water Heater | Grease Trap In Place
- Lower Level "Open Air" Bar/Entertainment Area
- Ample Parking
- Large Outdoor Patio/Experiential Area Potential

Key Statistics

- **Miami Ave:** 18,114 Cars/Day
- **Deluxe Nail Salon and Spa:** 147.9k Annual Visits
- **Kroger:** 1.3 Million Annual Visits
- **Starbucks:** 174.5k Annual Visits
- **A Tavola:** 68.2k Annual Visits (Pizza Restaurant and Bar)
- **SwingLine Madeira:** 67.8k Annual Visits (Family American Menu and Bar)

[CLICK HERE FOR THE OFFERING VIDEO](#)

MADEIRA & INDIAN HILL

- The Madeira/Indian Hill community has a combined average median household income of \$194,744 and a per capita income of \$71,612, both significantly higher than state and national averages.
- The affluent population largely is drawn in by the growing and prosperous School Districts with Indian Hill ranking #1 in Ohio Madeira ranking #7 in Hamilton County.

CITY PLANS & DEVELOPMENT

- Madeira is focusing on several key development projects to enhance infrastructure and quality of life.
- The Miami Avenue Revitalization & Safe Streets project aims to improve pedestrian and vehicular safety while revitalizing the main commercial corridor.

RETAIL ENVIRONMENT

- Strong demand for restaurants and retail concepts, Madeira currently has four sit-down restaurants: A Tavola, SwingLine, Ferrari's, and Ali's while Indian Hill has no retail requiring residents to travel to Madeira or surrounding communities.
- DORA District covers Madeira's entire Downtown District, allowing consumers to walk freely with alcoholic beverages.
- Food and Alcohol Expenditure totals \$211.46 Million Annually & Retail Expenditure totals \$816.37 Million Annually.

