

STANDALONE RETAIL / OFFICE BUILDING FOR SALE

8157 CAMARGO ROAD

Madeira, OH 45243



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RETAIL / OFFICE BUILDING FOR SALE

8157 CAMARGO ROAD

AVAILABLE: 2,000+ SF | 0.315 Acres

SALE PRICING: \$625,000

PROPERTY HIGHLIGHTS:

- Flexible Two-Unit Layout - Ideal for Owner-User or Investor
- Individually Metered Suites - Combine or Operate Separately
- Nicely Finished Retail / Office Building
- Affluent Madeira Location
- Signage on Camargo Road
- New Roof
- Excellent Building Condition
- Parking in Front of and in Rear of Building
- Includes Drive-In Garage
- 1-Mile Average Household Income: \$271,507

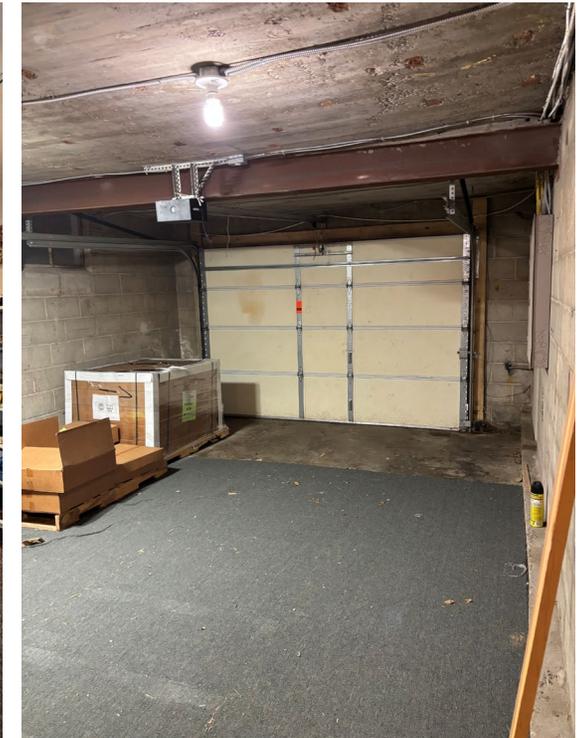
TRAFFIC COUNTS:

