



STREET RETAIL FOR LEASE
MADAMORE



Madisonville's Emerging Retail & Dining Destination

Dean Misleh
dmisleh@lee-associates.com
C 513.543.9710

Dan McDonald
dan.mcdonald@lee-associates.com
C 513.608.2984

TC Bartoszek
tc@lee-associates.com
C 513.535.0563



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STREET RETAIL FOR LEASE **MADAMORE**

Mixed-Use Development in the Heart of Madisonville

Madamore is a transformative mixed-use development located at the intersection of Madison Road and Whetsel Avenue. Anchored by 312 luxury apartment units, the project is designed to create a walkable, neighborhood-focused retail and dining destination.

AVAILABLE: 772 SF - 3,209 SF

PRICING: \$18.50 - \$22.00 PSF + NNN

PROPERTY HIGHLIGHTS:

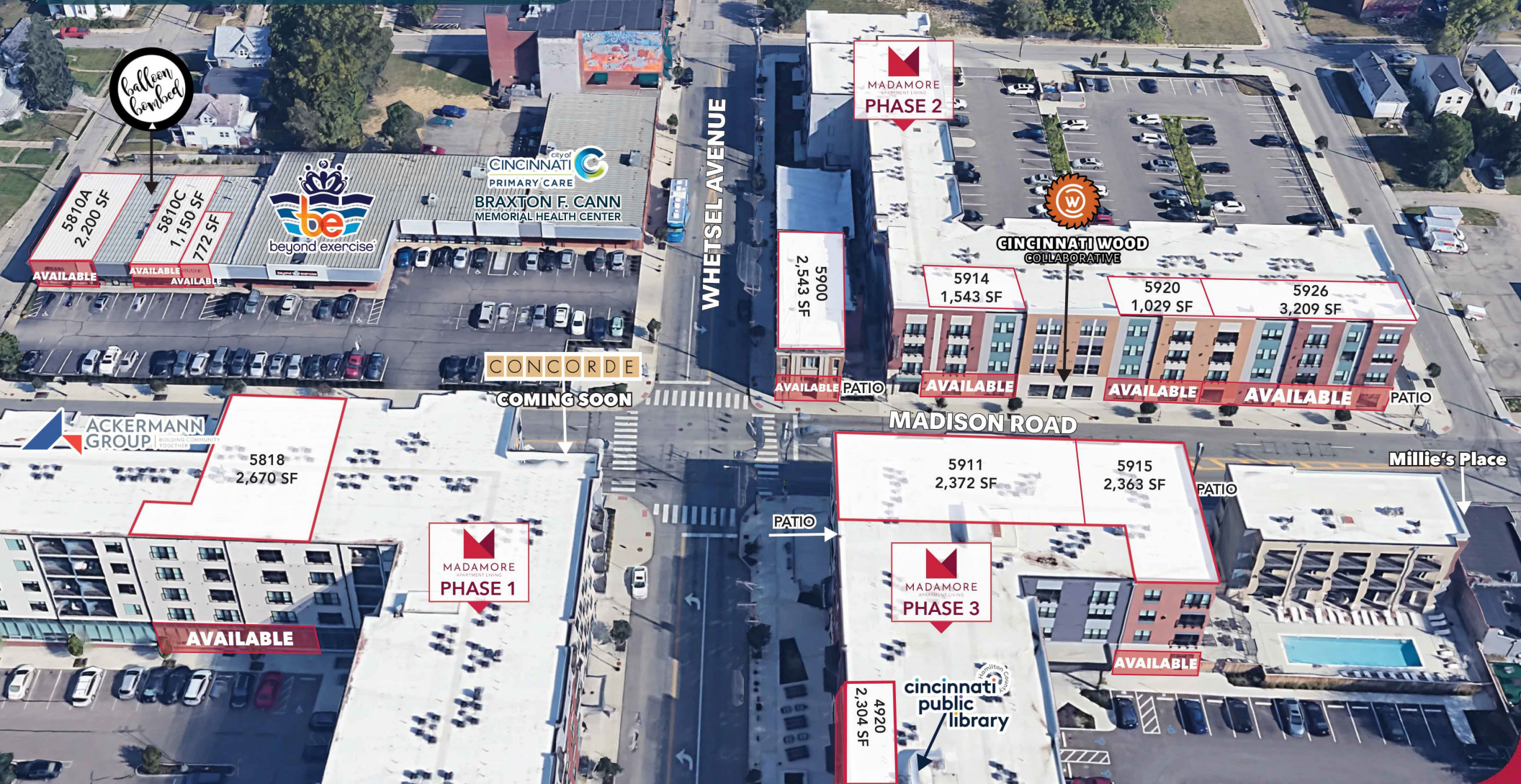
- 312 luxury apartment units
- 14,500 SF of retail and restaurant space
- Patio dining opportunities available
- Walkable, community-oriented environment
- Located at a signalized intersection
- Strong visibility along Madison Road



SPACE FOR LEASE

Available Retail Opportunities

- Inline and endcap spaces available
- Ideal for restaurant, café, and service retail
- Patio opportunities available



- Patio dining opportunities available
- Walkable, community-oriented environment
- Located at a signalized intersection