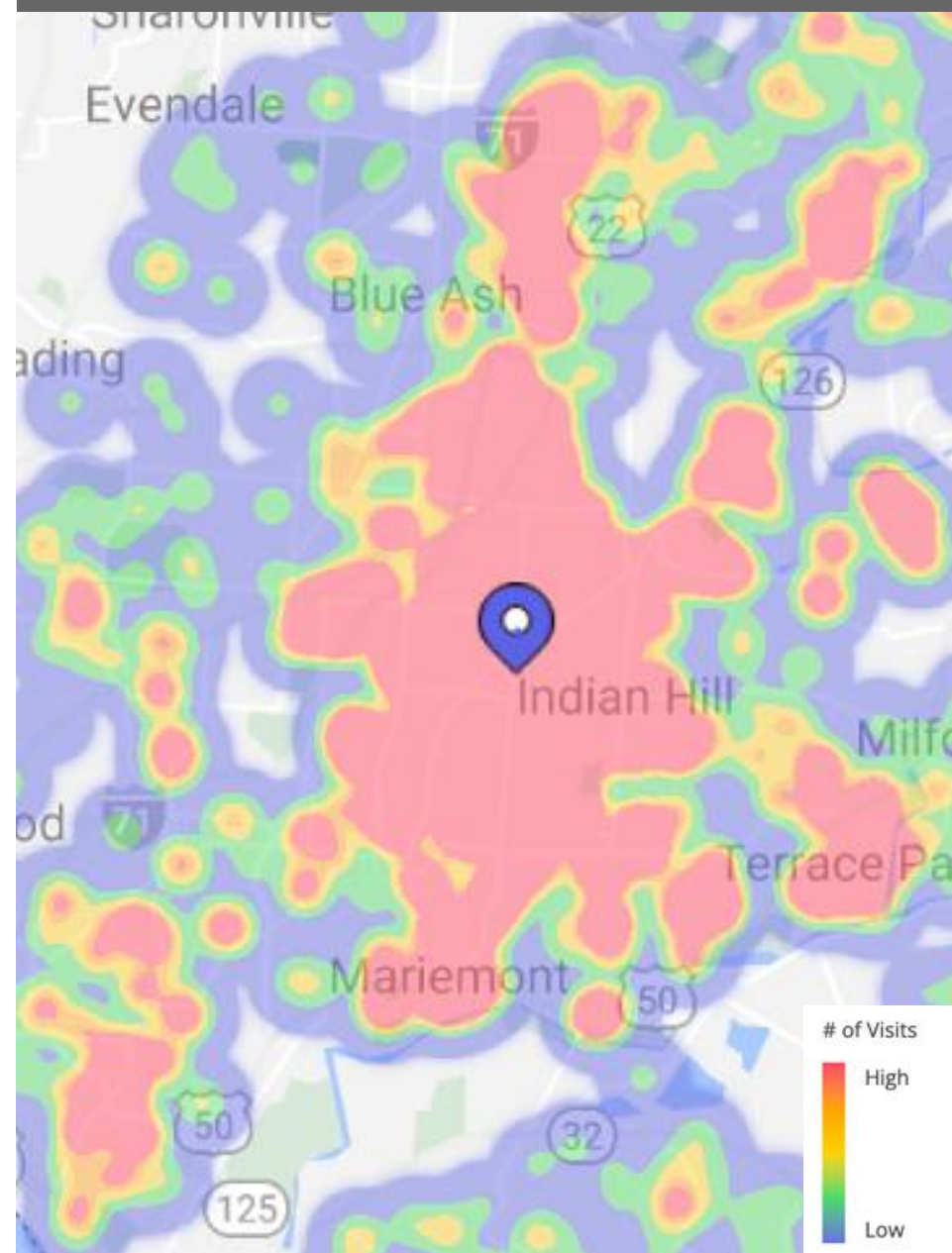




MADEIRA & INDIAN HILL

- The heat map analysis highlights the true trade area for surrounding businesses. This red shows the high travel frequency to the Madeira market from local affluent communities such as Indian Hill, Terrace Park, Mariemont, Mason, and Oakley.
- Investors and restaurant owners have a prime opportunity to capitalize on the Madeira/Indian Hill market due to the lack of commercial establishments within Indian Hill and the limited restaurant pool in Madeira. Indian Hill only comprises of homes, municipal buildings and schools/churches. leaving a significant gap in shopping and dining options. This gap forces residents to travel to surrounding areas for their dining needs, presenting a clear demand that Madeira can fulfill with its close proximity.
- The strategic location of Madeira, just off I-75 and in between Indian Hill, Terrace Park and Montgomery, makes it an ideal spot for new restaurants that can cater to the sophisticated tastes and preferences of this demographic. The development of a vibrant restaurant scene in Madeira/Indian Hill creates the perfect synergy between demand and strategic location. This makes investing in Madeira's restaurant industry a lucrative and forward-thinking business move.

TRUE TRADE AREA HEAT MAP



Kitchen and Pantry

- Pantry cabinet
- Bar coolers
- Bar sink
- 2 sinks
- Utility sinks
- 2 large double chamber sinks
- Slop sinks
- Granite/Marble Sink
- Garbage disposal

Bathroom

- Toilets
- Vanity Cabinets
- Mirrors
- Sinks
- Faucets

Plumbing and HVAC

- Sub Pumps
- Attic duct fans
- 3 grease traps, main in place
- Humidifier
- AC Units
- New HVAC
- Ceiling Exhaust Fans
- Ceiling Insulation
- Insulated Ceiling Tiles
- 1 Connected Water Heater
- 3 Unconnected Water Heaters

Heating and Ventilation

- Electric in wall heaters
- Baseboard heater
- Ceiling fans
- Stainless Steel Duct Work
- Ventilation Fans

Furniture and Fixtures

- Bus trays
- Diagonal corner cabinets
- File Cabinets
- Booth coat rack posts
- Blinds
- Wood cabinets
- Crown molding
- Flooring
- Doors
- Brand New Windows Throughout
- New Roof
- Miscellaneous fixtures door knobs, etc.
- Miscellaneous lighting fixtures
- Full set of replacing cabinets for all electric panels
- New electric box cover

Construction Tools

- Miscellaneous Construction Tools and Equipment

MIXED-USE/MULTIFAMILY

- Located in Madeira’s DORA District
- The property spans 0.88 acres, providing ample space for a combination of office or retail spaces on the lower levels with high-end condominiums above.
- Lower-level parking garage, which could benefit from the Tax Increment Financing (TIF) Zone to support infrastructure costs.
- High household incomes and a median home value of \$432,900, indicating a strong market for upscale residential and commercial spaces.



MEDICAL



- The property's location and B-1 zoning make it suitable for a medical office redevelopment.
- 7,684 square feet on 0.88 acres, there is sufficient space for a facility with examination rooms and offices.
- Madeira’s growing population and high median household income indicate a strong market for healthcare services.
- The existing building can be renovated or replaced to meet medical office needs.



