

RETAIL FOR SALE OR LEASE

8161 CAMARGO ROAD

Madeira, OH 45243



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

AVAILABLE: 2,500 SF | 0.443 Acres
SALE PRICE: \$679,000.00
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

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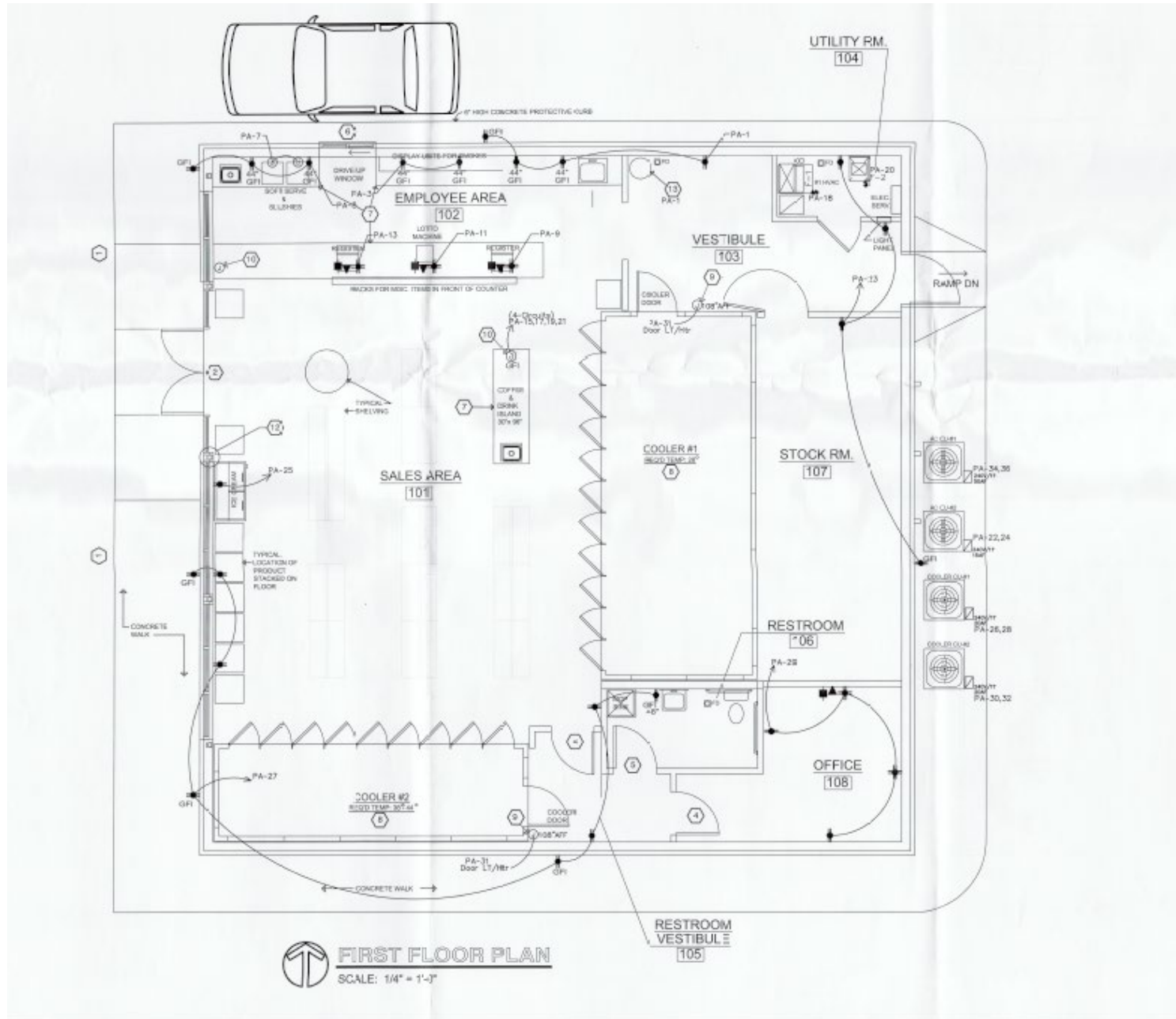
PROPERTY PHOTOS

