

RETAIL SPACE FOR LEASE

6896 MURRAY AVENUE

Cincinnati, OH 45227



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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE: 1,740 SF
PRICING: \$3,800 - \$4,600/month
(dependent on delivery condition)

- Highly flexible deal structure available
- One-block walk from Mariemont Square
- Two-Story Building
- Seeking a creative deal for the right user
- Part of an investment effort bringing activity and excitement to the heart of Madison Place

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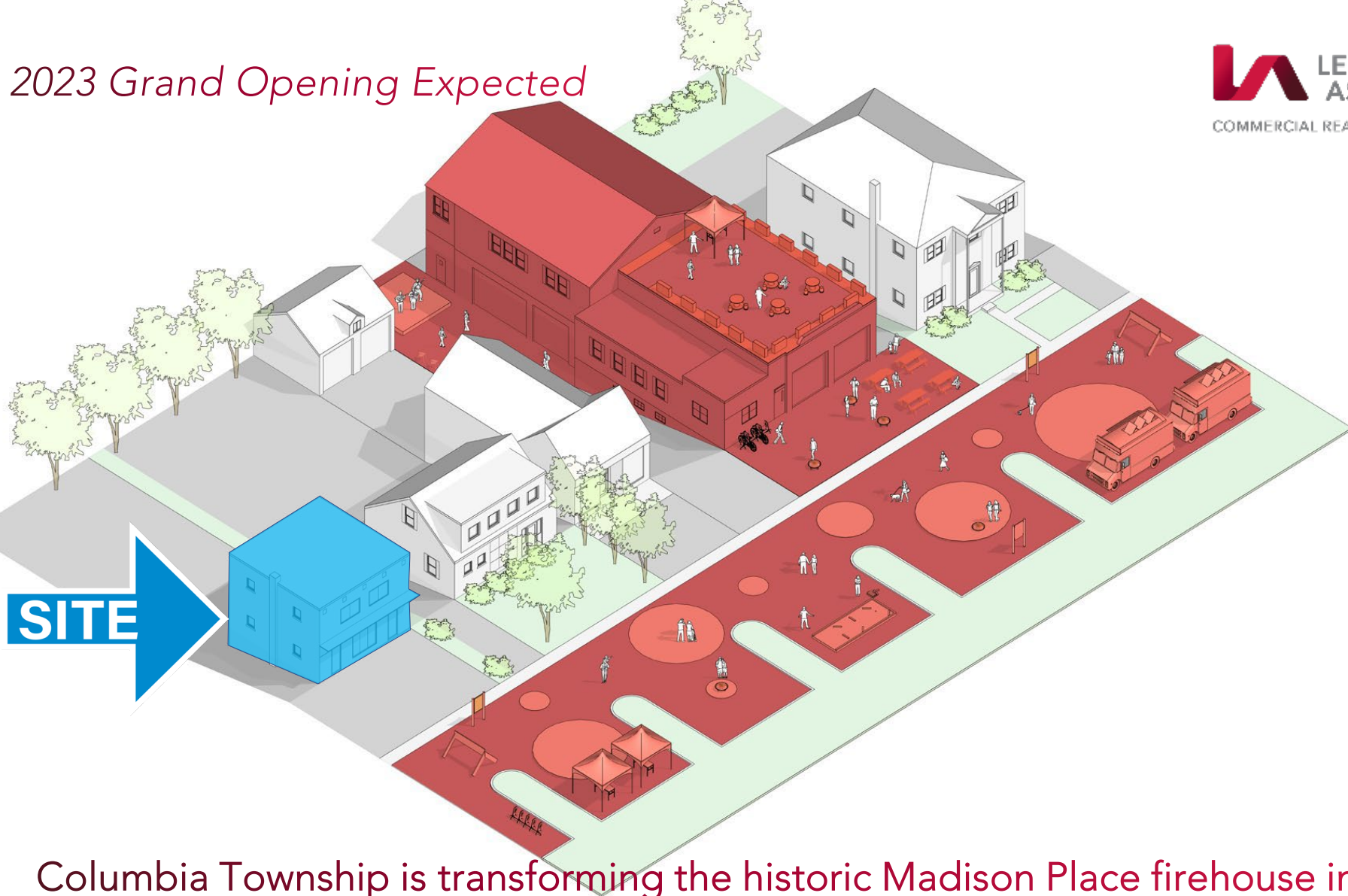
Potential Bar Rendering

