

RETAIL FOR LEASE

8161 CAMARGO ROAD

Madeira, OH 45243



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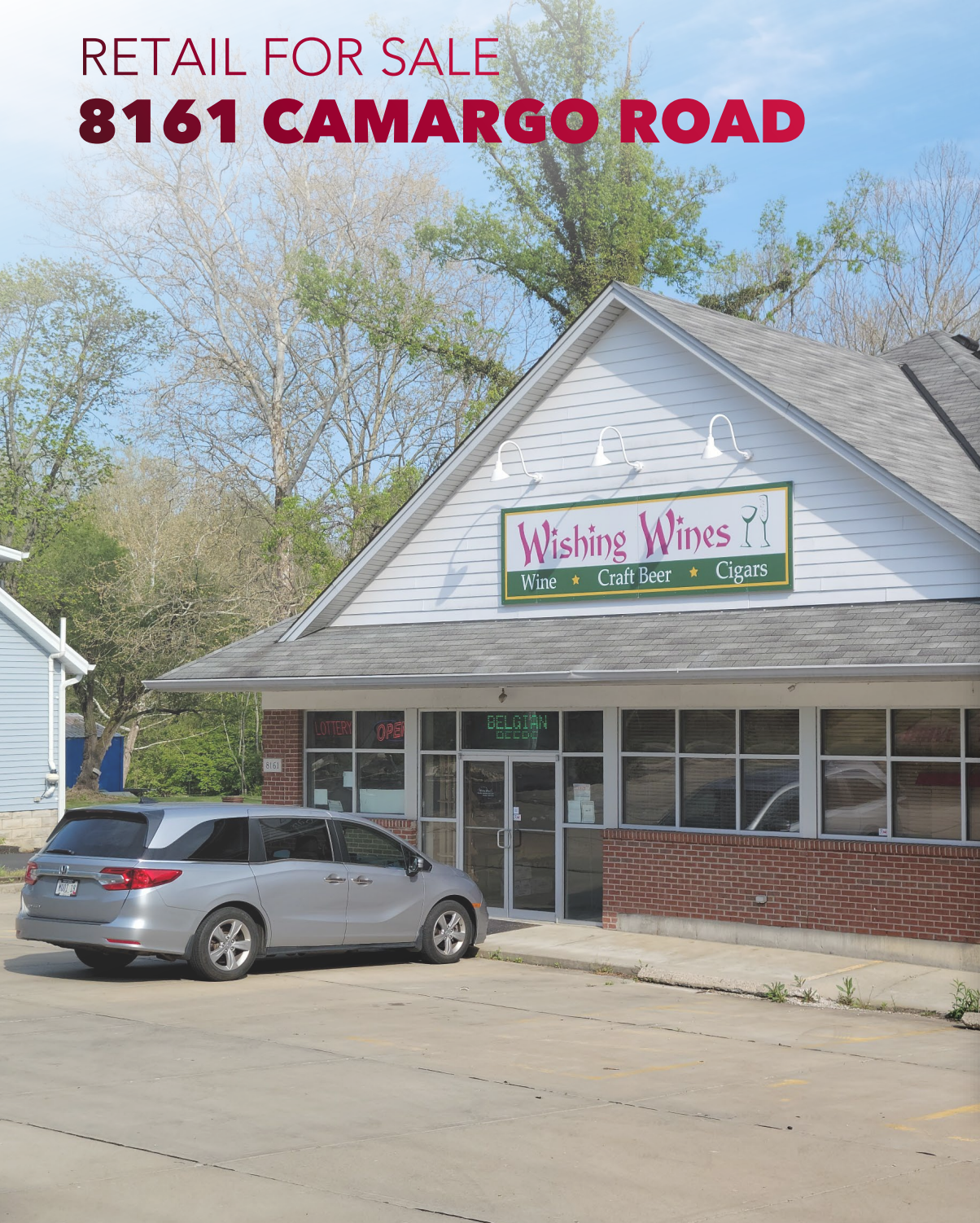
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RETAIL FOR SALE

8161 CAMARGO ROAD



PROPERTY HIGHLIGHTS

AVAILABLE: 2,500 SF | 0.443 Acres
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