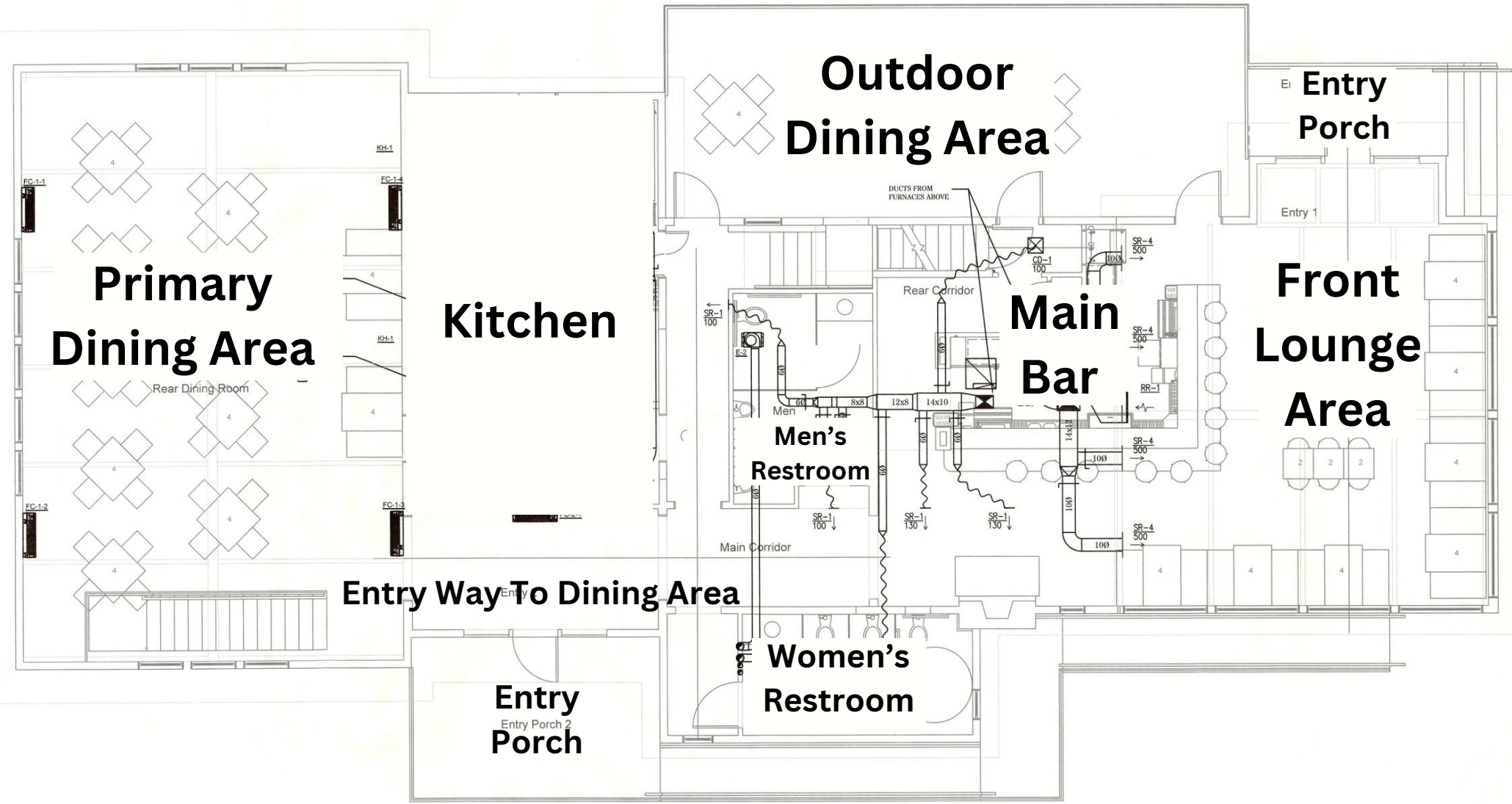
PROFESSIONAL OFFICE SPACE

- 7,684 square feet on 0.88 acres, with B-1 zoning that supports office use.
- High-income residential base in the area provides a potential client base.
- The current building, featuring modern upgrades, can be used as is or replaced with a new office structure.
- The property benefits from its frontage and access to major highways.

