

FOR SALE OR LEASE
±8,000 SF FORMER RESTAURANT/MIXED-USE BUILDING

3355 Madison Road, Cincinnati, OH 45209

**CLICK HERE FOR
ZONING REGULATIONS****PROPERTY INFORMATION**

Building SF	±8,000 SF
Restaurant SF	±7,000 SF
Apartment SF	1,000 SF
Site Size	0.422 Acres
Sale Price	\$1,350,000
Lease Rate	\$6,995/mo. NNN
Parking	36 Parking stalls on-site
Zoning	MG-T

- Rare, long-standing former restaurant
- Includes all fixtures, furniture, and equipment, including 2 walk-in coolers and 3 hoods
- Basement storage available
- Redevelopment opportunity available
- D5 & D6 Liquor license available
- Location near Oakley Station provides numerous walkable amenities
- Residential apartment on second floor

3355 MADISON ROAD
CINCINNATI, OHIO

PROPERTY PHOTOS - FIRST FLOOR INTERIOR



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STEPHANIE GOLDEN | STEPHANIE@CUROBRKG.COM | 513.379.0542

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PROPERTY PHOTOS - EXTERIOR



TRAFFIC COUNTS

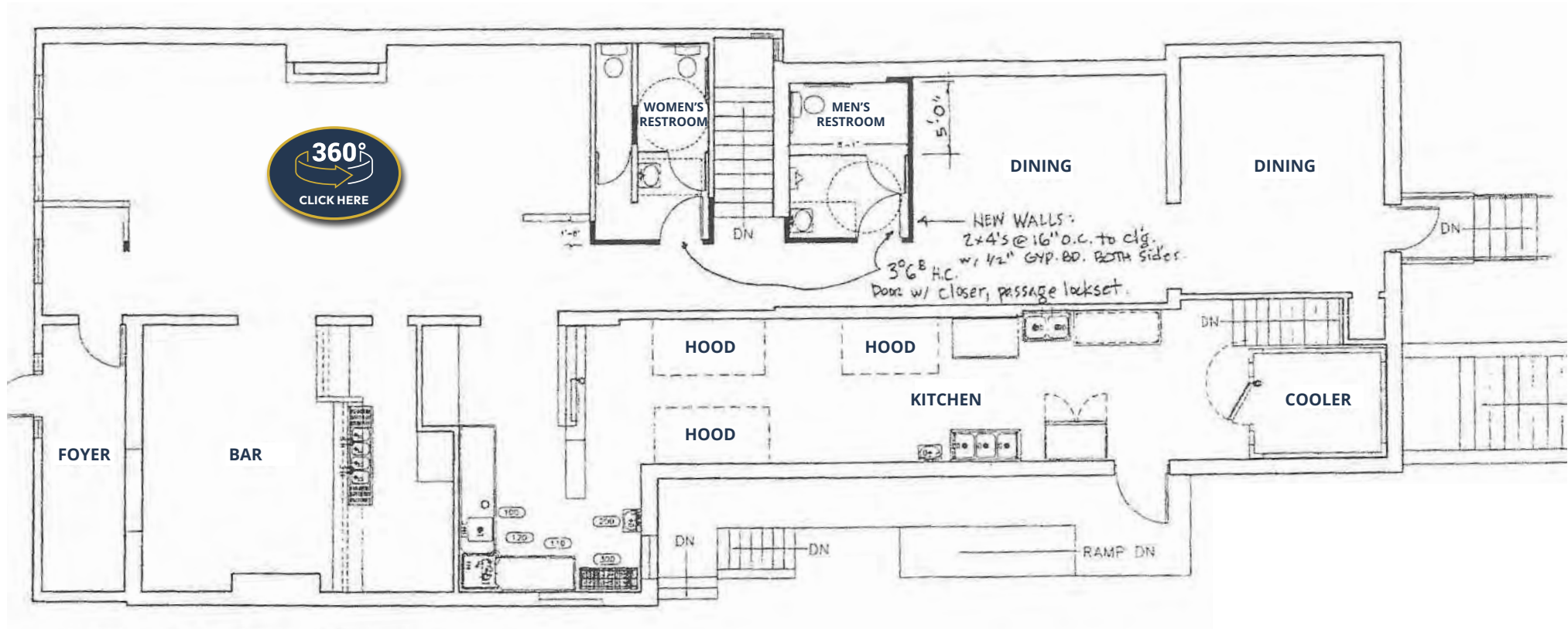
	I-71	MADISON RD
	151,464	16,048

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
 Population	111,022	242,155	434,376
Households	51,949	110,077	192,798
Median HH Income	\$85,360	\$77,627	\$80,811
Total Businesses	3,200	9,314	17,259
Total Employees	50,898	191,549	328,870

