



STREET RETAIL FOR LEASE  
**MADAMORE**



## Madisonville's Emerging Retail & Dining Destination

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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



balloon bombard

5810A  
2,200 SF  
AVAILABLE

5810C  
1,150 SF  
AVAILABLE

772 SF  
AVAILABLE



city of CINCINNATI  
PRIMARY CARE  
BRAXTON F. CANN  
MEMORIAL HEALTH CENTER

WHETSEL AVENUE

5900  
2,543 SF  
AVAILABLE PATIO

MADAMORE  
PHASE 2



GINGINNATI WOOD  
COLLABORATIVE

5914  
1,543 SF  
AVAILABLE

5920  
1,029 SF  
AVAILABLE

5926  
3,209 SF  
AVAILABLE PATIO

CONCORDE  
COMING SOON

MADISON ROAD

Mill

ACKERMANN GROUP  
BUILDING COMMUNITY TOGETHER

5818  
2,670 SF  
AVAILABLE

MADAMORE  
PHASE 1

MADAMORE  
PHASE 3

4920  
2,304 SF

cincinnati public library

# ABUNDANT PARKING



## PARKING

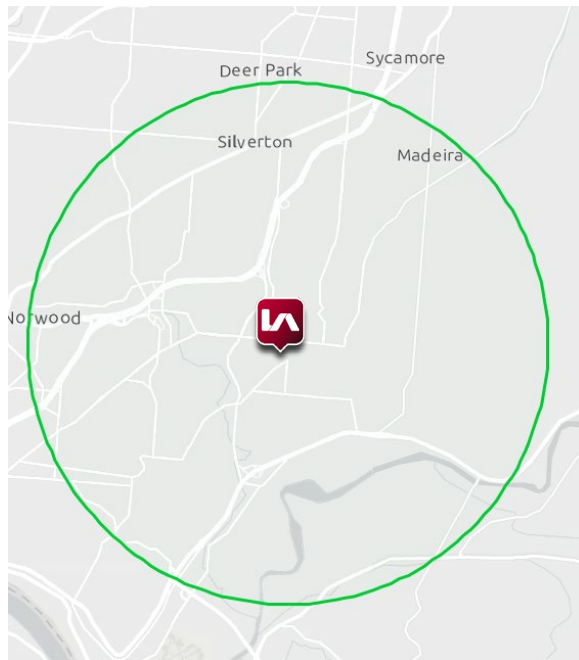
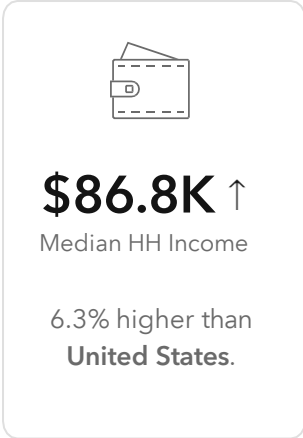
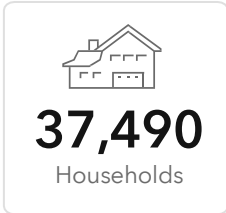
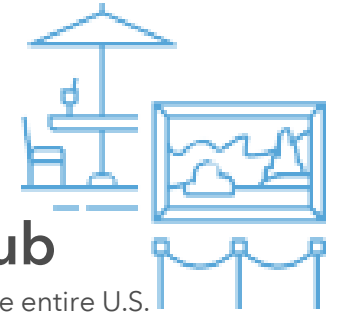
- FREE ON-STREET # SPACES
- METERED ON-STREET # SPACES
- AMPLE BIKE PARKING
- metro Use the transit app

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

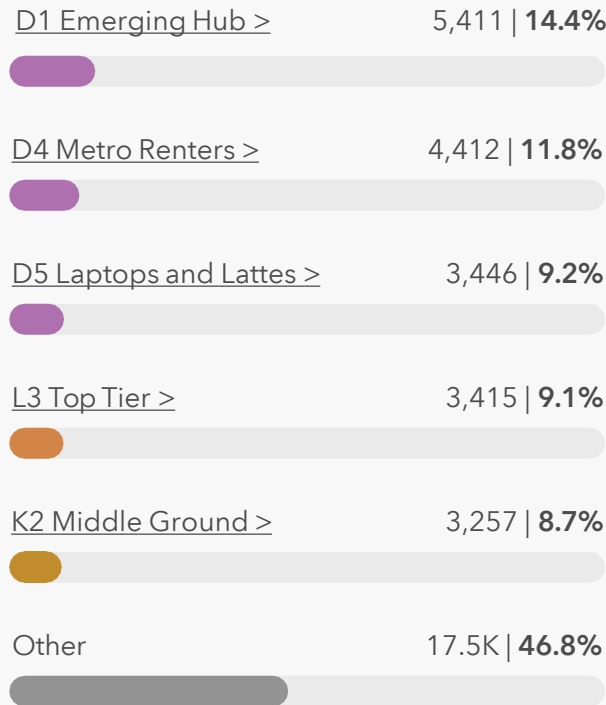


## Tapestry

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.

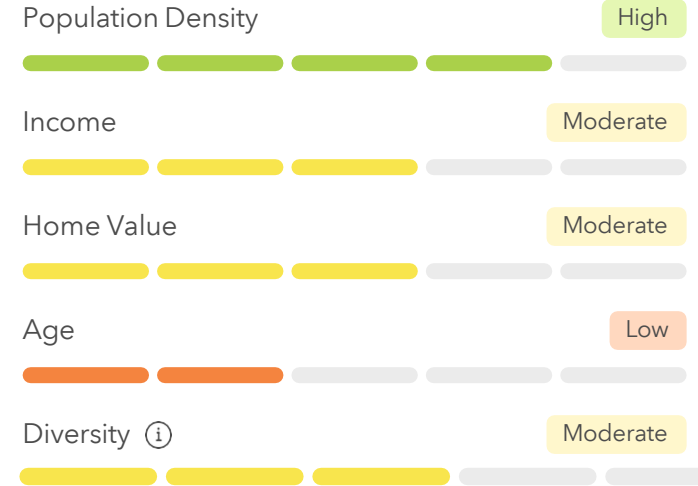


[View comparison table](#)

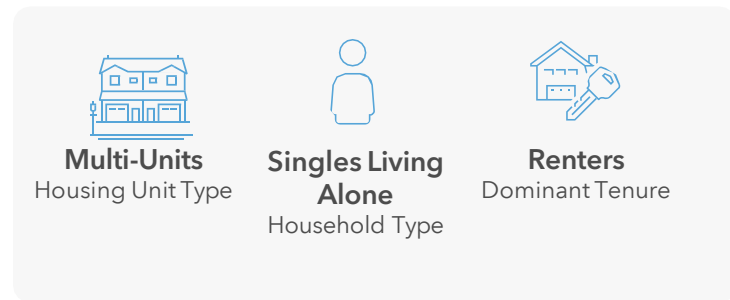
[View Tapestry Profile](#)

## Emerging Hub

Segment values include the entire U.S.



## Housing Traits



[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

3 miles

### DAYTIME POPULATION



**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