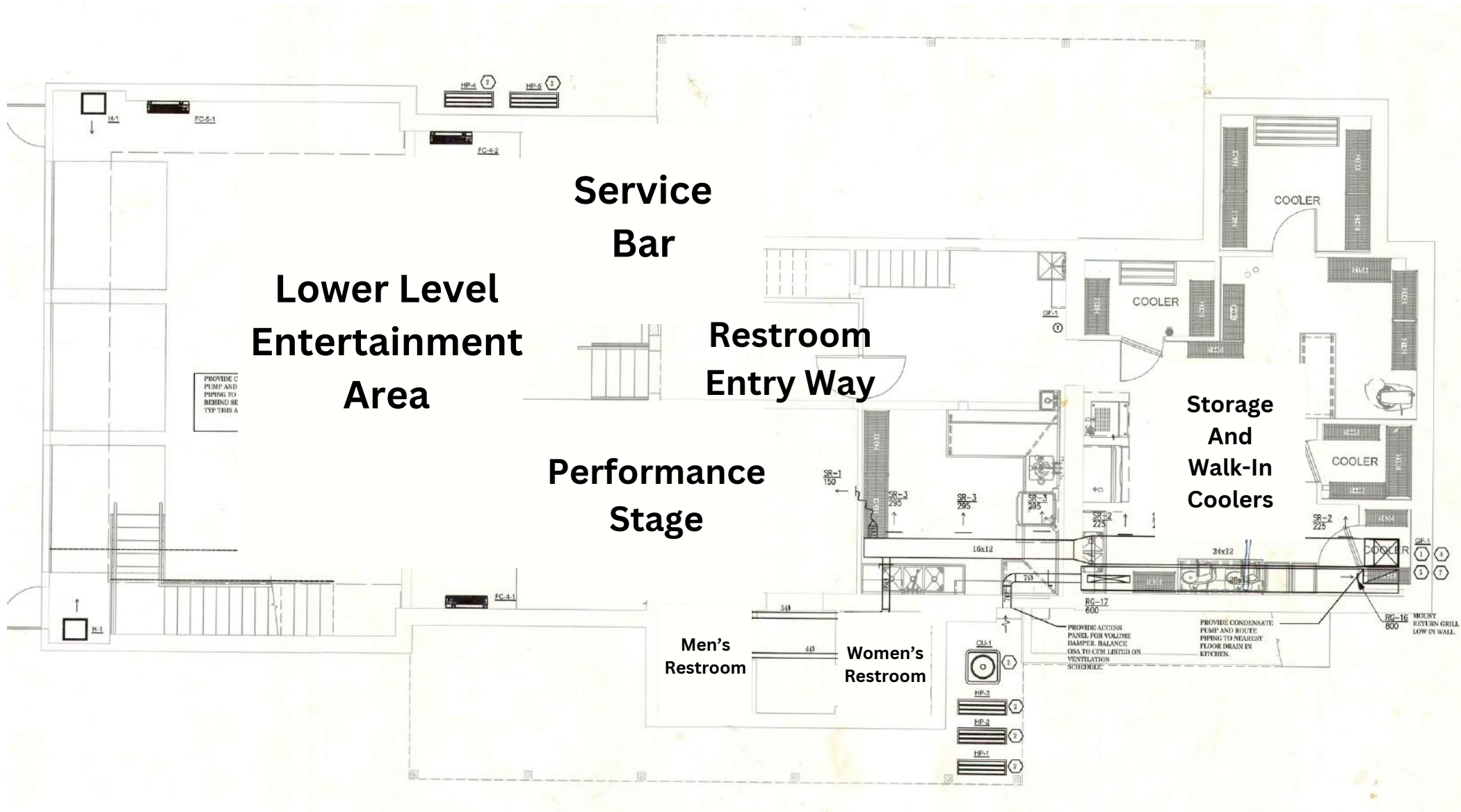


	1 MILE	3 MILE	
POPULATION	15,477	55,064	 <p>HEAVY RESIDENTIAL AREA</p>
MEDIAN PROPERTY VALUE	\$432,900	\$1,100,000	
AVG HOUSEHOLD INCOME	\$171,414	\$218,073	
MEDIAN AGE	40.08	41.4	 <p>HIGH RETAIL EXPENDITURE</p>
ANNUAL GROWTH 2023-2028	0.4%	0.2%	
TOTAL BUSINESSES	385	3,894	 <p>HIGH HOUSEHOLD INCOME</p>
FOOD AND ALCOHOL EXPENDITURE	\$38.25 M	\$211.46 M	
TOTAL EXPENDITURE	\$155.27 M	\$816.37 M	

