

PRIME RETAIL SPACE FOR LEASE

# OAKLEY CENTER

3235 Madison Road, Cincinnati, OH 45209



TC Bartoszek  
tc@lee-associates.com  
D 513.588.1840

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# PRIME RETAIL SPACE FOR LEASE

## OAKLEY CENTER

**FOR LEASE:** 1,852 SF - \$31.00 - NNN + \$4.25

### PROPERTY HIGHLIGHTS:

- Available: 1,852 SF & 11,195 SF
- Located in popular Oakley retail market
- Endcap retail space in historic Oakley
- Nicely Furnished Retail Showroom
- Lots of new housing and mixed-use developments in this bustling market
- Great access, visibility and parking
- Perfect for boutique retail
- Close proximity to many national retailers including Kroger Marketplace, Target, At Home, Meijer, and Cinemax Theater

### TRAFFIC COUNTS:

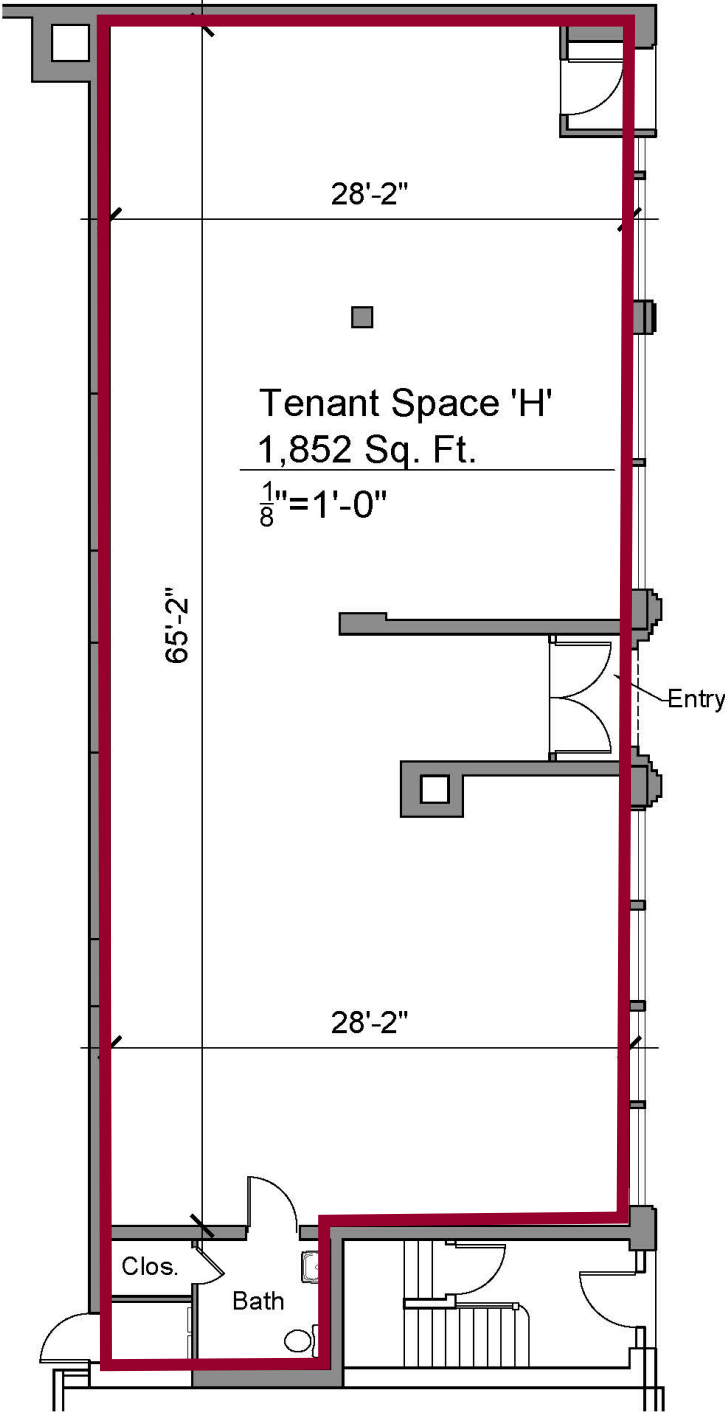
- Madison Road - 24,275 VPD
- Ridge Road - 29,000 VPD