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Potential Bakery Rendering

2023 Grand Opening Expected

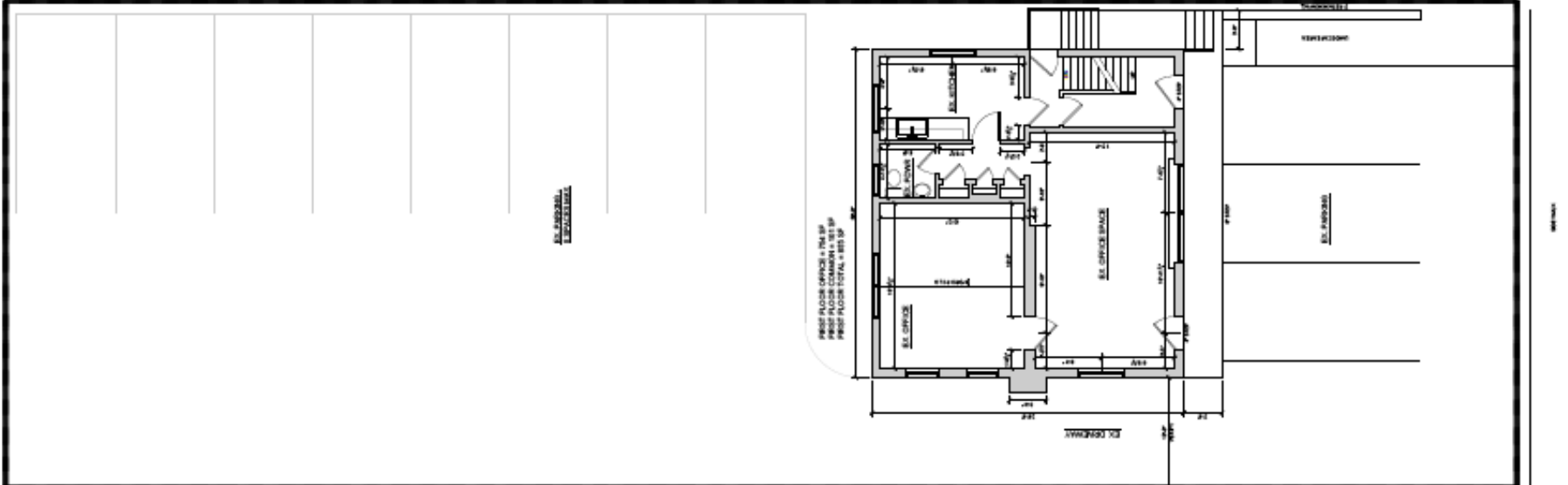


Columbia Township is transforming the historic Madison Place firehouse into a multi-use community center and economic hub.

- Columbia will regularly host live music & entertainment in the firehouse and on street-wide events
- Co-working space and event space available for community use

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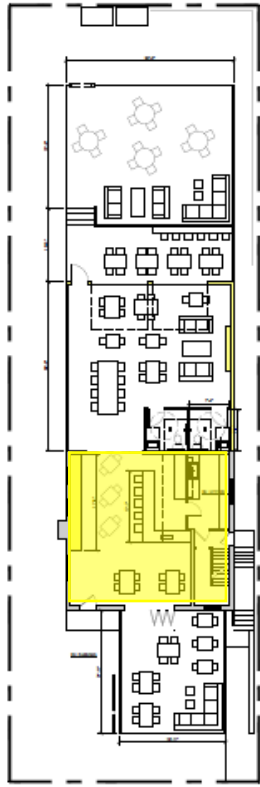
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Existing Floorplan