8161 CAMARGO ROAD



FLOORPLAN

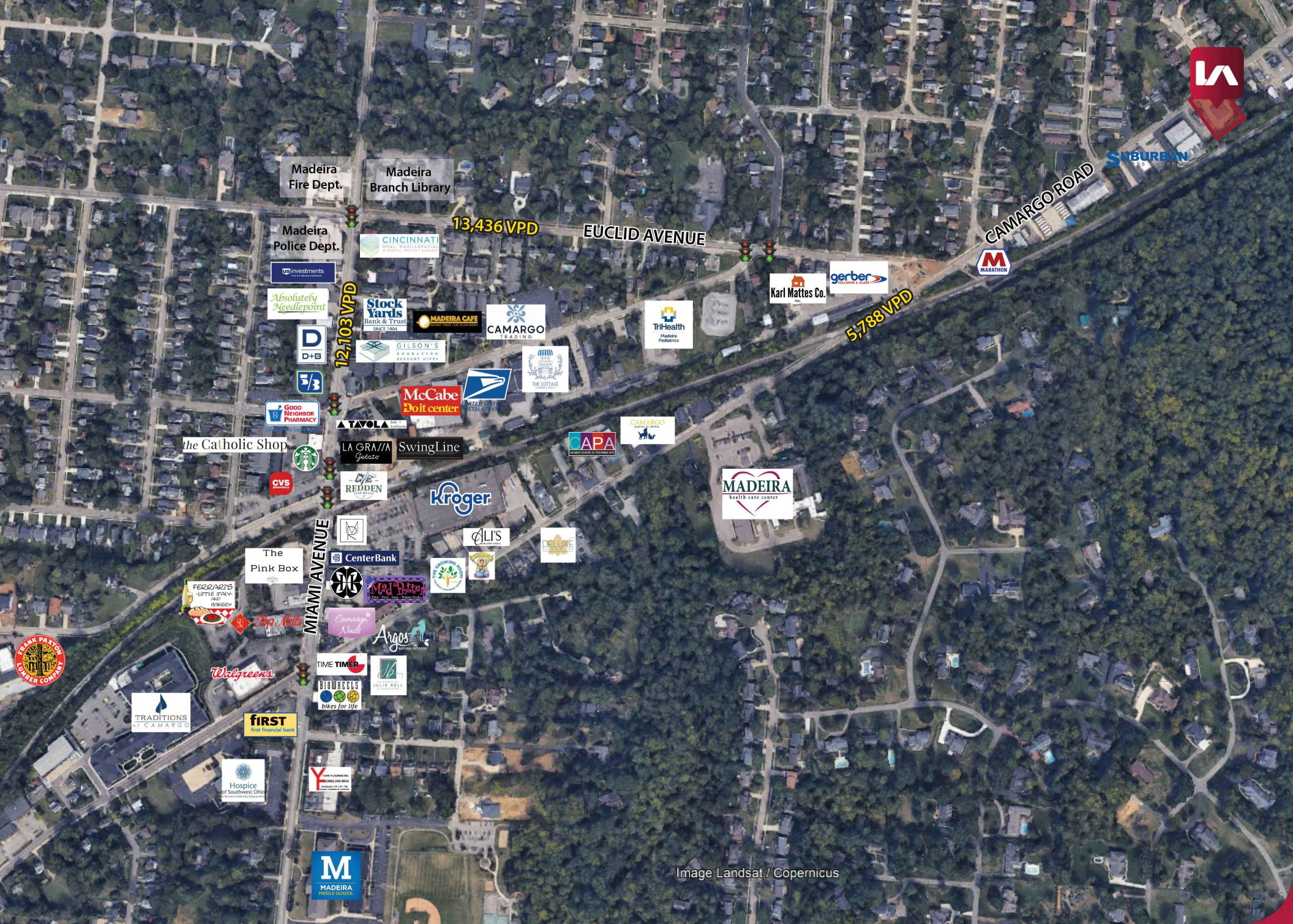
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SITE PLAN

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SUBURBAN

CAMARGO ROAD



EUCLID AVENUE

13,436 VPD

5,788 VPD

Madeira Fire Dept.