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

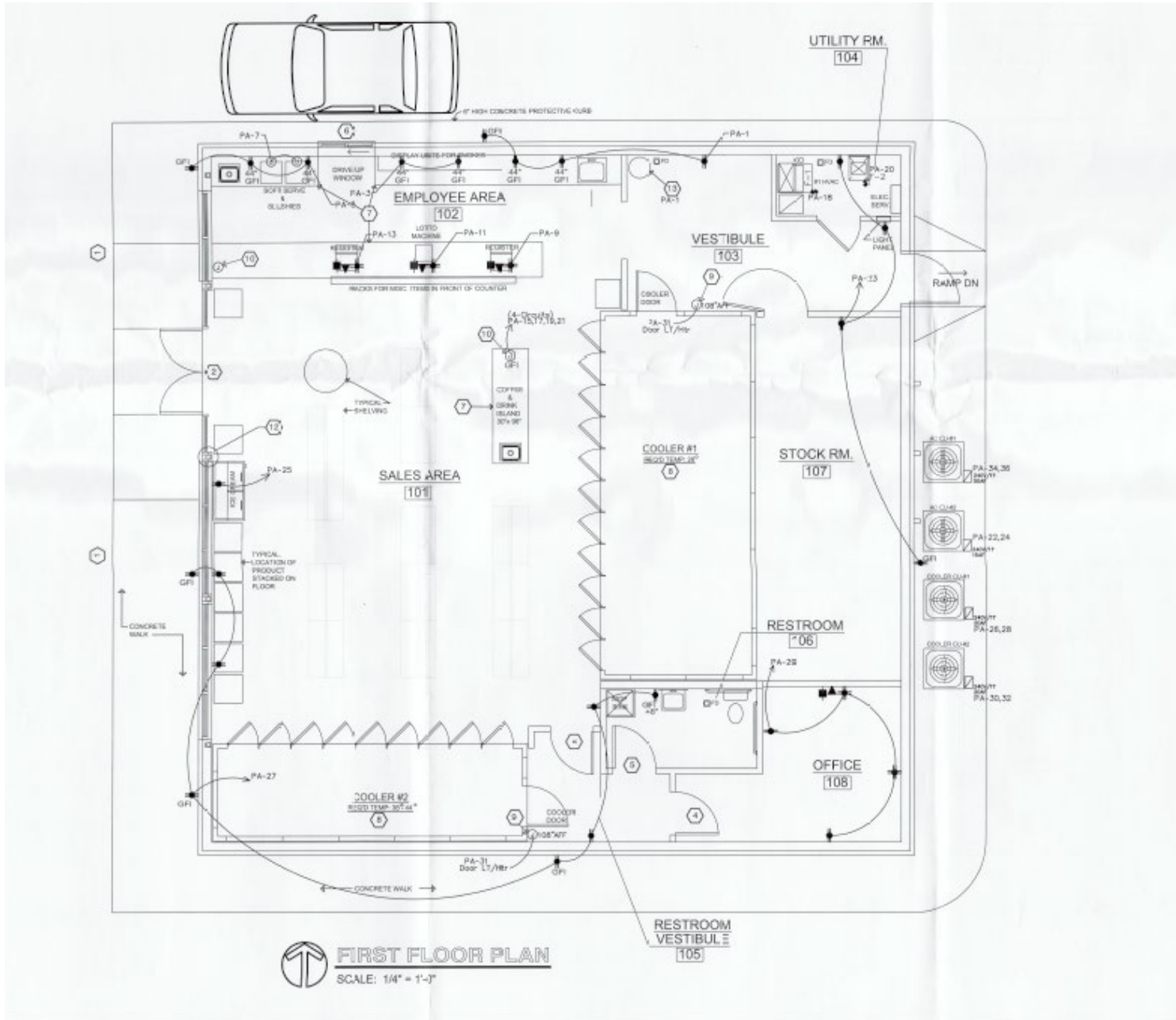
PROPERTY PHOTOS

8161 CAMARGO ROAD



FLOORPLAN

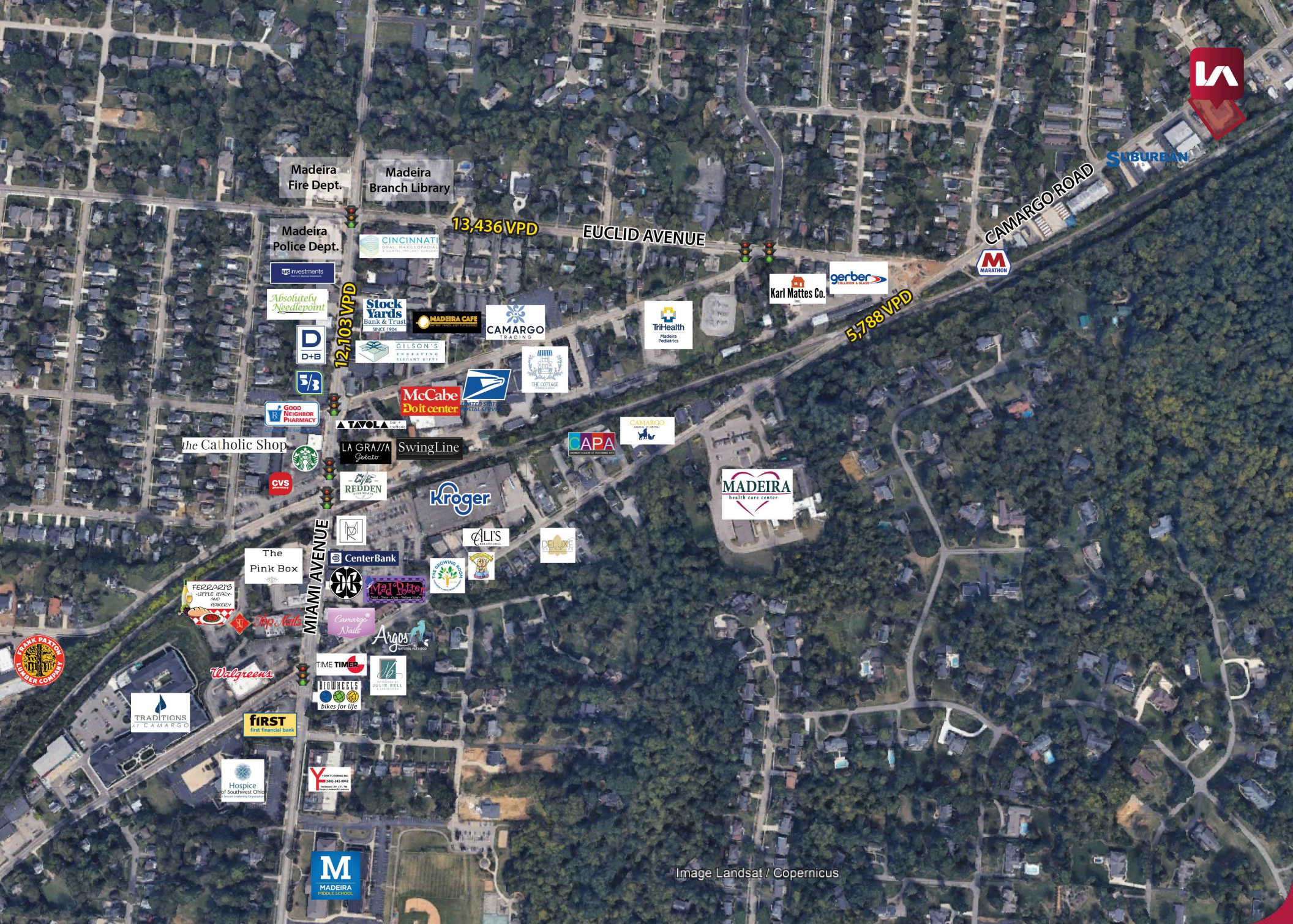
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SITE PLAN

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SUBURBAN

CAMARGO ROAD



EUCLID AVENUE

13,436 VPD

5,788 VPD

Madeira Fire Dept.

Madeira Branch Library

Madeira Police Dept.