ABUNDANT PARKING

 30 PUBLIC SPOTS
MADISONVILLE
MCURC

 BUSINESS DISTRICT
63 PUBLIC SPOTS


MADAMORE
APARTMENT LIVING
PHASE 2 RESIDENTIAL
PRIVATE PARKING


MADAMORE
APARTMENT LIVING
PHASE 1 RESIDENTIAL
PRIVATE PARKING


MADAMORE
APARTMENT LIVING
PHASE 3 RESIDENTIAL
PRIVATE PARKING

PARKING



FREE ON-STREET

SPACES



METERED ON-STREET

SPACES



AMPLE BIKE PARKING



metro



Use the  transit app

Madamore benefits from a strong mix of on-street, public, and shared parking options within walking distance:

- 1,100+ parking spaces in the immediate area
- 170+ spaces within 2 blocks
- On-street & public parking lots

HOUSEHOLD PROFILE - 3 MILES MADAMORE



37,490

Households



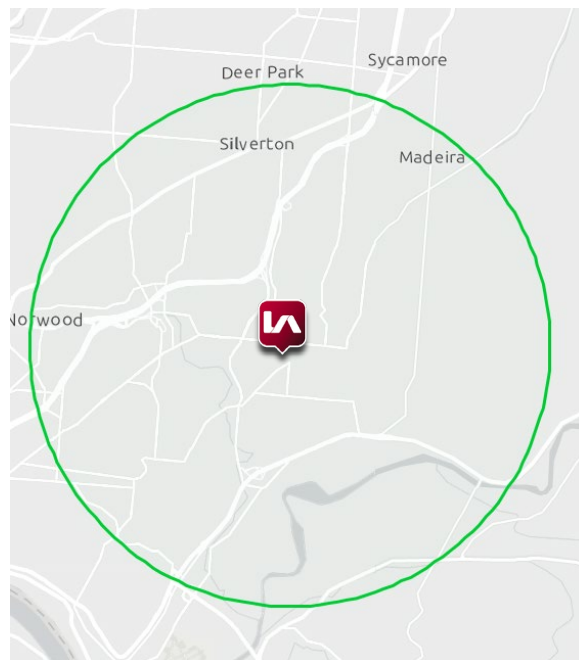
\$86.8K ↑

Median HH Income



37.7 ↓

Median Age



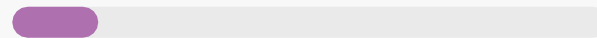
Tapestry

Top 5 segments by household count

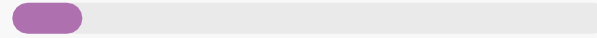


Emerging Hub accounts for 14.4% of households in the area which is **12.5%** higher than the U.S.

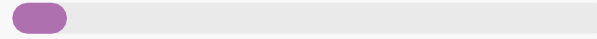
D1 Emerging Hub > 5,411 | **14.4%**



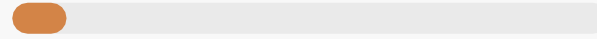
D4 Metro Renters > 4,412 | **11.8%**



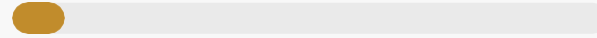
D5 Laptops and Lattes > 3,446 | **9.2%**



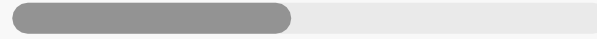
L3 Top Tier > 3,415 | **9.1%**



K2 Middle Ground > 3,257 | **8.7%**



Other 17.5K | **46.8%**

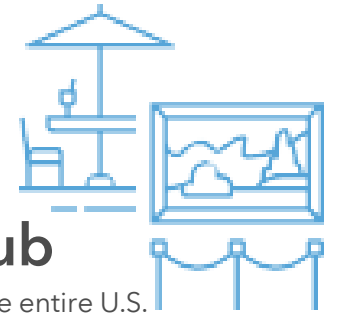


[View comparison table](#)

[View Tapestry Profile](#)

Emerging Hub

Segment values include the entire U.S.



Population Density



Income



Home Value



Age



Diversity ⓘ



Housing Traits



Multi-Units
Housing Unit Type



Singles Living Alone
Household Type



Renters
Dominant Tenure

[View segment profile](#)

Source: This infographic contains data provided by Esri (2025). © 2026 Esri



STREET RETAIL FOR LEASE **MADAMORE**

MAJOR EMPLOYERS & TRAFFIC DRIVERS

Madamore is positioned near key employment hubs that support strong daytime traffic and consistent demand.

Nearby Drivers Include:

M E D P A C E[®]

- Medpace Headquarters
- Cincinnati Children's satellite locations
- Xavier University
- Oakley Business District
- Downtown Cincinnati (15 minutes)



12,500+ DAYTIME POPULATION WITHIN 1 MILE

KEY STATISTICS

3 miles

3,916

Total Businesses

51.7K

Total Employees

\$8.26B

Total Sales

2.5%

Unemployment Rate

DAYTIME POPULATION

3 miles



79,875

Total Population



83,792

Total Daytime Population

Ratio of daytime to total population:

1.05

Values > 1.0 mean that more people come to the area during the day than live there.



9.4

Avg Number of Employees



136

Total Businesses Per Square Mile