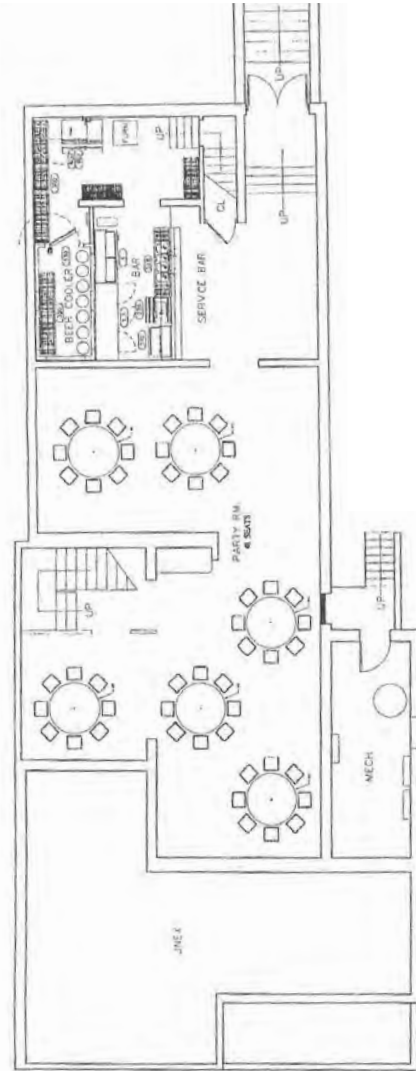
Information provided by STI Popstats 2025

