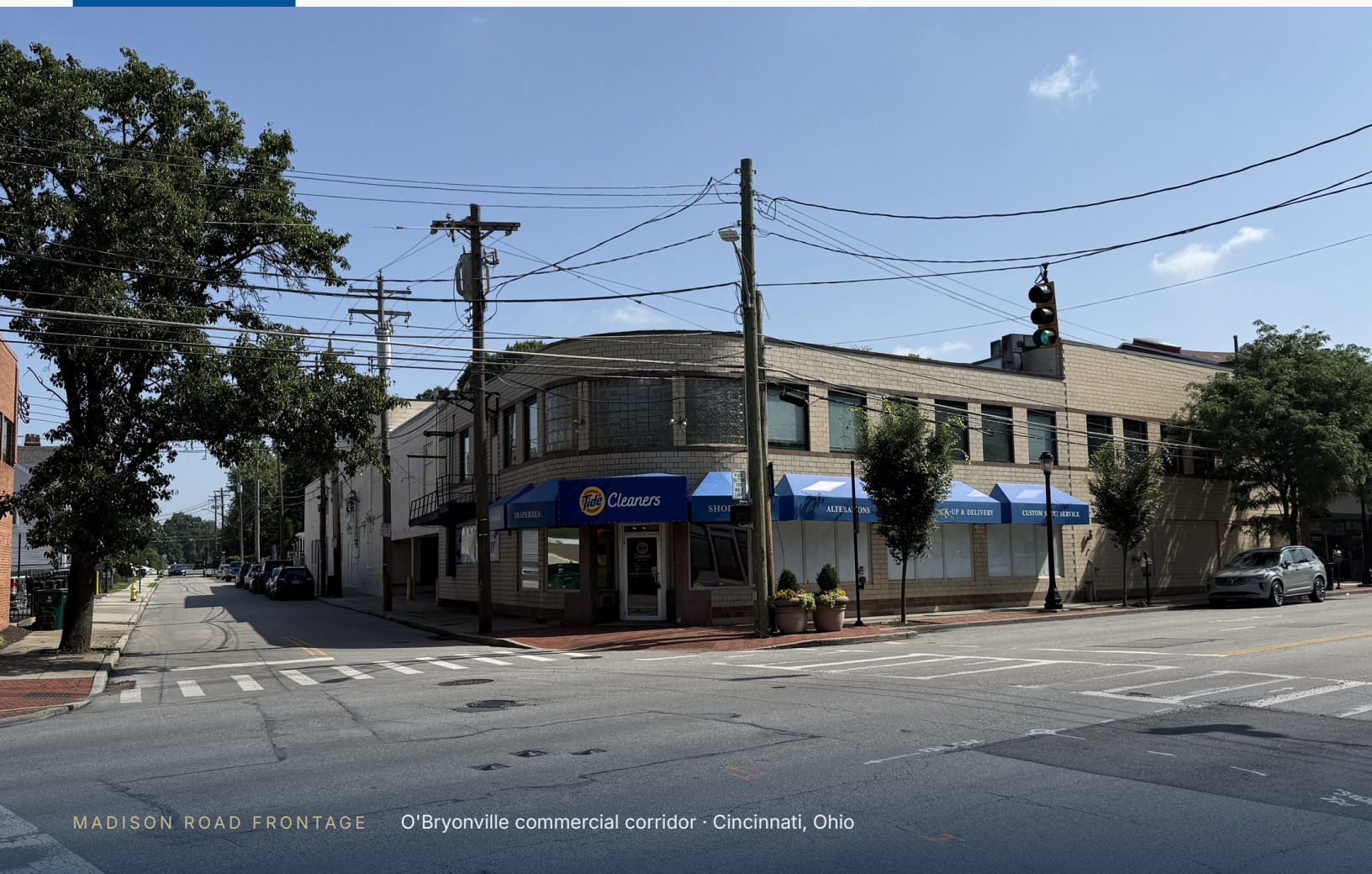




MADISON ROAD FRONTAGE O'Bryonville commercial corridor · Cincinnati, Ohio

COMMERCIAL PROPERTY OFFERING

2016 Madison Road

O'Bryonville, Cincinnati · Hamilton County · Ohio 45208

TOTAL BUILDING 31,054 SF	LAND AREA 0.83 AC Across 2 parcels	CLEAR HEIGHTS 16-22 FT	ZONING CN-P-T
------------------------------------	---	----------------------------------	-------------------------

Steve Fahrnbach VP · PRINCIPAL BROKER

Direct (513) 241-9647 Mobile (513) 623-7797 steve@warmrd.com

All information has been obtained from sources believed reliable but is subject to errors, omissions and changes in terms or conditions. No representations or warranties, expressed or implied, as to accuracy or completeness are made.

