

RETAIL FOR LEASE

# 8161 CAMARGO ROAD

Madeira, OH 45243



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# RETAIL FOR SALE

## 8161 CAMARGO ROAD



### PROPERTY HIGHLIGHTS

AVAILABLE: 2,500 SF | 0.443 Acres  
RENTAL RATE: \$26.00 PSF NNN

- One of Cincinnati's best suburbs.
- Affluent community
- Rare pick-up window in Madeira
- Suitable for retail, office, or medical uses
- 1-mile average household income: \$207,765

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

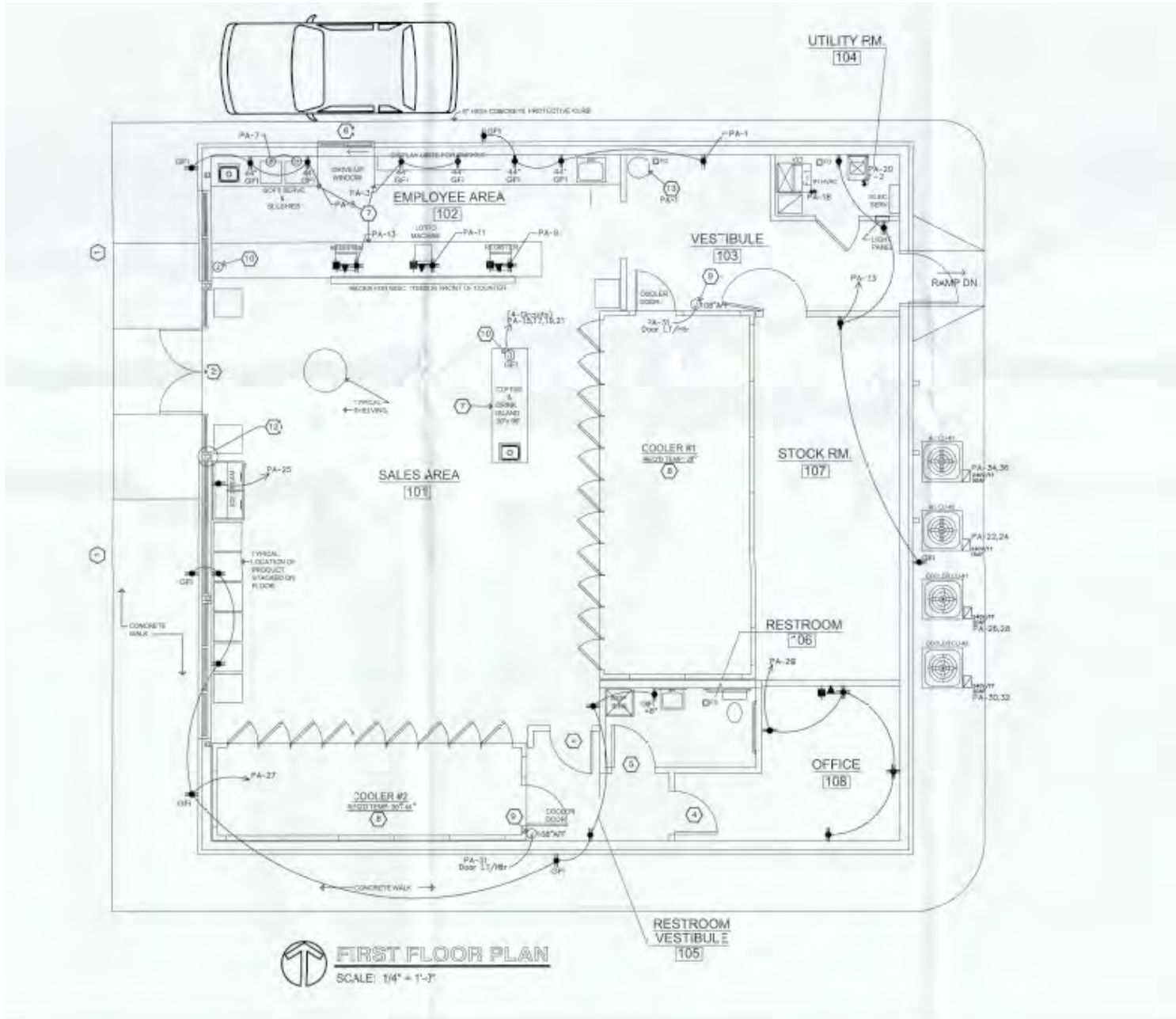
# PROPERTY PHOTOS

## 8161 CAMARGO ROAD



# FLOORPLAN

## 8161 CAMARGO ROAD



# SITE PLAN

# 8161 CAMARGO ROAD



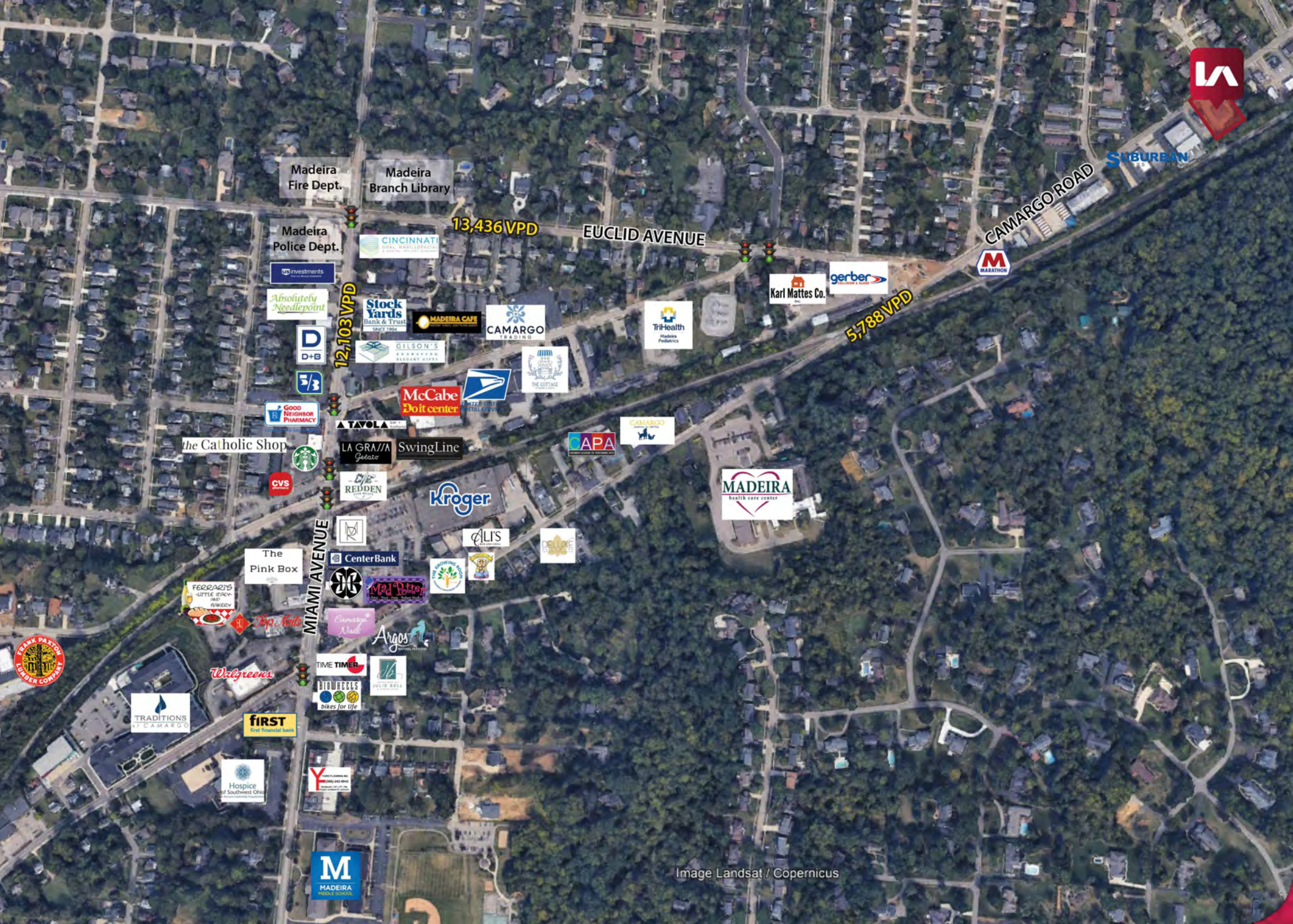
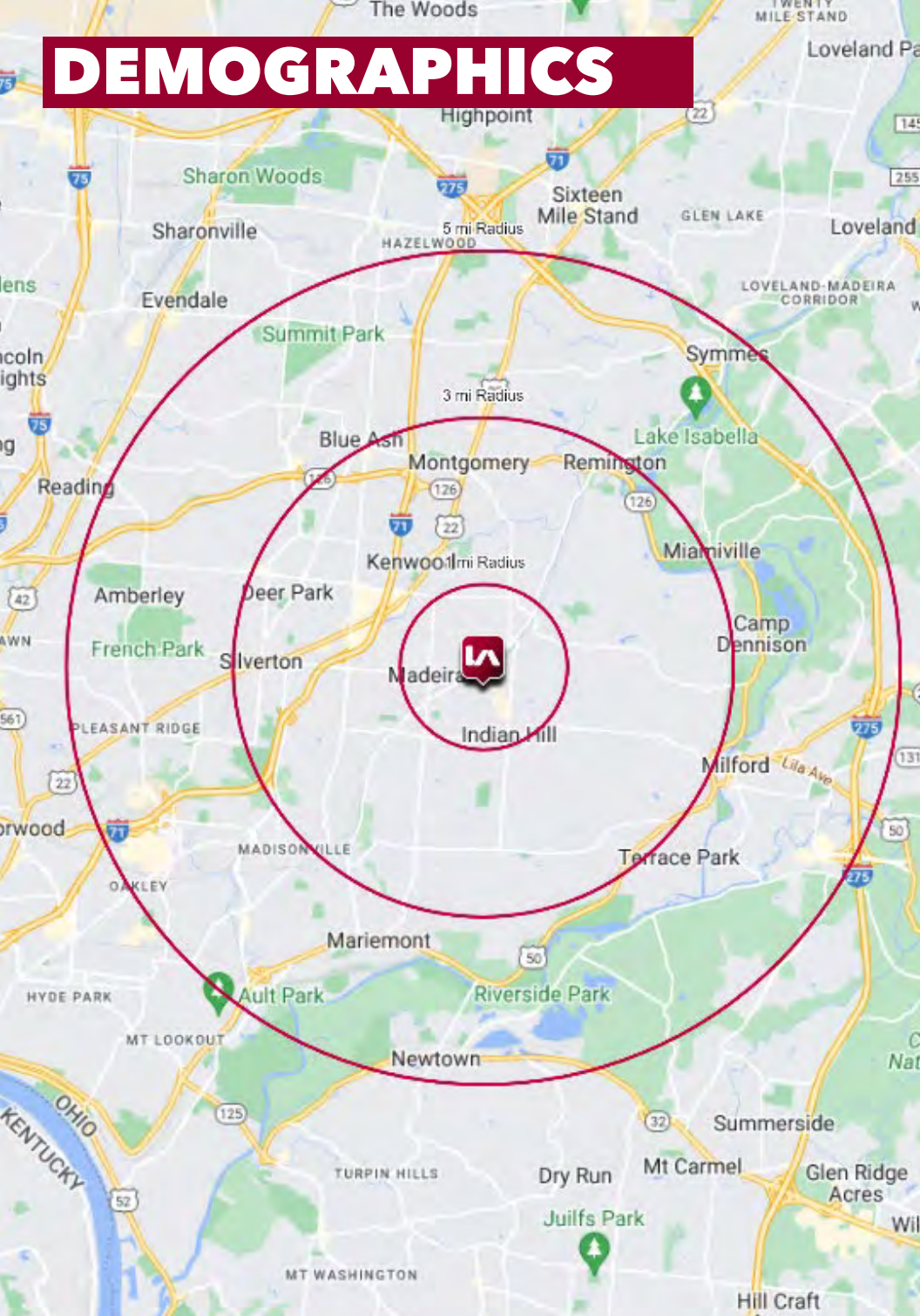