FLOOR PLAN - FIRST FLOOR

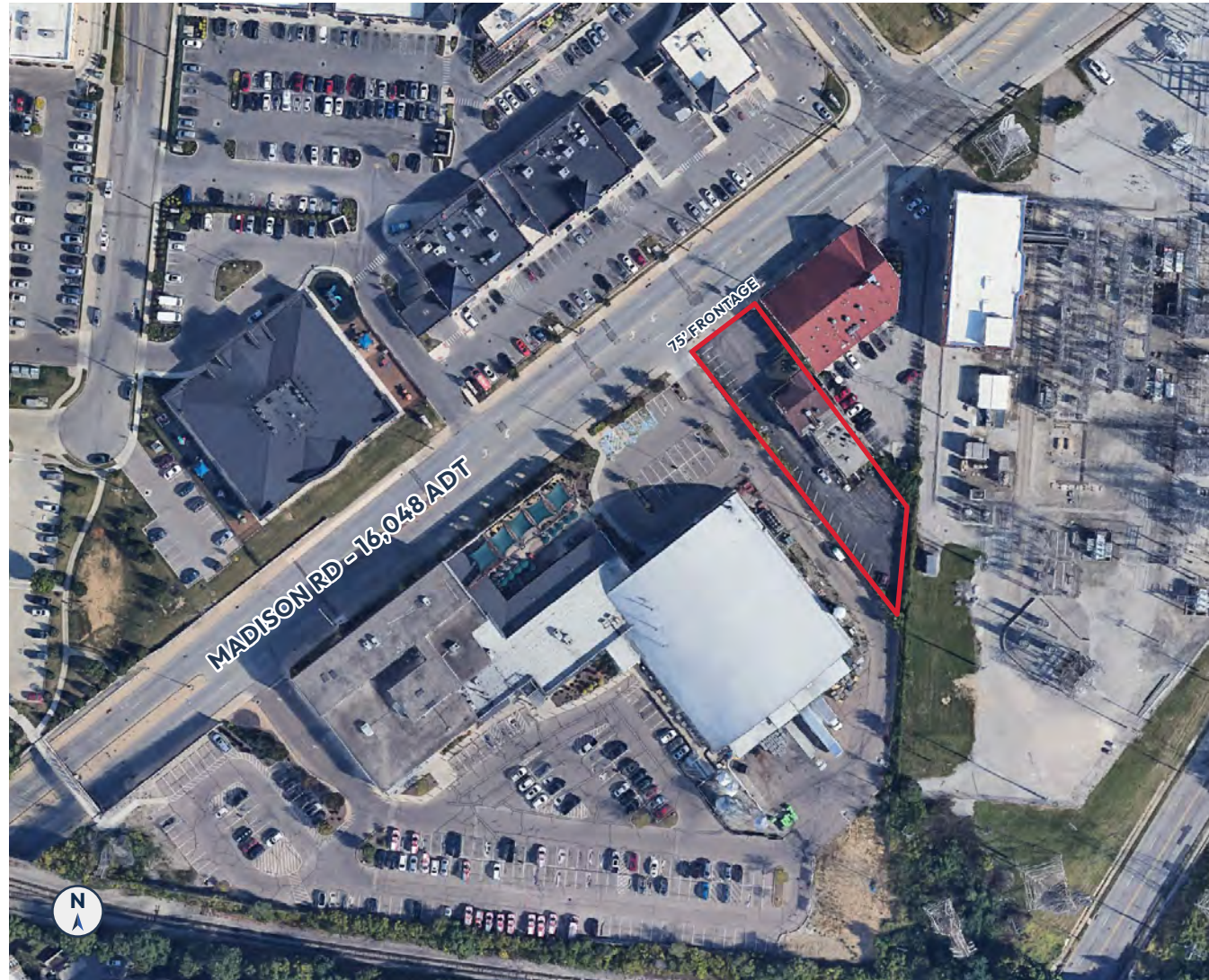


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FLOOR PLAN - BASEMENT



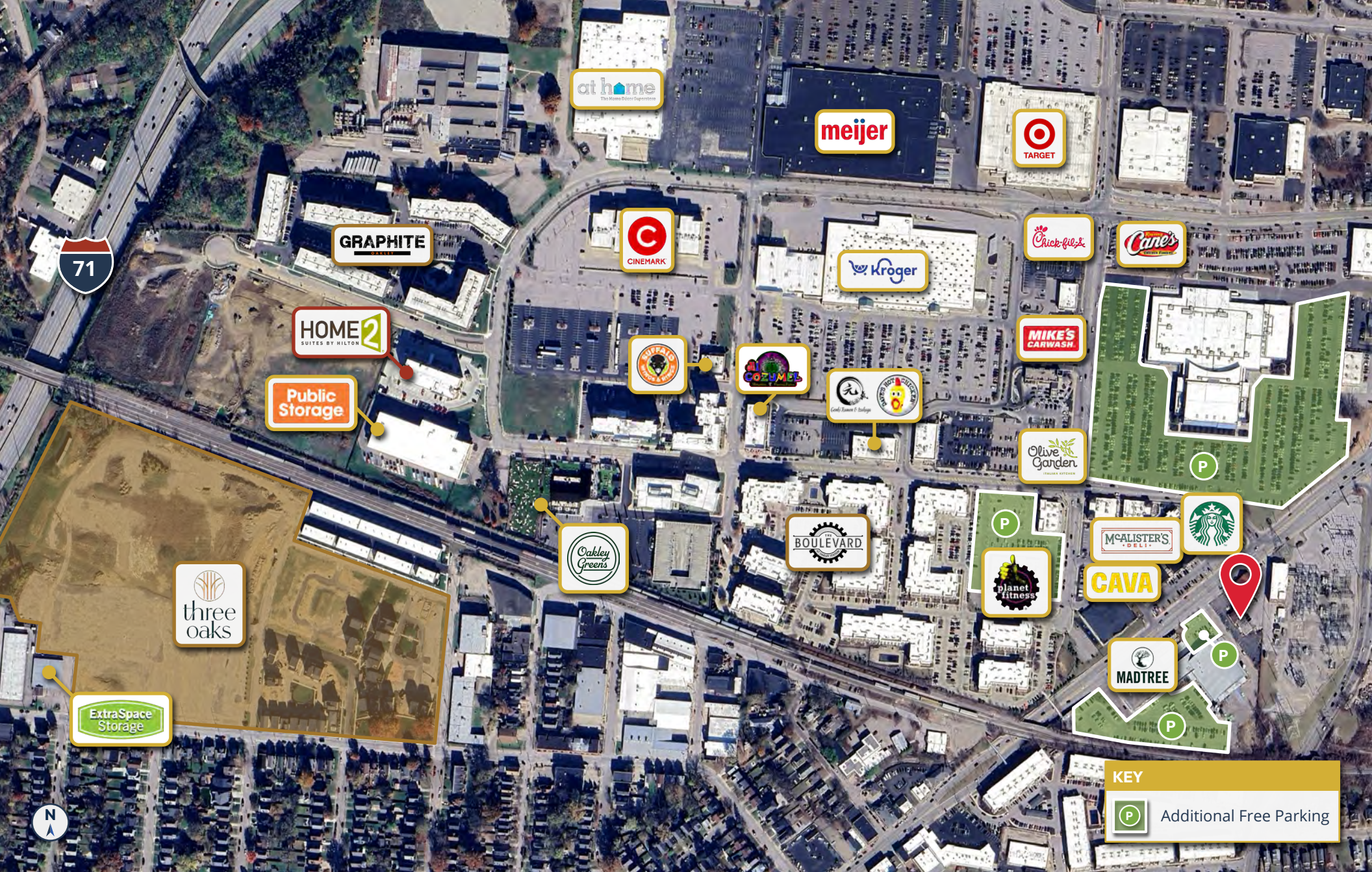