The Property

PAGE 02 · OVERVIEW & HIGHLIGHTS

A 31,054-SF flexible commercial building anchoring the O'Bryonville commercial corridor. It combines a walk-up Madison Road storefront and second-floor office with a deep "L"-shaped warehouse envelope with clear heights to 22 feet.

The building sits on a 0.774-acre corner parcel with rear fenced parking and a side loading dock on Cinnamon Street. A second 0.06-acre parcel across Cinnamon Street is included and dedicated to additional off-street parking, bringing the total site to roughly 0.83 acres. The property fronts one of Cincinnati's most affluent east-side retail corridors, immediately adjacent to Hyde Park and Rookwood / Norwood.

BUILDING

Total area	31,054 SF
Configuration	Storefront + Office + Warehouse
First floor	Madison Rd storefront
Second floor	Office above storefront
Production area	Large "L"-shaped envelope
Clear heights	16'-22' in production area

SITE & ACCESS

Primary parcel	±0.774 acres (building + rear lot)
Additional parcel	±0.06 acres across Cinnamon St (parking)
Total site	±0.83 acres across 2 parcels
Rear parking	Fenced, includes loading
Side loading dock	Off Cinnamon Street
Street parking	Available on Madison Rd
Madison Rd traffic	≈13,000–16,000 AADT