Image Landsat / Copernicus

# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	9,564	49,392	145,010
2029 Projected Population	10,004	50,507	147,890
2020 Census Population	8,781	49,672	145,987
2010 Census Population	8,523	46,742	134,997
Projected Annual Growth 2024 to 2029	0.9%	0.5%	0.4%
Historical Annual Growth 2010 to 2024	0.9%	0.4%	0.5%
<b>HOUSEHOLDS</b>			
2024 Estimated Households	3,694	17,830	54,742
2029 Projected Households	3,932	18,541	56,664
2020 Census Households	3,454	17,561	53,646
2010 Census Households	3,263	16,099	49,117
Projected Annual Growth 2024 to 2029	1.3%	0.8%	0.7%
Historical Annual Growth 2010 to 2024	0.9%	0.8%	0.8%
<b>AGE</b>			
2024 Est. Population Under 10 Years	14.1%	13.0%	12.3%
2024 Est. Population 10 to 19 Years	13.6%	14.0%	13.2%
2024 Est. Population 20 to 29 Years	11.8%	11.8%	12.3%
2024 Est. Population 30 to 44 Years	20.5%	19.3%	19.9%
2024 Est. Population 45 to 59 Years	19.0%	20.6%	19.6%
2024 Est. Population 60 to 74 Years	15.3%	16.2%	16.5%
2024 Est. Population 75 Years or Over	5.7%	5.0%	6.2%
2024 Est. Median Age	37.2	38.4	38.7
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	48.9%	49.3%	49.7%
2024 Est. Female Population	51.1%	50.7%	50.3%
2024 Est. Never Married	22.1%	28.6%	30.8%
2024 Est. Now Married	59.8%	55.1%	50.7%
2024 Est. Separated or Divorced	11.8%	11.0%	13.0%
2024 Est. Widowed	6.2%	5.4%	5.6%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	16.1%	18.6%	12.8%
2024 Est. HH Income \$150,000 to \$199,999	13.9%	14.0%	12.6%
2024 Est. HH Income \$100,000 to \$149,999	17.9%	20.0%	19.6%
2024 Est. HH Income \$75,000 to \$99,999	19.5%	15.1%	14.8%
2024 Est. HH Income \$50,000 to \$74,999	11.7%	11.3%	14.7%
2024 Est. HH Income \$35,000 to \$49,999	9.3%	7.9%	9.4%
2024 Est. HH Income \$25,000 to \$34,999	5.3%	5.3%	6.5%
2024 Est. HH Income \$15,000 to \$24,999	2.3%	3.4%	4.0%
2024 Est. HH Income Under \$15,000	4.0%	4.3%	5.6%
2024 Est. Average Household Income	\$140,339	\$157,916	\$128,156
2024 Est. Median Household Income	\$111,270	\$113,843	\$99,186
2024 Est. Per Capita Income	\$54,225	\$57,050	\$48,461
2024 Est. Total Businesses	394	2,122	6,621
2024 Est. Total Employees	2,787	33,341	94,454