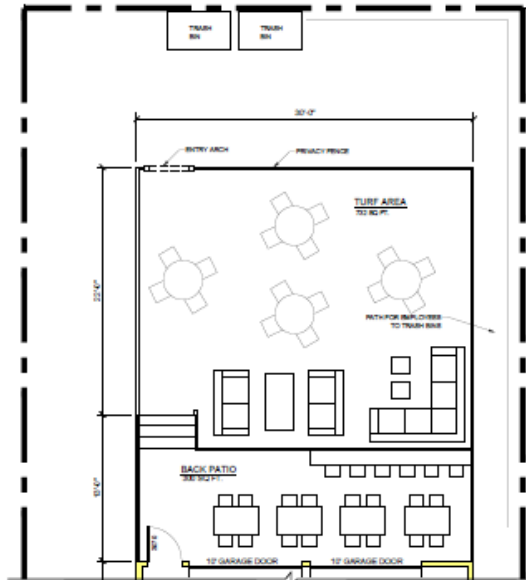
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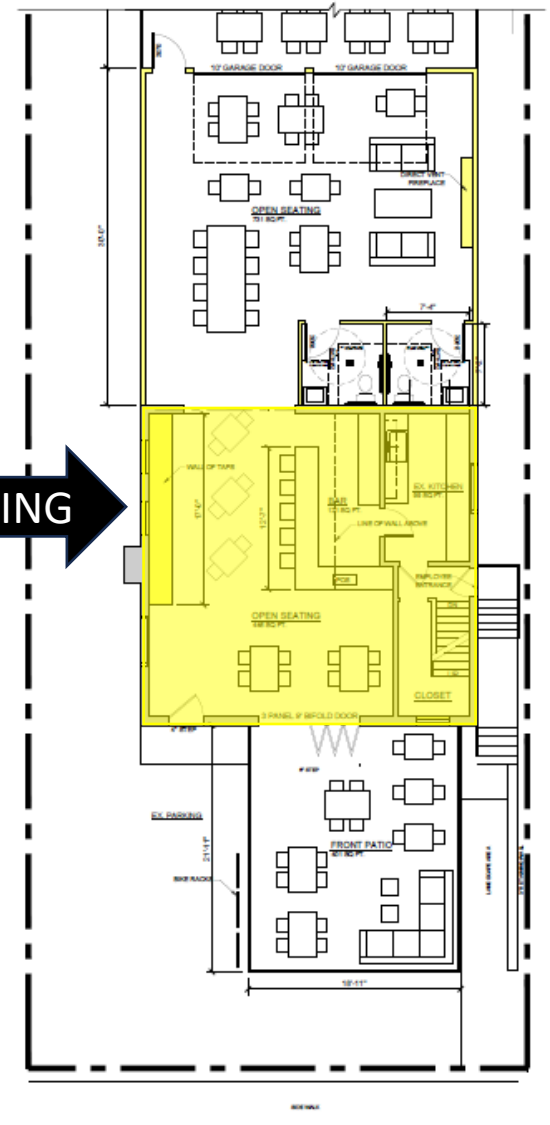
Site Plan- Op. 1
Scale: 3/32" = 1'-0"

New Floorplan Option 1



First Floor Plan Outdoors- Op. 1
Scale: 3/16" = 1'-0"

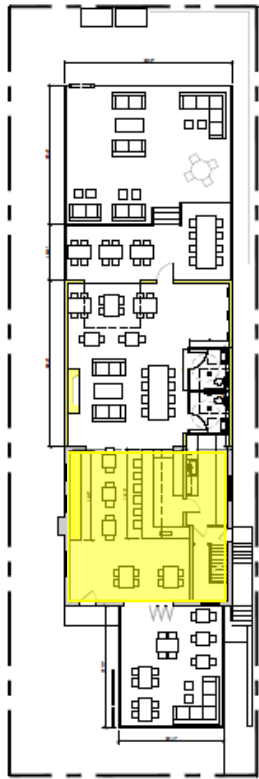
EXISTING →



First Floor Plan- Op. 1
Scale: 3/16" = 1'-0"

