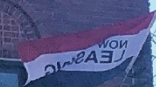


LEASE BROCHURE

6011 MADISON RD

CINCINNATI, OH



SPACE AVAILABLE **NABergman**  
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SECTION 1

**PROPERTY  
SUMMARY**

# PROPERTY HIGHLIGHTS

CURRENT BUILDING



FUTURE BUILDING RENDERING



## HIGHLIGHTS

- Approximately 10,558 SF Mixed-Use Building
- 2 Floors of Office (3,500 SF Floor Plates)
- Retail Space Approximately 3,400 SF (Can be Demised)
- Conveniently Located on Madison Road in the Heart of the Rapidly Growing Neighborhood of Madisonville.
- Property to Undergo a Nearly \$1M Renovation
- 1 Block East of New Madison and Whetsel Mixed Use Development
- Less than 1 Mile from \$115M Madison Square Mixed Use Development
- Easy Access to Interstate 71
- Approximately 33,000 VPD



# LEASE OVERVIEW

## PROPERTY DESCRIPTION

Address	6011 Madison Road
City, State, Zip	Cincinnati, Ohio
Link to Auditor	<a href="#">Click Here</a>
Parcel ID	036-0003-0003-00
Office Lease Rate	\$13-16 NNN
Retail Lease Rate	\$15-18 NNN

## BUILDING INFORMATION

Rentable SF	10,588 RSF
Building Class	Class B
Tenancy	Multiple
Number of Floors	3
Year Built	1925
Year Renovated	2020



SECTION 2

**MARKET  
OVERVIEW**



# MARKET OVERVIEW



Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 28th largest city in the United States. The Greater Cincinnati region encompasses a 15 county area, where Ohio, Kentucky, and Indiana meet. The metropolitan population is just over 2.15 million people. Cincinnati has a low cost of doing business and living. It is also home to the headquarters of several major corporations. This includes: Procter & Gamble, The Kroger Company, Macy’s Inc., Great American Insurance Company, Fifth Third Bank, Western & Southern Financial Group, The E.W. Scripps Company, and Cincinnati Bell.

Greater Cincinnati is one of the most strategically located metropolitan regions in the United States for access by manufacturing and service industries. Air, highway, river, and rail transportation give Cincinnati

ready access within 600 miles of 53% of the nation’s manufacturing establishments and 57% of the nation’s value added by manufacturing. Three interstate highway systems (I-75, I-74, and I-71) and two interstate connectors (I-275 and I-471) serve the Cincinnati region and provide access to all geographic directions. The accessibility combined with Cincinnati’s top-ranked business climate has made it a choice location for businesses small and large.

Sources: [realwealthnetwork.com](http://realwealthnetwork.com)  
[www.areavibes.com](http://www.areavibes.com);  
[www.city-data.com](http://www.city-data.com),  
[www.enacademic.com](http://www.enacademic.com),  
[www.worldpopulationreview.com](http://www.worldpopulationreview.com)

# MARKET OVERVIEW

## BUSINESS CLIMATE



**2nd**  
**Fastest Growing**  
**City in Ohio**

The \$132 Billion Economy  
Grew by 2.4 percent in 2016



**29th**  
**Largest U.S. Metro**

120,000 Businesses &  
2.18 Million Residents



**7th**  
**Best City for**  
**Tech Professionals**

-DataFox, 2016



**8th**  
**Best City in Nation**  
**for Jobs**

-Glassdoor, 2017

Cincinnati, now with a total of nine Fortune 500 Companies is one of the fastest growing cities in the Midwest.

A great business climate backed by strong tax incentives, innovative companies, strong educational systems and having one of the lowest costs to do business has ranked Cincinnati 6<sup>th</sup> in the nation for attracting new and expanding companies.

Rank	Largest Greater Cincinnati Public Companies	2017 Fiscal Year Revenue	Total Employment
1	Kroger	\$122.66 B	449,00
2	Proctor and Gamble Co.	\$65.06 B	95,000
3	Macys Inc.	\$24.84 B	130,000
4	Fifth Third Bancorp	\$7.05 B	18,125
5	American Financial Group Inc.	\$6.86 B	6,700
6	AK Steel Holding Corp.	\$6.08 B	9,200
7	Cincinnati Financial Corp.	\$5.73 B	4,925
8	Cintas Corp.	\$5.32 B	42,000
9	Worldpay Inc.	\$4.03 B	3,661
10	General Cable Corp.	\$3.84 B	8,500



# MARKET OVERVIEW

## EDUCATION RESOURCES

Fourteen major universities within 100 miles of Cincinnati, Ohio have a combined undergraduate enrollment rate over 200,000 students. The thriving businesses have created a strong demand for talent and expertise with the top programs for graduates in the 100 mile radius being:

- **Health Professionals**
- **Business, Marketing, Management**
- **Engineering**
- **Education**
- **Liberal Arts**



**TOP 20**  
Cooperative Education, 2018



**33rd**  
Best Public School in USA, 2019



**78th**  
Best College for Accounting and Finance In USA



**3rd**  
Best in Undergraduate Teaching, 2018

# SUBMARKET OVERVIEW



## Overview

This property is located in Madisonville, a suburb of Cincinnati, Ohio, the 28<sup>th</sup> largest metropolitan service area in the United States with a population of 2,100,000. Neighboring suburbs include Indian Hill, Oakley, Columbia Township, and Fairfax.