# ANCHOR SPACE LAYOUT **OAKLEY CENTER**

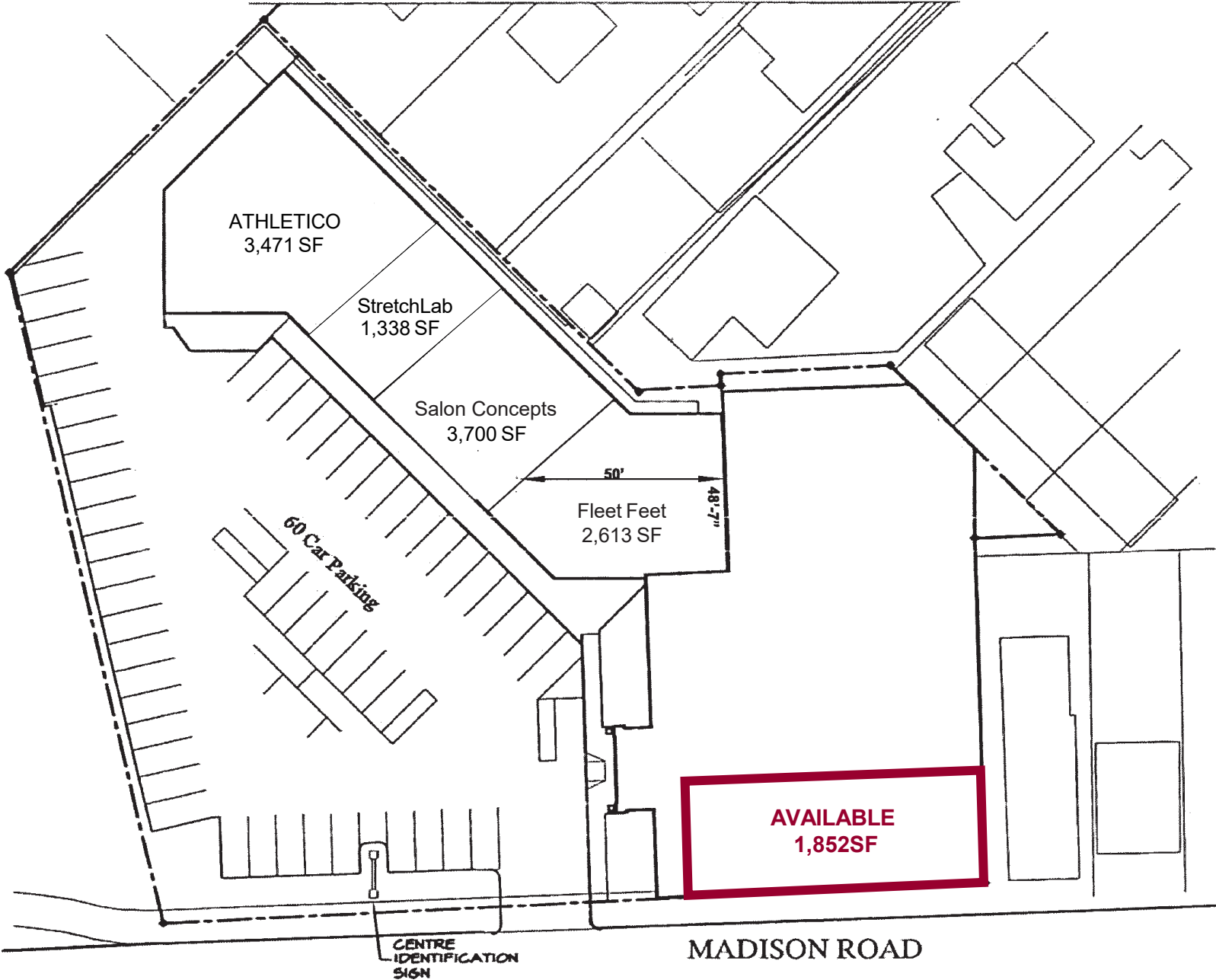
**FOR LEASE:** 1,852 SF

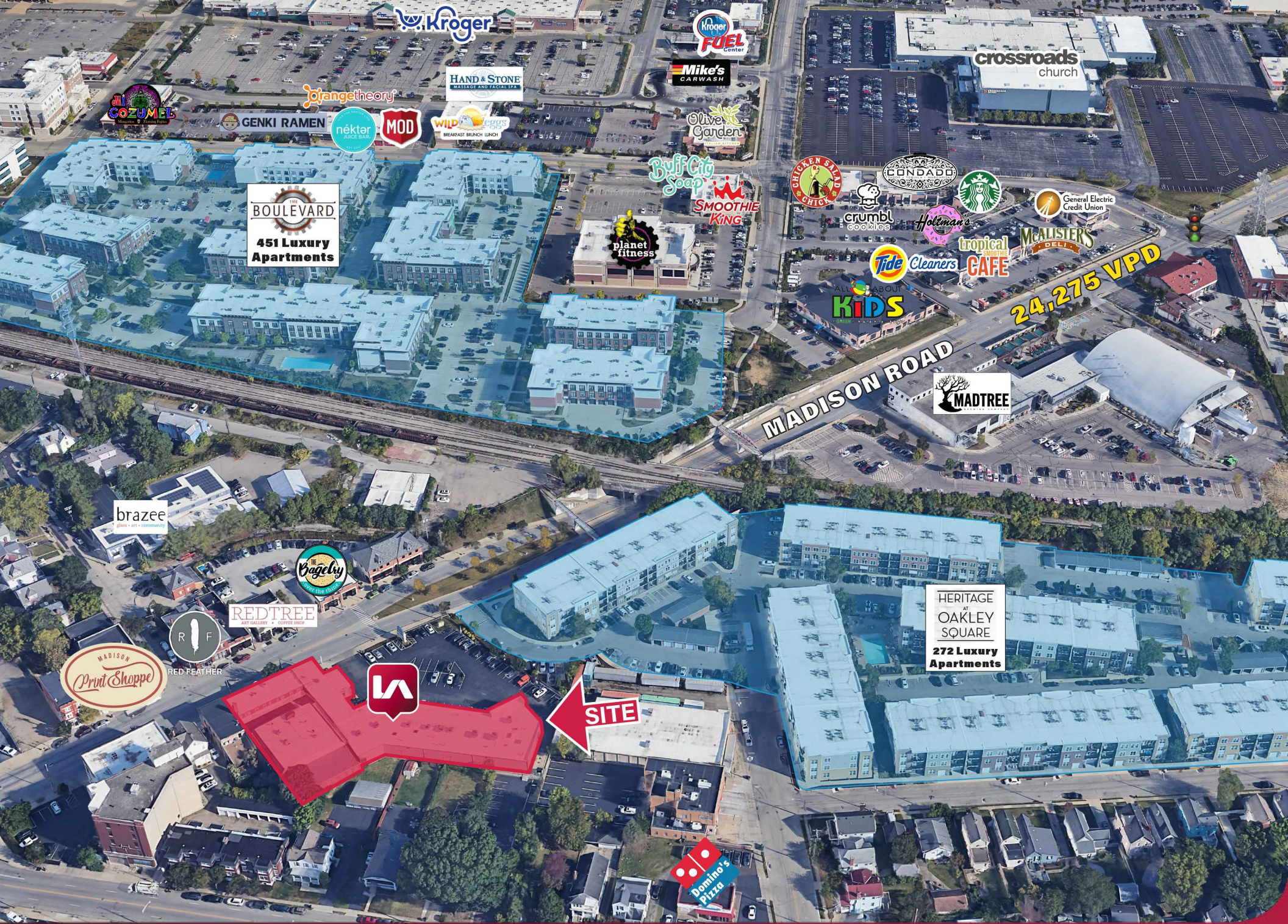
**PRICING:** \$31.00 NNN + \$4.25



# SPACE PLAN

# OAKLEY CENTER





**THE BOULEVARD**  
451 Luxury Apartments

**HERITAGE AT OAKLEY SQUARE**  
272 Luxury Apartments

**SITE**

**24,275 VPD**

**Kroger**

**Kroger FUEL Center**

**Mike's CARWASH**

**crossroads church**

**COZUMEL**

**ofangetheory**

**HAND & STONE**

**GENKI RAMEN**

**nékter**

**MOD**

**WILD CIGARS**

**Olive Garden**

**Buff City Soap**

**SMOOTHIE KING**

**BROKEN SILENCE CHICKEN**

**CONDADO**

**Starbucks**

**General Electric Credit Union**

**crumbl cookies**

**Holtzman's**

**tropical CAFE**

**McALISTERS DELI**

**Tide Cleaners**

**ALL