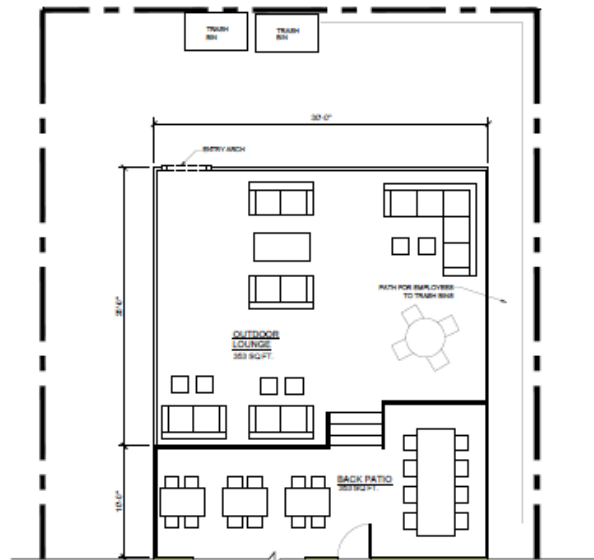
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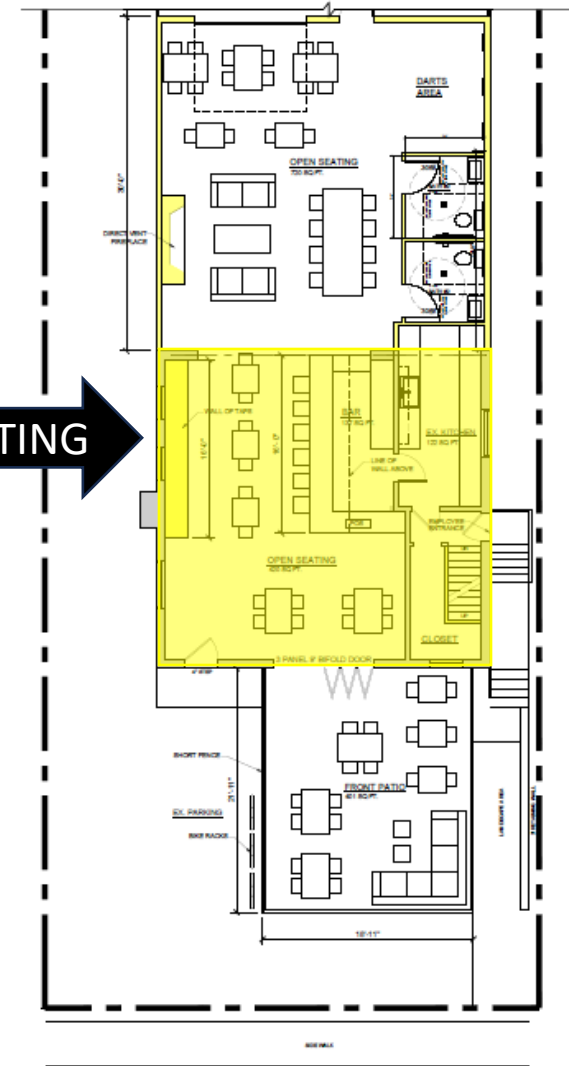


Site Plan - Op 2
Scale: 3/32" = 1'-0"

New Floorplan Option 2



First Floor Plan Outdoors- Op.2
Scale: 3/16" = 1'-0"



First Floor Plan- Op.2
Scale: 3/16" = 1'-0"