PARCEL OUTLINE



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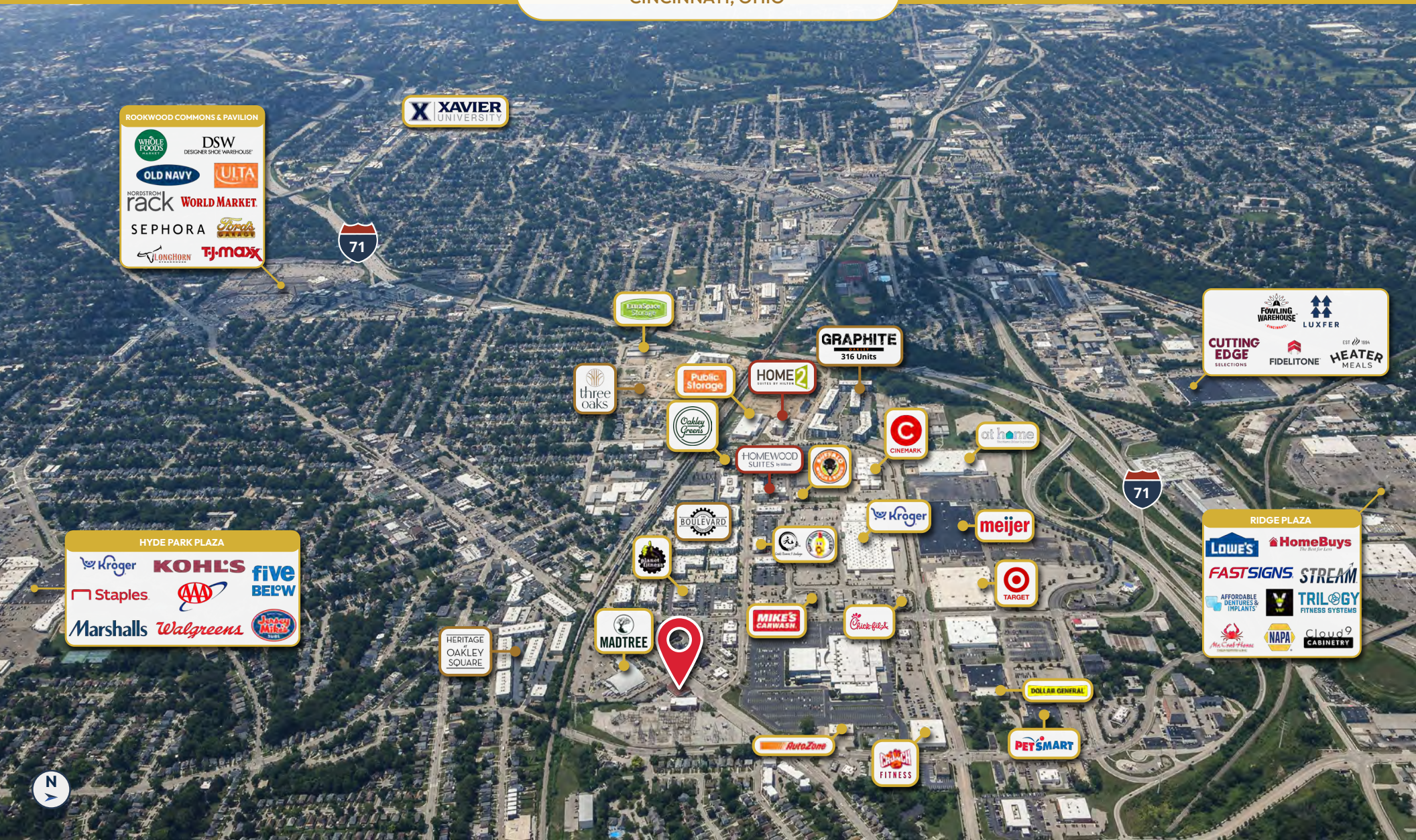


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