Madeira Branch Library

Madeira Police Dept.



the Catholic Shop



LA GRAMMA Gelato

SwingLine



Karl Mattes Co.



MIAMI AVENUE

The Pink Box



Image Landsat / Copernicus

DEMOGRAPHICS

The map illustrates the geographic distribution of the population around the center of the Cincinnati area, defined by the red 'LA' logo. Concentric red circles represent distances of 1, 3, 5, and 16 miles from the center. The map includes labels for numerous cities and towns, as well as major highways and the Ohio River. The 'DEMOGRAPHICS' banner is prominently displayed at the top.

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	5,984	42,774	135,414
2030 Projected Population	5,853	41,859	134,671
2020 Census Population	6,145	43,639	135,382
2010 Census Population	5,578	41,548	128,697
Projected Annual Growth 2025 to 2030	-0.4%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2025	0.5%	0.2%	0.3%
HOUSEHOLDS			
2025 Estimated Households	2,198	17,392	59,022
2030 Projected Households	2,166	17,071	59,253
2020 Census Households	2,237	17,578	58,234
2010 Census Households	2,141	17,322	55,811
Projected Annual Growth 2025 to 2030	-0.3%	-0.4%	-
Historical Annual Growth 2010 to 2025	0.2%	-	0.4%
AGE			
2025 Est. Population Under 10 Years	15.6%	12.3%	12.0%
2025 Est. Population 10 to 19 Years	13.2%	12.3%	11.5%
2025 Est. Population 20 to 29 Years	7.0%	9.5%	11.6%
2025 Est. Population 30 to 44 Years	21.8%	20.4%	21.2%
2025 Est. Population 45 to 59 Years	16.5%	17.1%	16.5%
2025 Est. Population 60 to 74 Years	16.9%	18.1%	18.0%
2025 Est. Population 75 Years or Over	9.0%	10.3%	9.2%
2025 Est. Median Age	39.8	41.2	40.2
MARITAL STATUS & GENDER			
2025 Est. Male Population	48.7%	50.1%	49.5%
2025 Est. Female Population	51.3%	49.9%	50.5%
2025 Est. Never Married	18.7%	25.3%	30.3%
2025 Est. Now Married	68.3%	56.1%	51.2%
2025 Est. Separated or Divorced	7.7%	11.1%	12.2%
2025 Est. Widowed	5.3%	7.6%	6.3%
INCOME			
2025 Est. HH Income \$200,000 or More	39.1%	23.4%	19.3%
2025 Est. HH Income \$150,000 to \$199,999	17.5%	12.7%	10.9%
2025 Est. HH Income \$100,000 to \$149,999	13.1%	15.9%	18.6%
2025 Est. HH Income \$75,000 to \$99,999	9.2%	9.8%	10.6%
2025 Est. HH Income \$50,000 to \$74,999	7.9%	12.8%	14.5%
2025 Est. HH Income \$35,000 to \$49,999	4.6%	8.3%	8.8%
2025 Est. HH Income \$25,000 to \$34,999	5.3%	4.6%	5.4%
2025 Est. HH Income \$15,000 to \$24,999	1.4%	4.2%	4.4%
2025 Est. HH Income Under \$15,000	1.9%	8.3%	7.5%
2025 Est. Average Household Income	\$271,504	\$182,741	\$152,956
2025 Est. Median Household Income	\$167,393	\$120,291	\$106,961
2025 Est. Per Capita Income	\$99,833	\$74,548	\$66,843
2025 Est. Total Businesses	299	2,670	7,243
2025 Est. Total Employees	1,997	31,494	96,424