Murray Path



Madison Place Fire House



Mariemont Connector

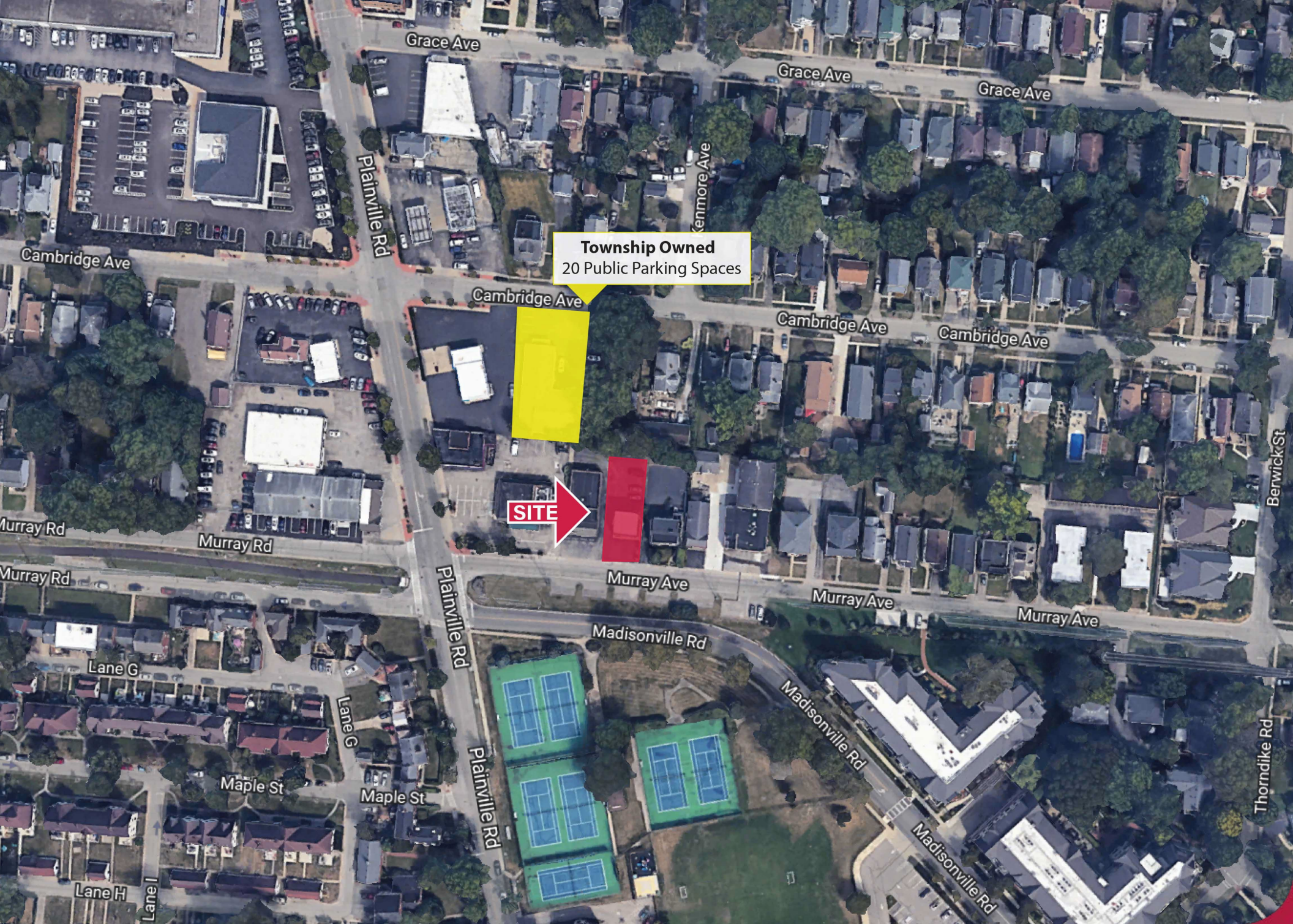


Part of a 34-Mile Urban Trail Loop Connecting:

Wasson Way, Ohio River Trail East, Little Miami Scenic Trail, Ohio River Trail West, Mill Creek Greenway Trail, and Canal Bikeway

