

FOR LEASE



**3363 Madison Rd
Cincinnati, OH 45209**

Located in Oakley on Madison Road one of the hottest residential and retail trade areas in Cincinnati MSA. Many retail and residential construction projects underway. Across from Oakley Station, Kroger Marketplace, Cinemark, Crossroads, numerous restaurants, 100's of new apartments and next to the popular Mad Tree Brewery and Beer Garden. Exceptional visibility with traffic counts in excess of 25,000 vpd. Highly walkable community. TI available to qualified tenant. Join WingStop, Bishop's Cut & Color, Puff. Minutes to Hyde Park, Mt Lookout, I-71 and the Norwood Lateral.

FEATURES

Lease Rate: \$30.00/sqft
NNN: \$7.50/sqft
Available: 1,250-3,010 SF
Traffic count 25,000+
Population 1 mile: 11,395
Households 1 mile: 6,243
Income 1 mile: \$102,430
Population 3 mile: 109,788
Households 3 mile: 51,157
Income 3 mile: \$101,907
Parking 23 + Street

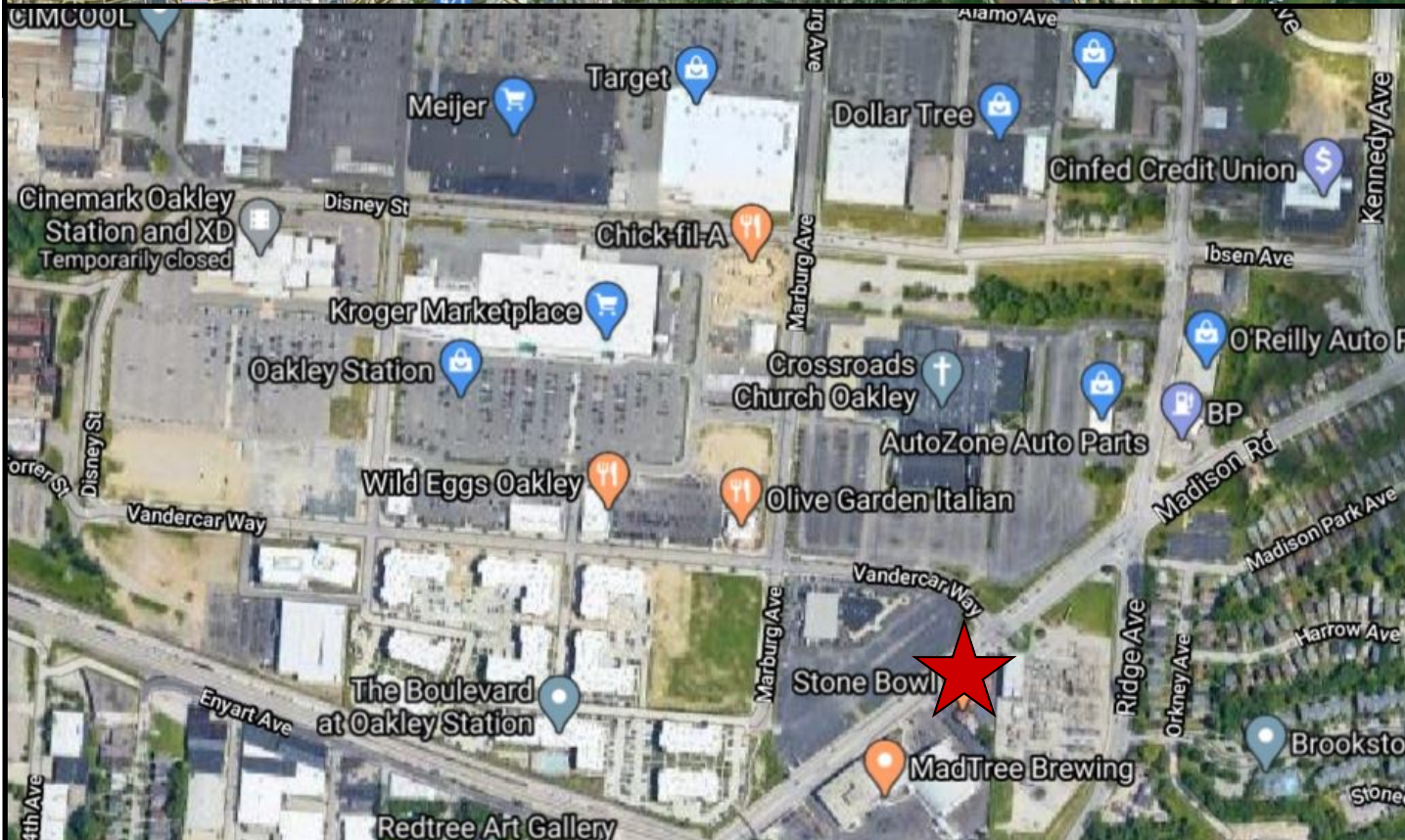
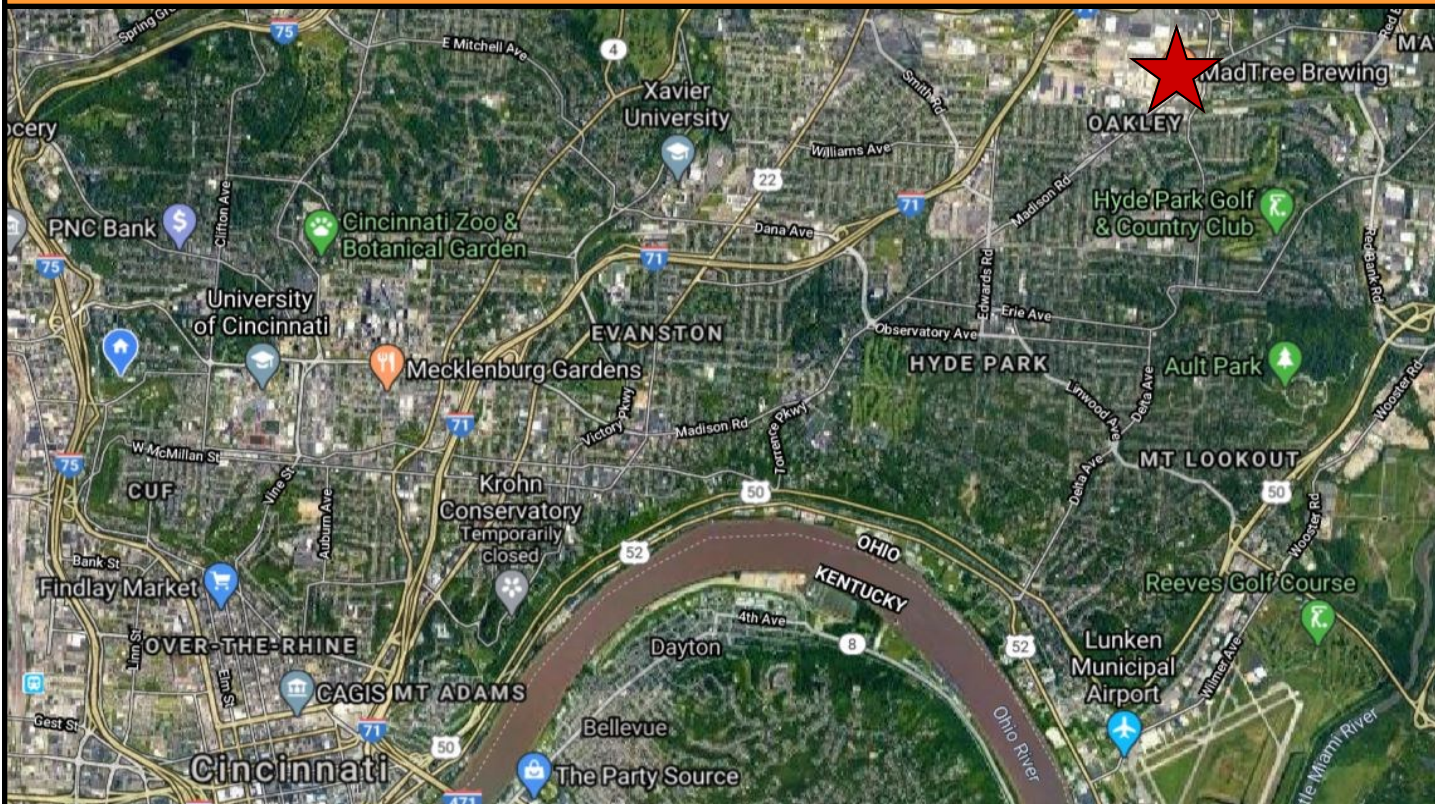
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LOCATION



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