Madisonville is experiencing a revitalization, making it a destination for professionals and businesses alike. Offering a dense suburban feel, Madisonville is home to a wide variety of restaurants, retail options, office and industrial users. Medpace, The Summit Hotel, and The Red Apartments anchor the entrance to Madisonville from Oakley and I-71.



**188,847**

Estimated Population within 5 miles



**\$81,881**

Average Household Income within 5 miles

## Current Developments

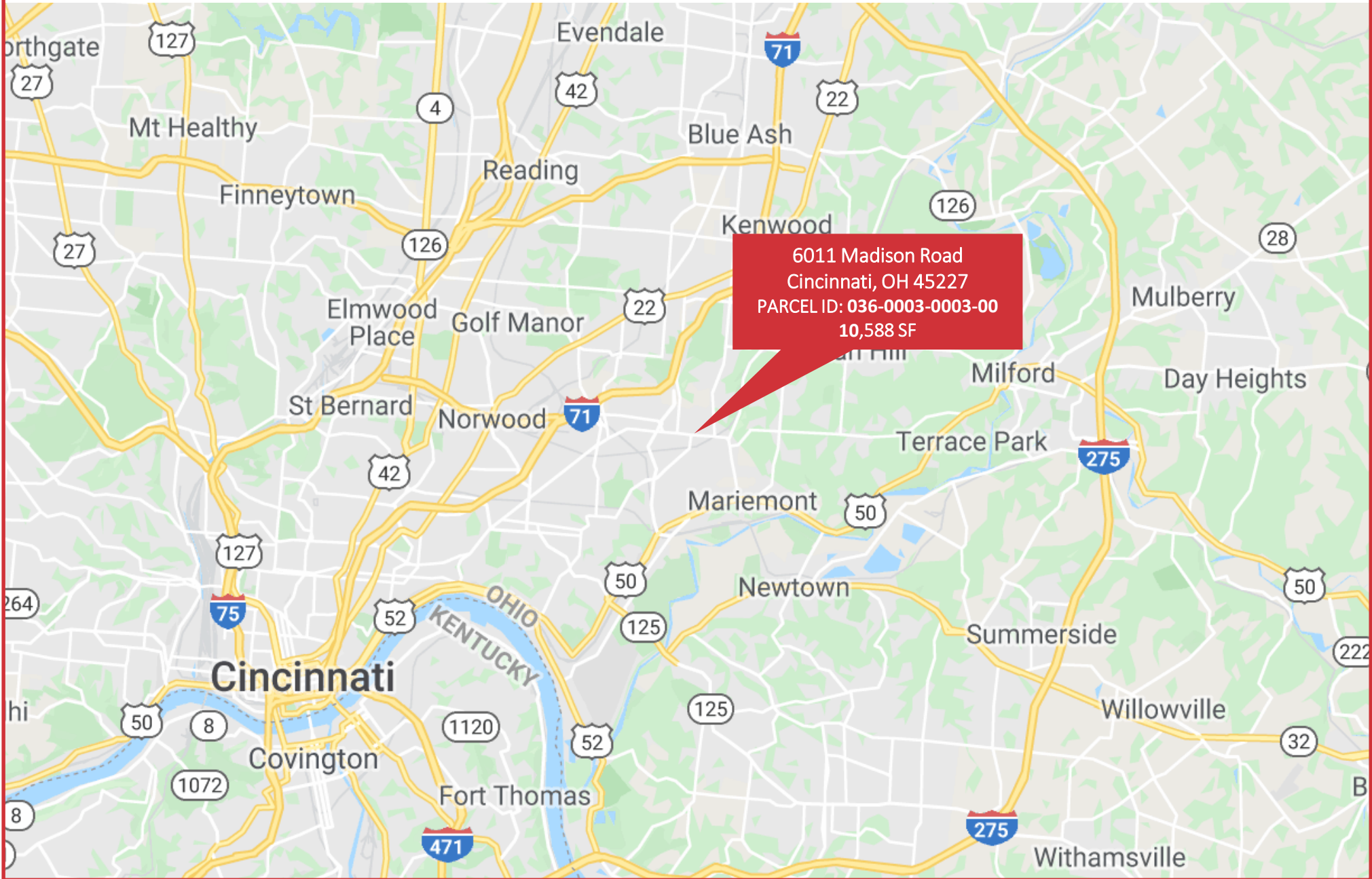
Located at the intersection of Madison Road and Whetsel Road, The Ackermann Group is currently working on a three-phase development. Phase One will consist of 103 unit mixed-use residential development featuring 45,000 SF of office and retail.