SITE






Township Owned
20 Public Parking Spaces

SITE →

Multi-Use Recreational Trail Connection

 Part of a 34-Mile Urban Trail Loop Connecting:
 Wasson Way, Ohio River Trail East, Little Miami Scenic Trail, Ohio River Trail West, Mill Creek Greenway Trail, and Canal Bikeway



Mariemont Connector

Murray Avenue  **10,624**
 VEHICLES PER DAY **SITE**

 **18,685**
 VEHICLES PER DAY




Murray Path

 **13,582**
 VEHICLES PER DAY



Columbia Connector

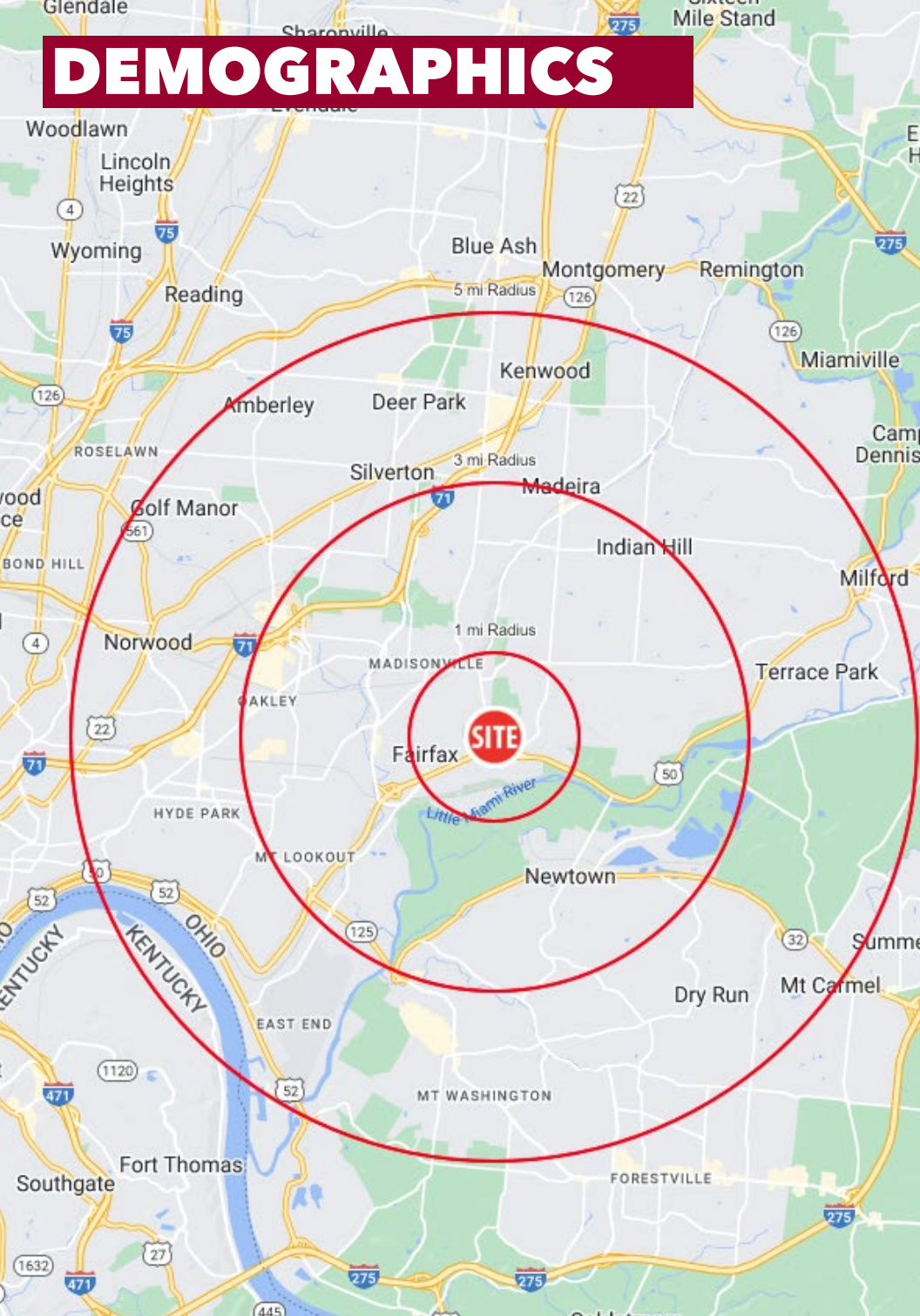
 **20,204**
 VEHICLES PER DAY

 **WASSON WAY** 3.5 Mile Connector Trail
 A Trail connecting Uptown and Fairfax located primarily within an unused railroad corridor and existing City right-of-way.