ABOUT KIDS**

**planet fitness**

**MADISON ROAD**

**MADTREE**

**brazee**

**The Bagelby**

**REDTREE**

**R F RED FEATHER**

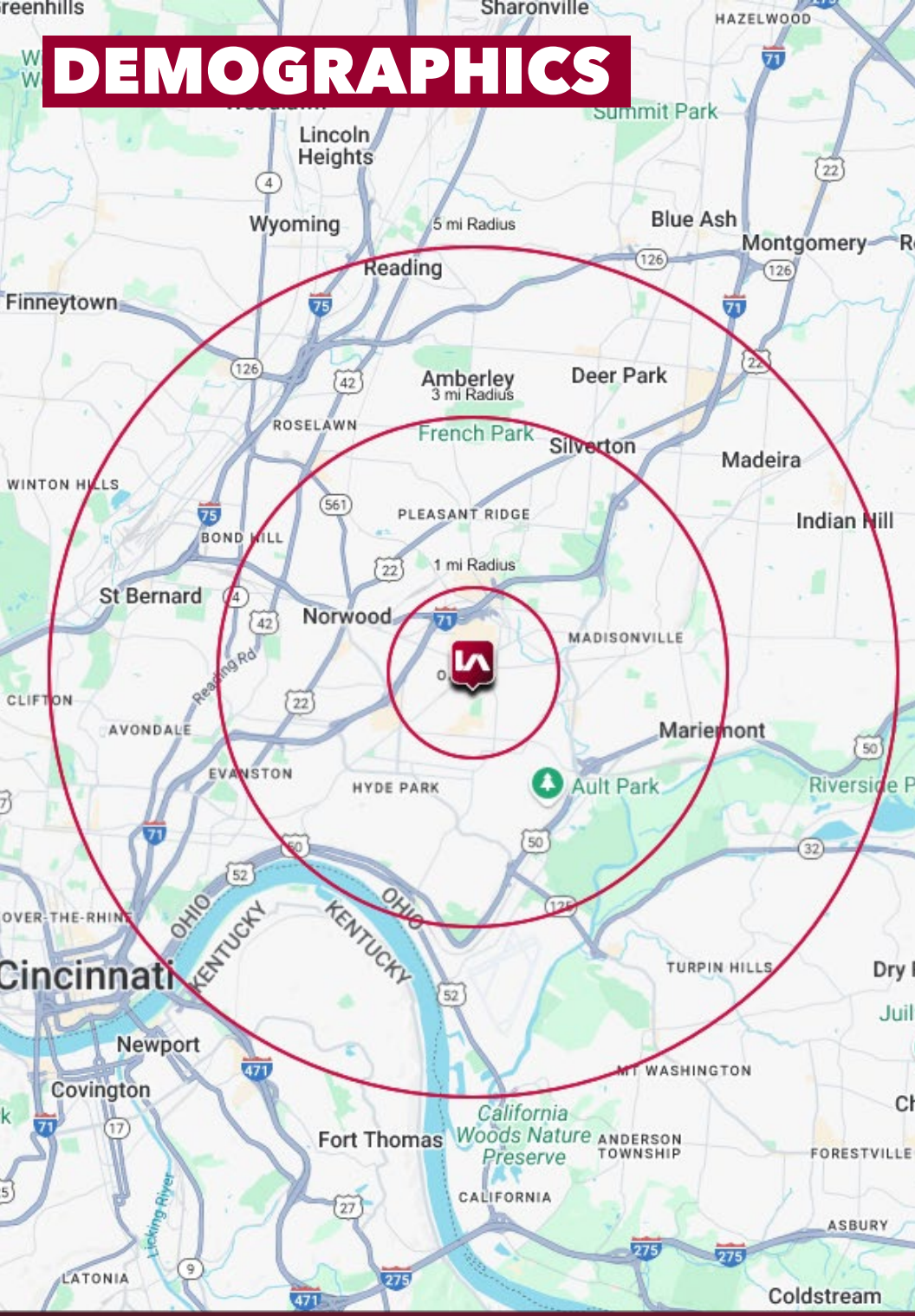
**MADISON Print Shoppe**

**LA**

**Domino's Pizza**



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	13,526	113,017	251,034
2030 Projected Population	13,321	111,196	248,930
2020 Census Population	13,753	112,988	246,697
2010 Census Population	12,075	107,351	237,525
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	0.8%	0.4%	0.4%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	7,706	52,694	113,501
2030 Projected Households	7,617	52,096	113,200
2020 Census Households	7,821	52,827	111,142
2010 Census Households	6,790	49,842	107,141
Projected Annual Growth 2025 to 2030	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.9%	0.4%	0.4%