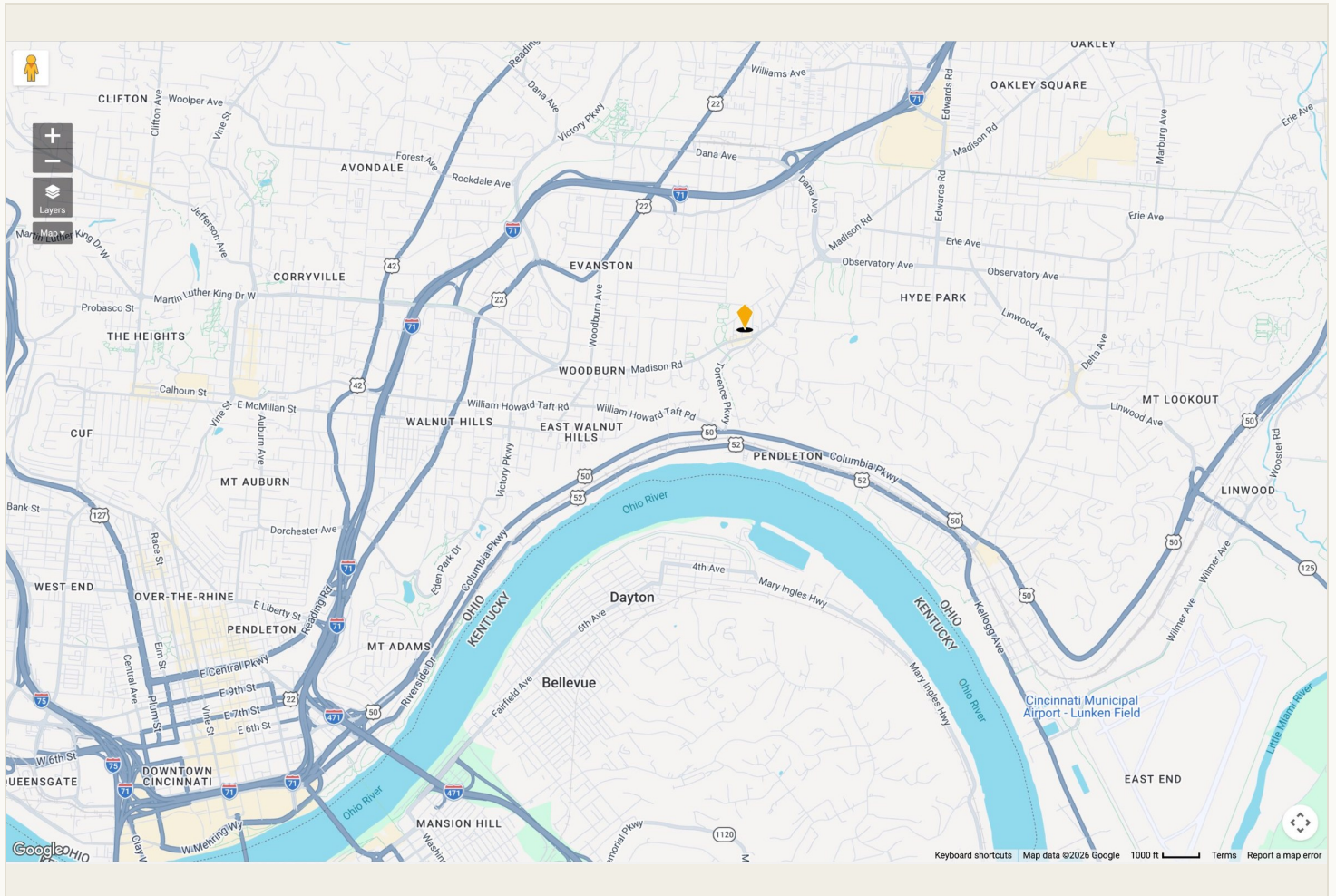
SYSTEMS & ZONING

Electric	480V 3-Phase & 120V 1-Phase
Zoning	CN-P-T
Classification	Commercial Neighborhood / Pedestrian / Transportation Corridor
Ideal use	Neighborhood + regional service



Location

PAGE 03 · REGIONAL POSITION



NEIGHBORHOOD

O'Bryonville commercial corridor, immediately adjacent to Hyde Park and Rookwood / Norwood. Anchors the eastern edge of East Walnut Hills and the western edge of Hyde Park.

CORRIDOR & TRAFFIC

Frontage on **Madison Road**, a primary east-west connector between the CBD and eastern suburbs. Est. **13,000–16,000 AADT** at this segment.

ACCESS

~1.5 mi to I-71 (Dana Ave / Smith-Edwards). ~2 mi to Downtown Cincinnati CBD via Columbia Pkwy. Metro bus service on Madison Rd.

Market & Demographics

PAGE 04 · TRADE AREA · 1 & 3-MILE RINGS

1-MILE POPULATION

~15,200

2024 estimate

1-MILE MEDIAN HHI

~\$92,500

Well above metro avg.

3-MILE POPULATION

~128,000

2024 estimate

3-MILE DAYTIME POP.

~155,000

Employees + residents

RING DEMOGRAPHICS · 1 & 3-MILE RADII

METRIC	1-MILE RING	3-MILE RING
POPULATION & HOUSEHOLDS		
Total Population (2024 est.)	15,200	128,400
Projected Population (2029)	15,650	131,800
Total Households	7,350	58,900
Owner-Occupied Housing	52%	44%
INCOME		
Median Household Income	\$92,500	\$65,800
Average Household Income	\$142,600	\$104,900
Per Capita Income	\$61,300	\$46,200
Households earning \$100K+	47%	34%
Households earning \$200K+	18%	11%
AGE & EDUCATION		
Median Age	36.4	34.8
Bachelor's Degree or Higher (25+)	72%	52%
Graduate / Professional Degree	36%	25%
EMPLOYMENT & HOUSING		
Est. Daytime Population	17,800	155,000
White-Collar Workforce	82%	71%
Median Home Value	\$525,000	\$342,000

TRADE-AREA NEIGHBORHOODS

1-mile: Hyde Park (W. half), East Walnut Hills, O'Bryonville, Walnut Hills (E.), Evanston (W.)

3-mile: Full Hyde Park, Mt. Lookout, Oakley, Norwood (Rookwood, U-Square), Mt. Adams, OTR edges, Corryville / Uptown hospital + university district, Madisonville, Fairfax, Mariemont edge

Hyde Park median HHI **\$121.9K**; Mt. Lookout **\$117.6K**; O'Bryonville **\$111.1K**. Three of the metro's top-tier residential submarkets.

CORRIDOR, ACCESS & RETAIL

Frontage on **Madison Rd**, a primary east-west connector between downtown and the eastern suburbs; est. **13,000–16,000 AADT** at this segment.

~1.5 mi to **I-71** (Dana Ave / Smith-Edwards); ~2 mi to Downtown CBD; Metro bus service on Madison Rd.

Retail co-tenancy: **O'Bryonville boutiques** on-corridor; **Rookwood Commons** (~1.5 mi), **Hyde Park Square** (~1 mi), **Oakley Station** (~2 mi).

SOURCES: U.S. Census Bureau ACS 5-Yr Estimates (2019–2023) & Census 2010/2020; city-data.com neighborhood profiles (Hyde Park, E. Walnut Hills, O'Bryonville, Mt. Lookout, Oakley, Norwood); Ohio-Demographics.com; OKI Regional Council of Governments traffic-count portal. Ring figures are directional estimates aggregated from ACS block-group and neighborhood-level data centered on 2016 Madison Rd; certified STDB / ESRI Business Analyst reports available on request. Prepared July 2026.