 1.6-mile Columbia Connector Trail
 Tie the Little Miami Scenic Trail to the 34-mile CROWN loop, including the Mariemont Connector, Murray Path.

 Ohio's Miami Valley region provides 350+ miles of trail to explore
 Multi-use recreational trails. Stretching across county lines, these trails connect schools, parks, historic landmarks and area attractions.

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	10,751	51,795	177,905
2029 Projected Population	10,858	52,289	177,689
2020 Census Population	11,116	52,665	180,937
2010 Census Population	10,691	48,603	173,093
Projected Annual Growth 2024 to 2029	0.2%	0.2%	-
Historical Annual Growth 2010 to 2024	-	0.5%	0.2%
HOUSEHOLDS			
2024 Estimated Households	4,753	23,792	80,684
2029 Projected Households	4,775	23,981	80,201
2020 Census Households	4,799	23,633	80,909
2010 Census Households	4,670	22,046	77,365
Projected Annual Growth 2024 to 2029	-	0.2%	-0.1%
Historical Annual Growth 2010 to 2024	0.1%	0.6%	0.3%
AGE			
2024 Est. Population Under 10 Years	11.9%	11.6%	12.0%
2024 Est. Population 10 to 19 Years	12.3%	10.6%	11.0%
2024 Est. Population 20 to 29 Years	11.5%	14.3%	13.7%
2024 Est. Population 30 to 44 Years	23.8%	22.3%	22.2%
2024 Est. Population 45 to 59 Years	17.4%	16.2%	16.7%
2024 Est. Population 60 to 74 Years	16.9%	16.9%	17.0%
2024 Est. Population 75 Years or Over	6.3%	8.1%	7.4%
2024 Est. Median Age	38.3	38.7	38.2
MARITAL STATUS & GENDER			
2024 Est. Male Population	47.7%	49.2%	49.1%
2024 Est. Female Population	52.3%	50.8%	50.9%
2024 Est. Never Married	37.0%	36.2%	36.2%
2024 Est. Now Married	46.3%	46.4%	45.0%
2024 Est. Separated or Divorced	12.6%	12.2%	13.4%
2024 Est. Widowed	4.0%	5.2%	5.5%
INCOME			
2024 Est. HH Income \$200,000 or More	15.1%	18.9%	15.2%
2024 Est. HH Income \$150,000 to \$199,999	10.0%	10.9%	10.6%
2024 Est. HH Income \$100,000 to \$149,999	13.5%	14.8%	15.1%
2024 Est. HH Income \$75,000 to \$99,999	10.4%	11.2%	13.0%
2024 Est. HH Income \$50,000 to \$74,999	20.1%	15.1%	15.1%
2024 Est. HH Income \$35,000 to \$49,999	11.3%	10.1%	10.0%
2024 Est. HH Income \$25,000 to \$34,999	5.1%	6.3%	7.4%
2024 Est. HH Income \$15,000 to \$24,999	5.0%	4.2%	4.9%
2024 Est. HH Income Under \$15,000	9.4%	8.4%	8.7%
2024 Est. Average Household Income	\$148,255	\$155,212	\$135,774
2024 Est. Median Household Income	\$89,049	\$101,811	\$92,371
2024 Est. Per Capita Income	\$65,601	\$71,487	\$61,717
2024 Est. Total Businesses	422	2,371	7,441
2024 Est. Total Employees	4,321	28,090	94,797