



## 3026 Madison Rd

Cincinnati, Ohio 45209

### Property Highlights

- 3600 SF, Prime Oakley Location at \$22/SF/yr
- Designed & Plumbed for medical and/or office use
- Great location for retail/restaurant space
- Welcoming reception area
- Ample on-site parking
- Entrances on Madison Rd & Markbreit Ave
- Envious Location in Oakley Square

### Offering Summary

Lease Rate:	\$22.00 SF/yr
Building Size:	6,668 SF
Available SF:	3,600 SF
Lot Size:	4,217 SF

### Spaces      Lease Rate      Space Size

### For More Information

#### Thomas Zipperstein

O: 513 967 0027

tzipperstein@bergman-group.com | OH #SAL.2023001646

#### Matt Hiudt

O: 513 322 6310

mhiudt@bergman-group.com | OH #SAL.2018002042

#### Laurence Bergman

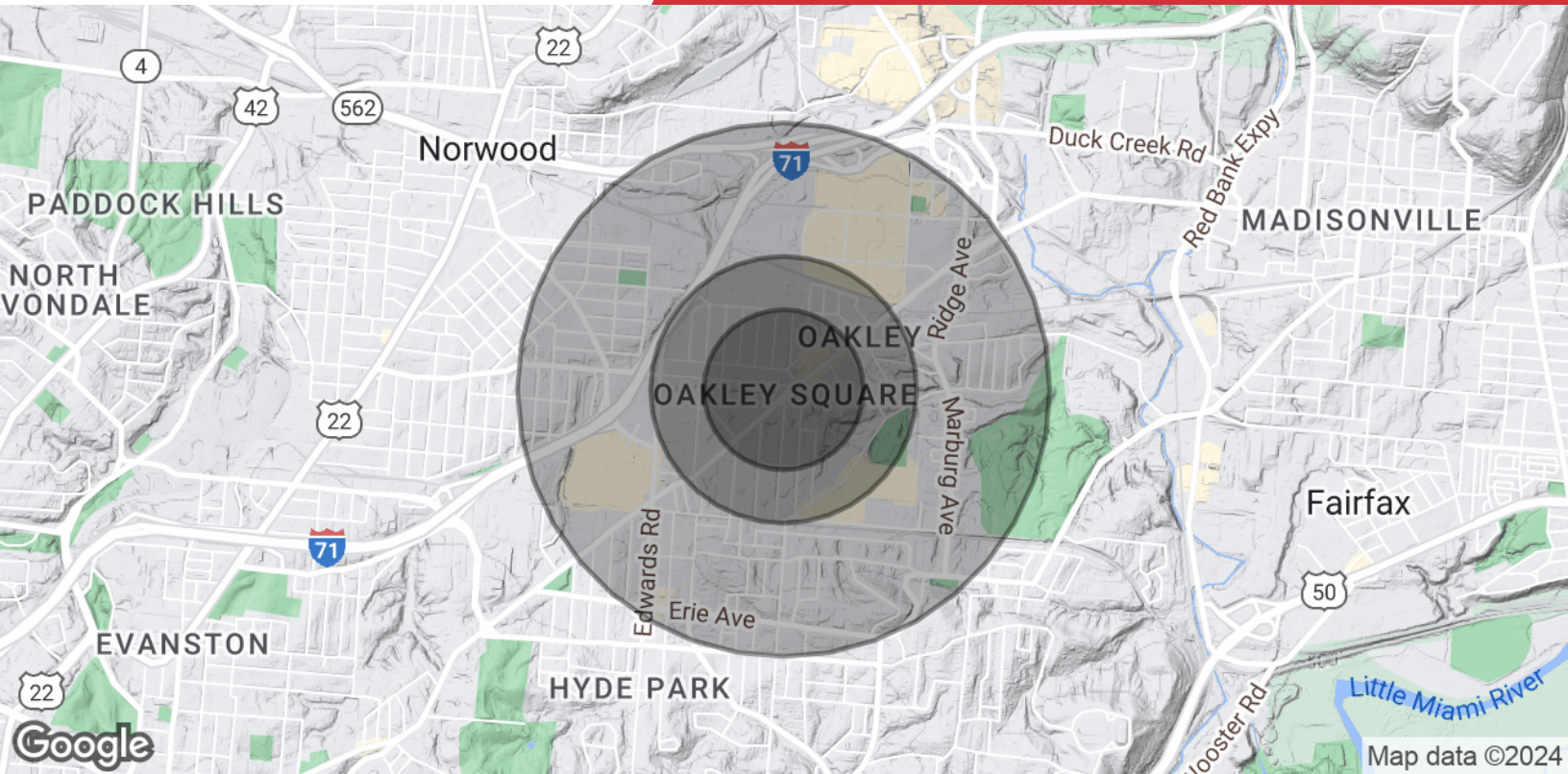
O: 513 322 6307

larry@bergman-group.com | OH #BRKP.0000348029









## Population

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	1,532	5,767	16,494
<b>Average Age</b>	35	36	38
<b>Average Age (Male)</b>	0	0	0
<b>Average Age (Female)</b>	0	0	0

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	852	3,232	9,050
<b># of Persons per HH</b>	1.8	1.8	1.8
<b>Average HH Income</b>	\$146,741	\$131,702	\$128,846
<b>Average House Value</b>	\$418,682	\$427,726	\$507,033

Demographics data derived from AlphaMap