Medpace is continuing its development of its campus, the 22-acre former NuTone Factory site. Currently under construction is a new \$115 million seven-story, Class A office building housing 242,000 SF of dedicated office space for Medpace and 15,655 SF of retail. In addition, a new parking garage is being erected which will feature 925 parking spaces.

The Red Apartments, being developed by Circle Development, is continuing to develop higher end apartments at the corner of Madison Road and Red Bank Expressway. With 59 apartments and 355 parking spaces, the second phase will be followed by the third phase which will bring an additional 76 apartments for a total of 299 among the three buildings.



# REGIONAL MAP





# NEARBY DEVELOPMENTS





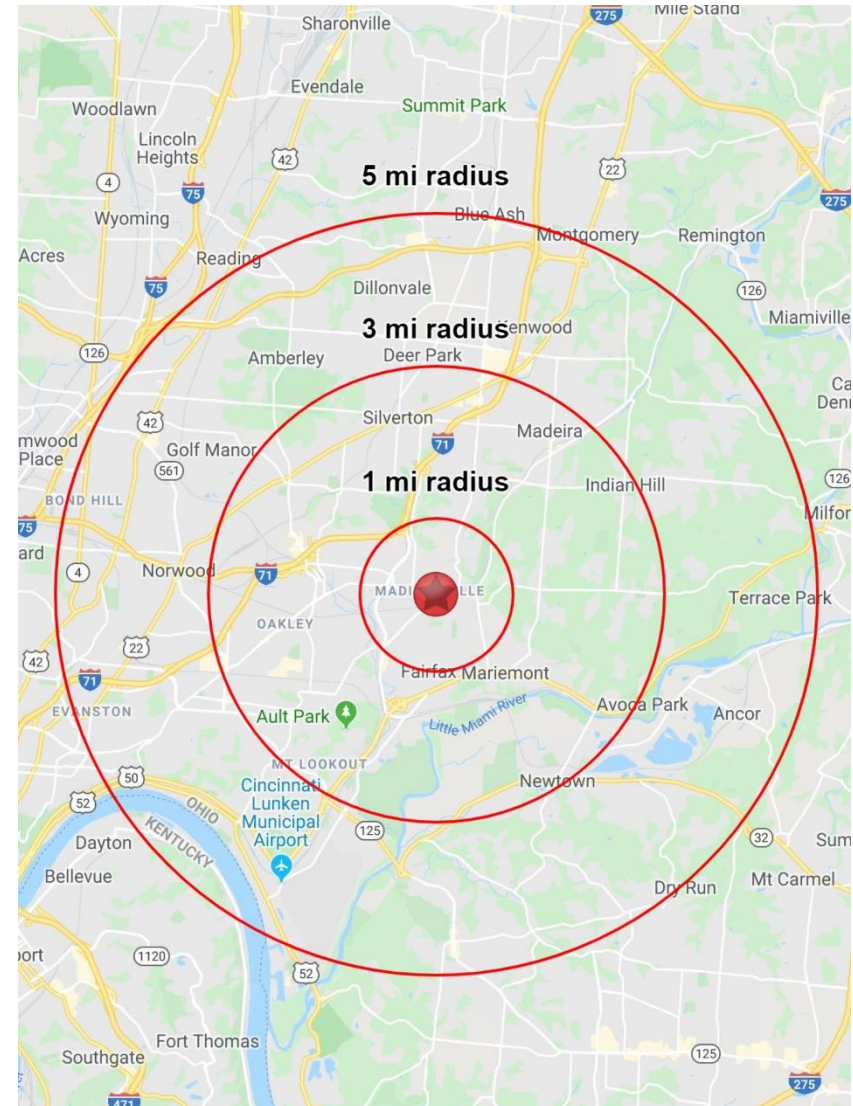
# RETAIL AERIAL





# DEMOGRAPHICS

2018 Estimates with 2023 Projections	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>POPULATION</b>			
Estimated Population (2019)	11,693	73,595	188,029
Projected Population (2024)	11,809	73,142	188,858
Projected Annual Growth (2019-2024)	0.2%	-0.1%	-
<b>HOUSEHOLDS</b>			
Estimated Households (2019)	5,593	36,425	87,446
Projected Households (2024)	5,617	35,876	87,003
Projected Annual Growth (2018-2023)	-	-0.3%	-0.1%
<b>AVERAGE HOUSEHOLD INCOME</b>			
Estimated Average Household Income (2019)	\$78,161	\$103,013	\$101,465
<b>BUSINESS</b>			
2019 Estimated Total Businesses	522	3,856	9,049
2010 Estimated Total Employees	6,254	46,987	121,697
2019 Estimated Employee Population per Business	12.0	12.2	13.4







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