CININNATI
ORAL MAXILLOFACIAL
DENTAL AND SURGICAL

Investments

Absolutely
Needlepoint

D
D+B

7/3

GOOD
NEIGHBOR
PHARMACY

the Catholic Shop

CVS

REDDEN
LIVE GREAT

The Pink Box

CenterBank

FERRARI'S
LITTLE ITALY
PIZZA
PASTRY

Top Nails

Camargo
Nails

Argos
NATURAL PET FOOD

Walgreens

TIME
TIMER

BIOWHEELS
bikes for life

TRADITIONS
BY CAMARGO

FIRST
first financial bank

Hospice
of Southwest Ohio

Y
YOUTH CENTER

M
MADEIRA
MIDDLE SCHOOL

Stock
Yards
Bank & Trust
SINCE 1904

MADEIRA CAFE
GREAT FOOD GREAT SERVICE

CAMARGO
TRADING

TriHealth
Madira
Podiatrics

Karl Mattes Co.

gerber
Baby Wipes & Diapers

GILSON'S
ENGRAVING
RESAULT GIFTS

McCabe
Doit center

THE COTTAGE

UNITED STATES
POSTAL SERVICE

ATAVOLA

LA GRAMMA
Gelato

SwingLine

CAPA
COUNCIL OF AMERICANS

CAMARGO
REAL ESTATE

MADEIRA
Health care center

Kroger

ALI'S

DELUXE
CLOTHING

THE GROWING BOON

Mad Potter

Camargo
Nails

Argos
NATURAL PET FOOD

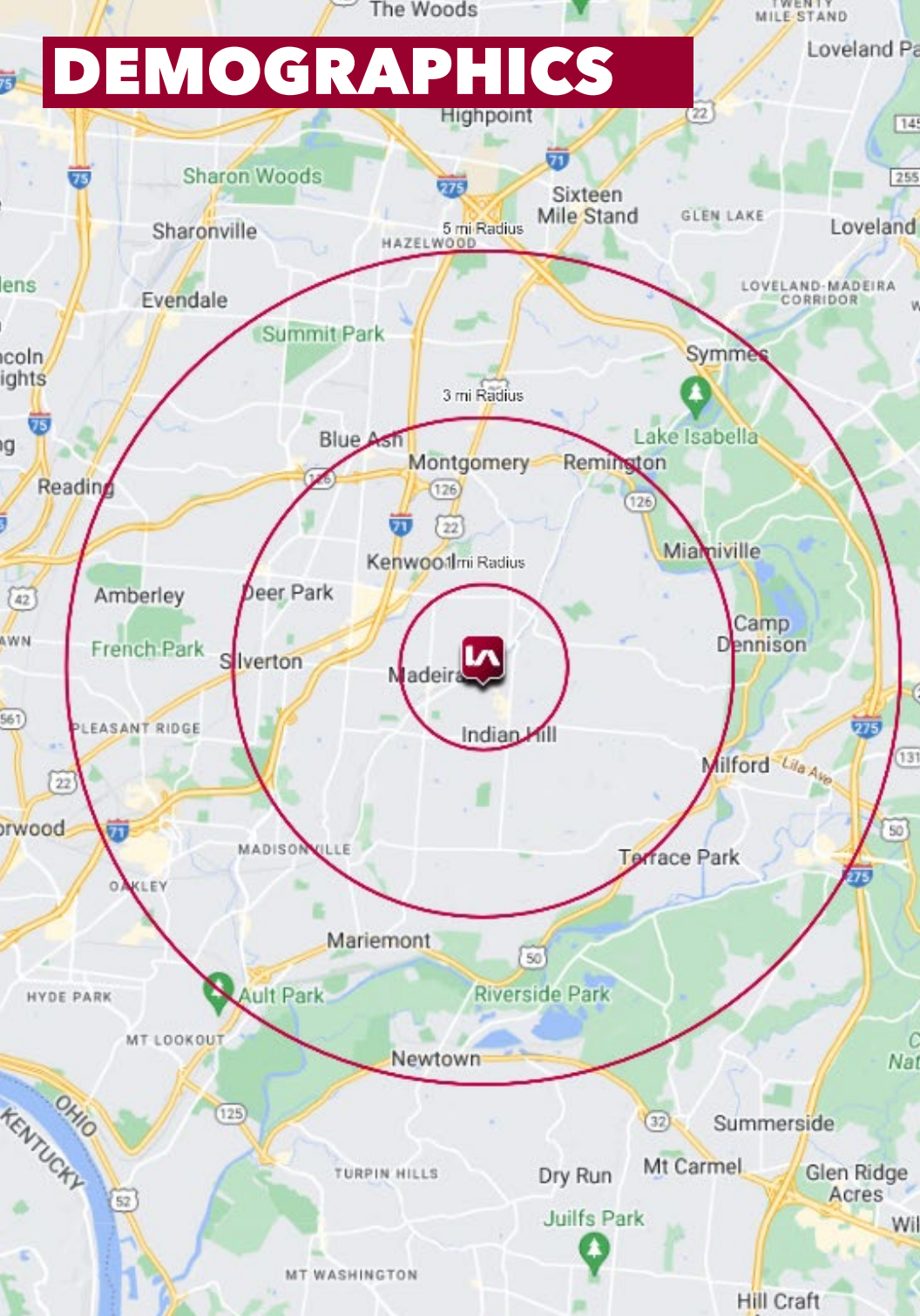
TIME
TIMER

BIOWHEELS
bikes for life

JULIE WHEEL

Image Landsat / Copernicus

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2023 Estimated Population	9,564	49,392	145,010
2028 Projected Population	10,004	50,507	147,890
2020 Census Population	8,781	49,672	145,987
2010 Census Population	8,523	46,742	134,997
Projected Annual Growth 2023 to 2028	0.9%	0.5%	0.4%
Historical Annual Growth 2010 to 2023	0.9%	0.4%	0.5%
HOUSEHOLDS			
2023 Estimated Households	3,694	17,830	54,742
2028 Projected Households	3,932	18,541	56,664
2020 Census Households	3,454	17,561	53,646
2010 Census Households	3,263	16,099	49,117