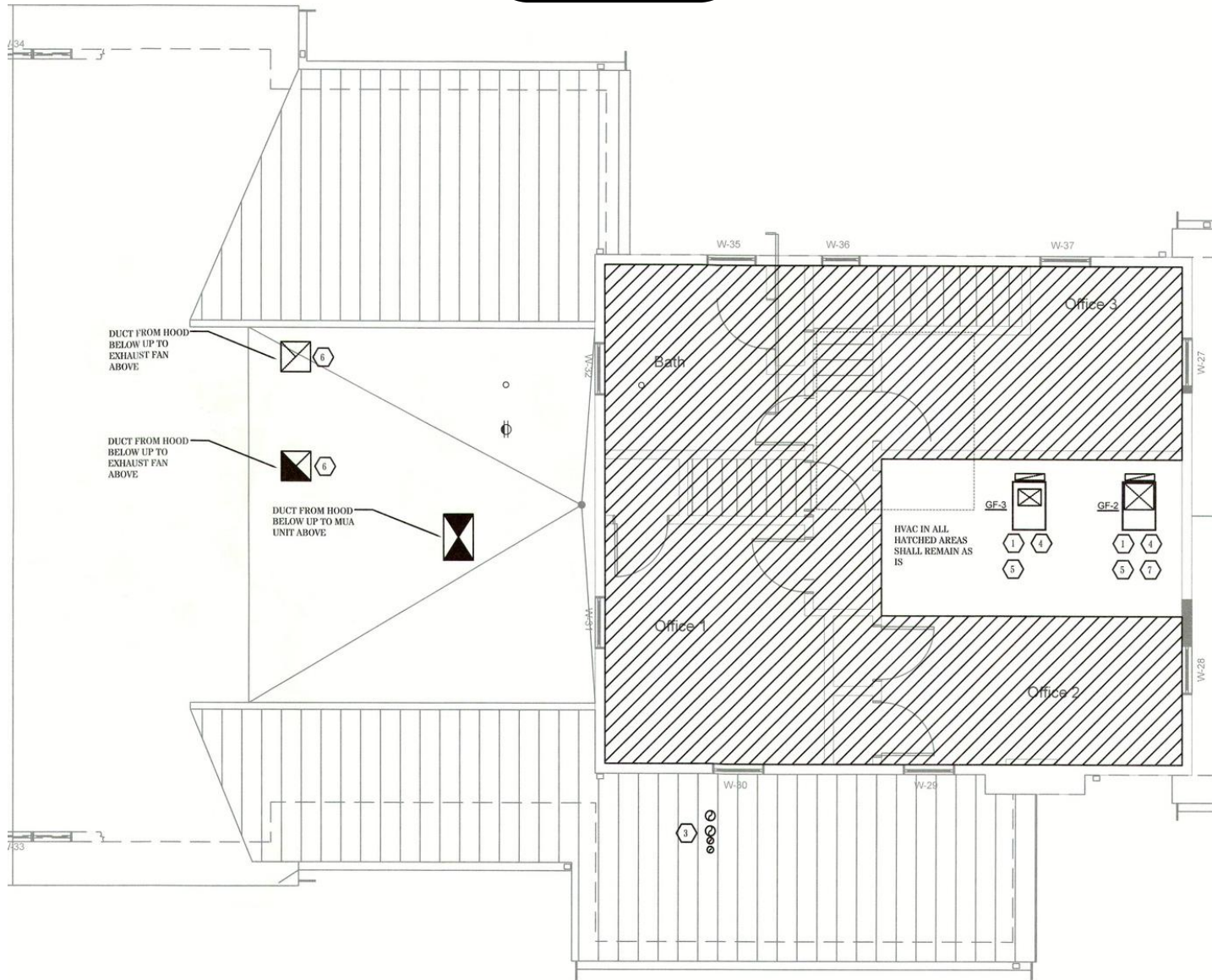
3,889 SF



3,015 SF



780 SF





SUBWAY



ALI'S
BAR AND GRILL

SITE



0.88 ACRES

DELUXE
NAIL SALON & SPA



DENSE RESIDENTIAL AREA



DENSE RESIDENTIAL AREA

Great Clips

MCDONALD COMMONS PARK

THE MADEIRA INN

SELMAN PARK



DENSE RESIDENTIAL AREA









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