- Camargo Road - 5,576 VPD



PROPERTY PHOTOS

8157 CAMARGO ROAD



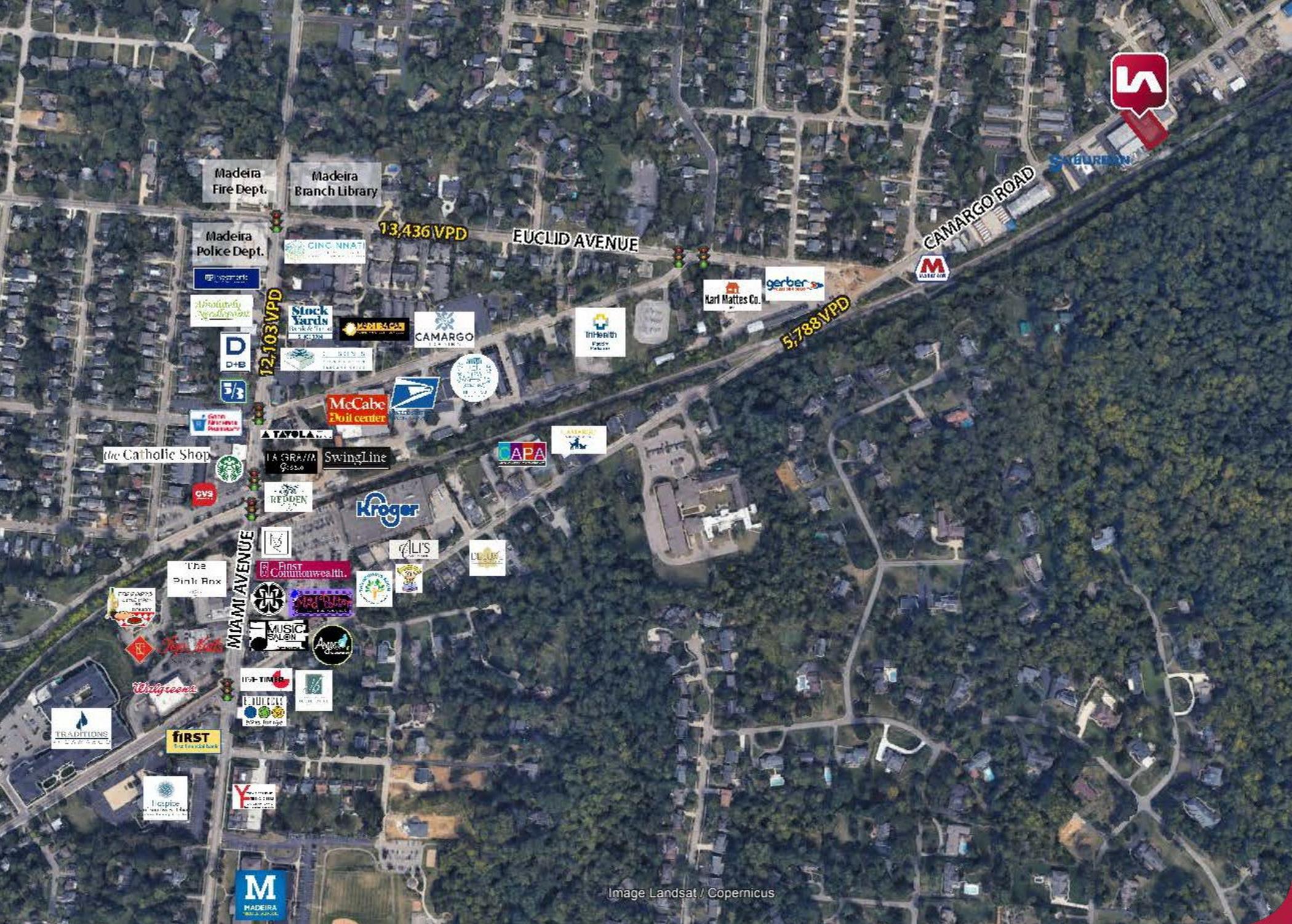
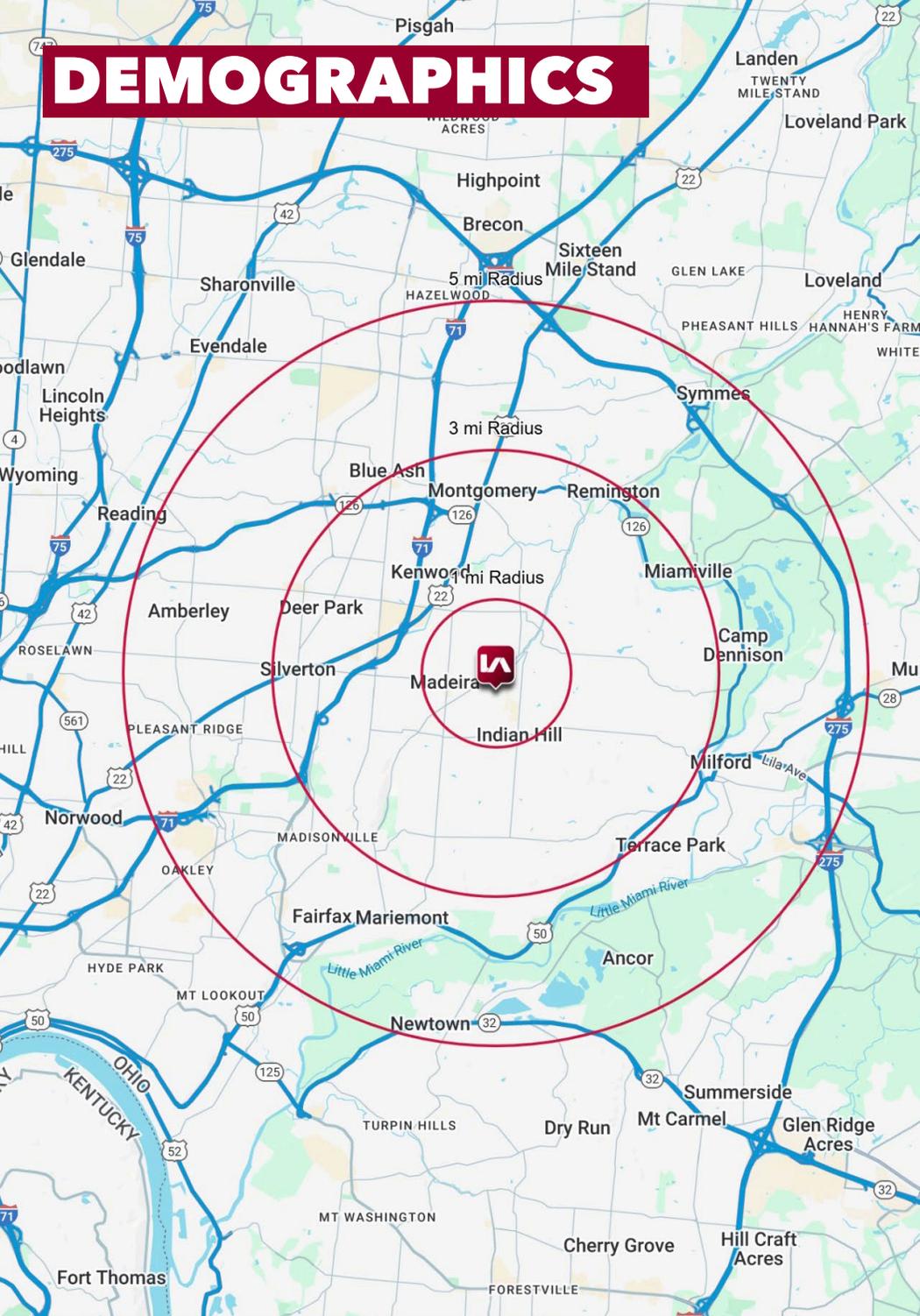


