

# FOR SALE

STAND-ALONE OFFICE | 2,204 SF | 0.29 ACRES

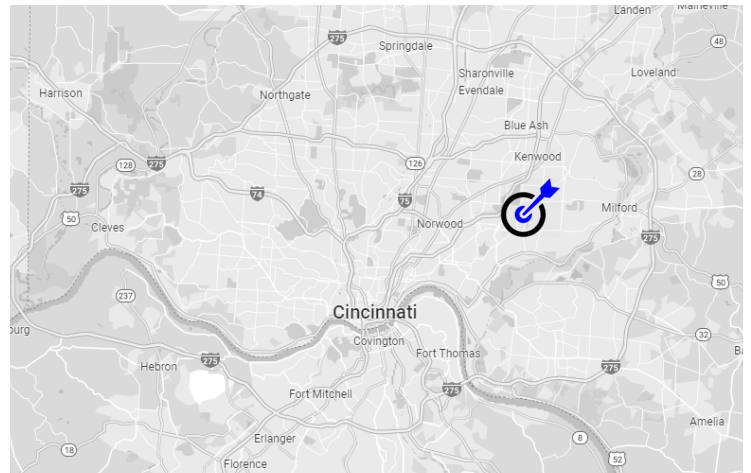
## 6709 MADISON ROAD

CINCINNATI, OH 45227



### OFFERING SUMMARY

Address	6709 Madison Rd Cincinnati, OH 45227
Asking Price	\$425,000
Acreage	0.29 acres
Square Footage	2,204 SF   Stand-Alone Office
County	Hamilton County
Municipality	City of Cincinnati
Parcel ID	037-0003-0108-00
Zoning	CC-M Commercial Community-Mixed
Signage	Monument Sign   Along Madison Rd



### PROPERTY DESCRIPTION

2,204 SF beautifully renovated office building located at the corner of Madison Rd and Plainville Rd, on the eastern border of Madisonville, near Indian Hill and Mariemont. Dedicated off-street parking lot with up to nine (9) spaces available. Detached garage provides for extra parking and/or storage. Well-appointed layout includes a mix of workstations and private offices, display area, and kitchenette. Perfect for creative office users seeking a high-design aesthetic and move-in ready space. Easy access to I-71 and US 50 - near all of the new development happening in Madisonville. This is a must see...ready for immediate occupancy for your employees and clients to enjoy!

### MIKE BASTIN

**DIRECT:** 513.618.2823 | **CELL:** 513.520.4525 | **EMAIL:** MJBASTIN@CBCRELIANTREALTY.COM

2181 VICTORY PARKWAY | SUITE 102  
CINCINNATI, OH 45206  
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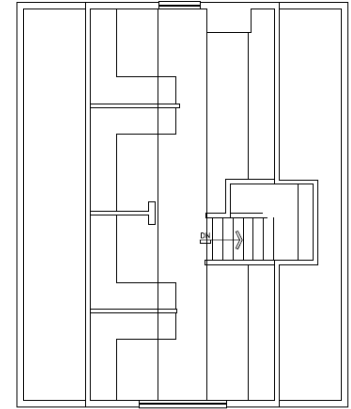
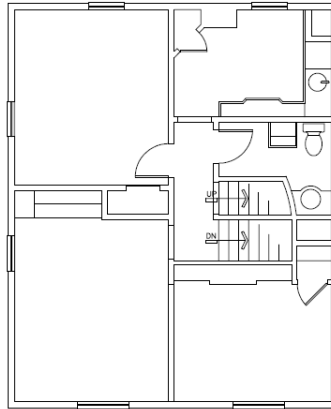
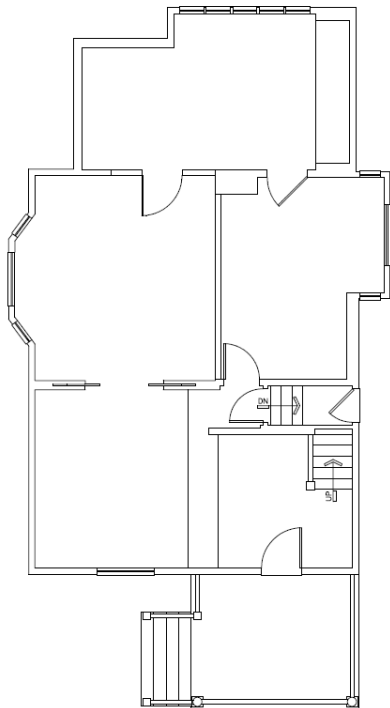
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**1st FLOOR (1,012 SF)**

**2nd FLOOR (741 SF)**

**3rd FLOOR (451 SF)**



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DESCRIPTION	1 MILE	3 MILE	5 MILE
<b>POPULATION SUMMARY</b>			
2010 TOTAL POPULATION	11,662	61,008	174,691
2020 TOTAL POPULATION	12,030	64,463	181,280
2024 TOTAL POPULATION	12,223	64,672	180,863
2029 TOTAL POPULATION	12,322	64,433	180,320
2024-2029 ANNUAL RATE	0.16%	-0.07%	-0.06%
<b>HOUSEHOLD SUMMARY</b>			
2010 HOUSEHOLDS	5,088	28,332	76,466
2020 HOUSEHOLDS	5,191	29,841	81,096
2024 HOUSEHOLDS	5,518	30,206	81,500
2029 HOUSEHOLDS	5,622	30,382	82,009
2024-2029 ANNUAL RATE	0.37%	0.12%	0.12%
<b>HOUSING UNIT SUMMARY</b>			
2020 HOUSING UNITS	5,767	32,436	88,204
2024 HOUSING UNITS	6,160	32,855	88,522
OWNER OCCUPIED HOUSING UNITS	50.9%	54.3%	55.7%
RENTER OCCUPIED HOUSING UNITS	38.7%	37.6%	36.4%
VACANT HOUSING UNITS	10.40%	8.10%	7.90%

DESCRIPTION	1 MILE	3 MILE	5 MILE
<b>AVERAGE HOUSEHOLD INCOME</b>			
2024	\$109,549	\$125,785	\$123,841
2029	\$125,687	\$143,469	\$140,903
<b>AVERAGE HOME VALUE</b>			
2024	\$357,414	\$404,580	\$382,815
2029	\$380,363	\$433,870	\$415,896
<b>MEDIAN HOUSEHOLD INCOME</b>			
2024	\$66,875	\$82,348	\$79,919
2029	\$80,297	\$96,533	\$92,796
<b>MEDIAN HOME VALUE</b>			
2024	\$229,134	\$291,807	\$282,026
2029	\$269,430	\$347,895	\$339,457
<b>PER CAPITA INCOME</b>			
2024	\$49,463	\$58,580	\$55,840
2029	\$57,352	\$67,447	\$64,088
<b>MEDIAN AGE</b>			
2024	43.0	41.3	40.9
2029	44.1	42.3	41.9

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