<b>AGE</b>			
2025 Est. Population Under 10 Years	10.1%	11.2%	11.5%
2025 Est. Population 10 to 19 Years	5.4%	11.4%	12.2%
2025 Est. Population 20 to 29 Years	26.7%	17.3%	16.3%
2025 Est. Population 30 to 44 Years	27.6%	23.0%	21.7%
2025 Est. Population 45 to 59 Years	11.8%	15.1%	16.0%
2025 Est. Population 60 to 74 Years	12.5%	15.6%	16.1%
2025 Est. Population 75 Years or Over	5.9%	6.4%	6.3%
2025 Est. Median Age	32.4	35.7	36.4
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	50.4%	49.8%	50.3%
2025 Est. Female Population	49.6%	50.2%	49.7%
2025 Est. Never Married	51.6%	45.1%	44.0%
2025 Est. Now Married	30.8%	35.9%	36.6%
2025 Est. Separated or Divorced	13.8%	13.8%	14.2%
2025 Est. Widowed	3.8%	5.2%	5.2%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	18.5%	15.3%	13.0%
2025 Est. HH Income \$150,000 to \$199,999	11.2%	9.9%	8.8%
2025 Est. HH Income \$100,000 to \$149,999	14.7%	14.9%	14.5%
2025 Est. HH Income \$75,000 to \$99,999	10.7%	9.7%	10.0%
2025 Est. HH Income \$50,000 to \$74,999	17.6%	16.1%	16.3%
2025 Est. HH Income \$35,000 to \$49,999	11.3%	10.8%	11.1%
2025 Est. HH Income \$25,000 to \$34,999	4.2%	6.5%	7.0%
2025 Est. HH Income \$15,000 to \$24,999	3.6%	6.0%	6.8%
2025 Est. HH Income Under \$15,000	8.1%	10.7%	12.4%
2025 Est. Average Household Income	\$133,321	\$126,382	\$116,563
2025 Est. Median Household Income	\$93,478	\$87,187	\$80,923
2025 Est. Per Capita Income	\$76,111	\$59,184	\$53,005
2025 Est. Total Businesses	811	4,834	11,089
2025 Est. Total Employees	10,164	61,079	152,668