Image Landsat / Copernicus

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	5,984	42,774	135,414
2030 Projected Population	5,853	41,859	134,671
2020 Census Population	6,145	43,639	135,382
2010 Census Population	5,578	41,548	128,697
Projected Annual Growth 2025 to 2030	-0.4%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2025	0.5%	0.2%	0.3%
HOUSEHOLDS			
2025 Estimated Households	2,198	17,392	59,022
2030 Projected Households	2,166	17,071	59,253
2020 Census Households	2,237	17,578	58,234
2010 Census Households	2,141	17,322	55,811
Projected Annual Growth 2025 to 2030	-0.3%	-0.4%	-
Historical Annual Growth 2010 to 2025	0.2%	-	0.4%
AGE			
2025 Est. Population Under 10 Years	15.6%	12.3%	12.0%
2025 Est. Population 10 to 19 Years	13.2%	12.3%	11.5%
2025 Est. Population 20 to 29 Years	7.0%	9.5%	11.6%
2025 Est. Population 30 to 44 Years	21.8%	20.4%	21.2%
2025 Est. Population 45 to 59 Years	16.5%	17.1%	16.5%
2025 Est. Population 60 to 74 Years	16.9%	18.1%	18.0%
2025 Est. Population 75 Years or Over	9.0%	10.3%	9.2%
2025 Est. Median Age	39.8	41.2	40.2
MARITAL STATUS & GENDER			
2025 Est. Male Population	48.7%	50.1%	49.5%
2025 Est. Female Population	51.3%	49.9%	50.5%
2025 Est. Never Married	18.7%	25.3%	30.3%
2025 Est. Now Married	68.3%	56.1%	51.2%
2025 Est. Separated or Divorced	7.7%	11.1%	12.2%
2025 Est. Widowed	5.3%	7.6%	6.3%
INCOME			
2025 Est. HH Income \$200,000 or More	39.1%	23.4%	19.3%
2025 Est. HH Income \$150,000 to \$199,999	17.5%	12.7%	10.9%
2025 Est. HH Income \$100,000 to \$149,999	13.1%	15.9%	18.6%
2025 Est. HH Income \$75,000 to \$99,999	9.2%	9.8%	10.6%
2025 Est. HH Income \$50,000 to \$74,999	7.9%	12.8%	14.5%
2025 Est. HH Income \$35,000 to \$49,999	4.6%	8.3%	8.8%
2025 Est. HH Income \$25,000 to \$34,999	5.3%	4.6%	5.4%
2025 Est. HH Income \$15,000 to \$24,999	1.4%	4.2%	4.4%
2025 Est. HH Income Under \$15,000	1.9%	8.3%	7.5%
2025 Est. Average Household Income	\$271,504	\$182,741	\$152,956
2025 Est. Median Household Income	\$167,393	\$120,291	\$106,961
2025 Est. Per Capita Income	\$99,833	\$74,548	\$66,843
2025 Est. Total Businesses	299	2,670	7,243
2025 Est. Total Employees	1,997	31,494	96,424