The Site

PAGE 05 · SITE AERIAL

SITE AERIAL



Madison Road corner at Cinnamon Street

PRIMARY PARCEL

0.774 acres (building + rear lot)

ADDITIONAL PARCEL

0.06 acres across Cinnamon St

TOTAL SITE

0.83 acres (2 parcels)

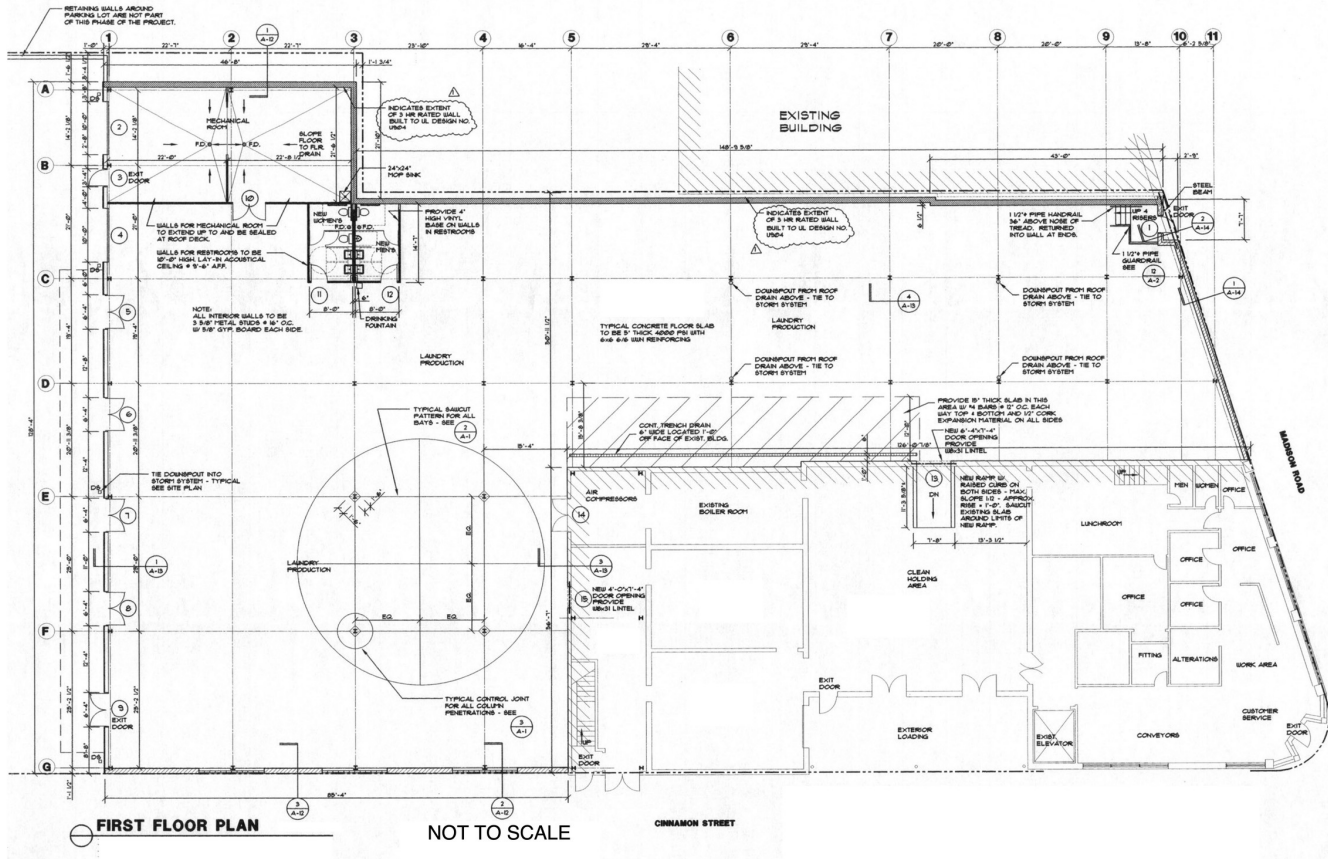
REAR YARD

Fenced parking & loading

Floor Plan

PAGE 06 · FIRST FLOOR

FIRST FLOOR PLAN



Not to scale

STOREFRONT

Madison Road frontage,
walk-up entry

WAREHOUSE ENVELOPE

L-shaped, open production floor

CLEAR HEIGHTS

16' to 22' in production area

LOADING

Side dock on Cinnamon Street

Steve Farnbach VP · PRINCIPAL BROKER

Direct (513) 241-9647 Mobile (513) 623-7797 steve@warmrd.com

The Interior

PAGE 07 · PRODUCTION & WAREHOUSE