Projected Annual Growth 2023 to 2028	1.3%	0.8%	0.7%
Historical Annual Growth 2010 to 2023	0.9%	0.8%	0.8%
AGE			
2023 Est. Population Under 10 Years	14.1%	13.0%	12.3%
2023 Est. Population 10 to 19 Years	13.6%	14.0%	13.2%
2023 Est. Population 20 to 29 Years	11.8%	11.8%	12.3%
2023 Est. Population 30 to 44 Years	20.5%	19.3%	19.9%
2023 Est. Population 45 to 59 Years	19.0%	20.6%	19.6%
2023 Est. Population 60 to 74 Years	15.3%	16.2%	16.5%
2023 Est. Population 75 Years or Over	5.7%	5.0%	6.2%
2023 Est. Median Age	37.2	38.4	38.7
MARITAL STATUS & GENDER			
2023 Est. Male Population	48.9%	49.3%	49.7%
2023 Est. Female Population	51.1%	50.7%	50.3%
2023 Est. Never Married	22.1%	28.6%	30.8%
2023 Est. Now Married	59.8%	55.1%	50.7%
2023 Est. Separated or Divorced	11.8%	11.0%	13.0%
2023 Est. Widowed	6.2%	5.4%	5.6%
INCOME			
2023 Est. HH Income \$200,000 or More	16.1%	18.6%	12.8%
2023 Est. HH Income \$150,000 to \$199,999	13.9%	14.0%	12.6%
2023 Est. HH Income \$100,000 to \$149,999	17.9%	20.0%	19.6%
2023 Est. HH Income \$75,000 to \$99,999	19.5%	15.1%	14.8%
2023 Est. HH Income \$50,000 to \$74,999	11.7%	11.3%	14.7%
2023 Est. HH Income \$35,000 to \$49,999	9.3%	7.9%	9.4%
2023 Est. HH Income \$25,000 to \$34,999	5.3%	5.3%	6.5%
2023 Est. HH Income \$15,000 to \$24,999	2.3%	3.4%	4.0%
2023 Est. HH Income Under \$15,000	4.0%	4.3%	5.6%
2023 Est. Average Household Income	\$140,339	\$157,916	\$128,156
2023 Est. Median Household Income	\$111,270	\$113,843	\$99,186
2023 Est. Per Capita Income	\$54,225	\$57,050	\$48,461
2023 Est. Total Businesses	394	2,122	6,621
2023 Est. Total Employees	2,787	33,341	94,454