

**5629 Madison Road**  
Cincinnati, Ohio 45227

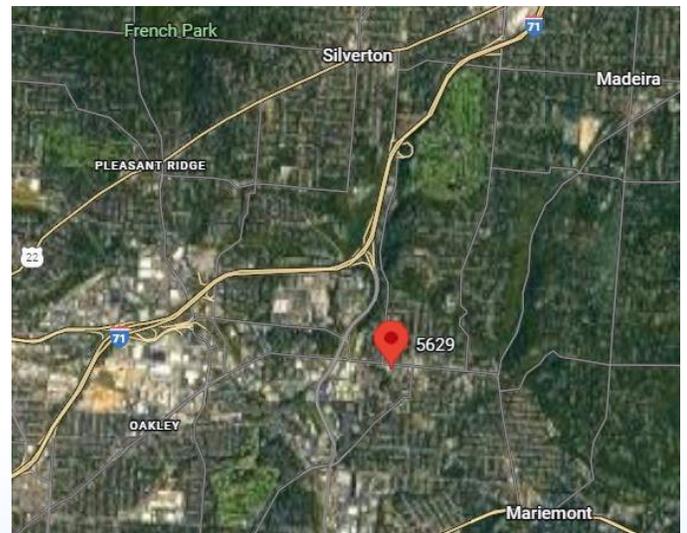
**Price Reduced!**



**≈11,700 SF OFFICE / WAREHOUSE / RETAIL  
FOR SALE**

### PROPERTY FEATURES

- Approximately 11,700 SF for sale
- 5,850 SF on two floors
- Retail and/or office/warehouse shell facility
- Lower level with useable SF
- Three (3) dock-high doors
- Zoning: T5N.SS-O Neighborhood Small Setback Open
- Land: 0.26 Acre lot (additional acreage for parking or building expansion)
- Updated new roof, siding, windows and doors
- Sale Price: \$525,000 (\$44.87 PSF)



Jeff Wolf | 513.368.3749 | [jeff@jeffwolfrealestate.com](mailto:jeff@jeffwolfrealestate.com)



**JEFF WOLF  
& PARTNERS**  
REAL ESTATE

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## DEMOGRAPHICS

### Madisonville Redevelopment Opportunity

5629 Madison Rd, Cincinnati, OH 45227

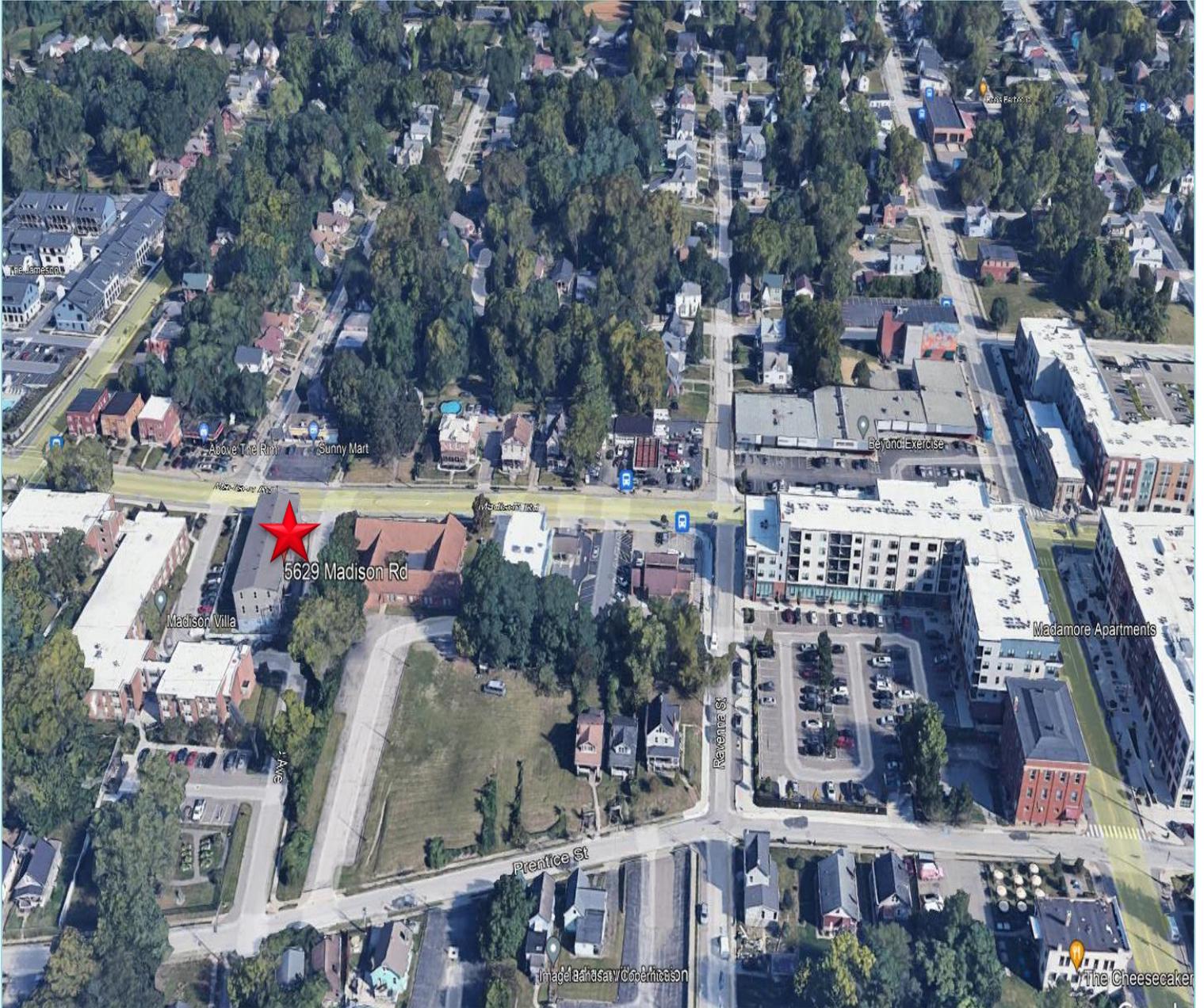
Building Type: **Industrial**  
 RBA: **11,700 SF**  
 Land Area: **.26 AC**  
 Total Available: **0 SF**  
 Warehouse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> Madison Rd	Ebersole Ave	0.01 E	2022	14,295	MPSI	.03
<b>2</b> Stewart Ave	Covington Ave	0.09 S	2018	3,853	MPSI	.11
<b>3</b> Ebersole Ave	Madison Rd	0.09 S	2022	518	MPSI	.11
<b>4</b> Madison Rd	Ravenna St	0.03 W	2022	12,907	MPSI	.12
<b>5</b> Stewart Ave	Madison Rd	0.10 S	2022	1,770	MPSI	.13
<b>6</b> Whetsel Ave	Madison Rd	0.03 N	2022	6,074	MPSI	.16
<b>7</b> Whetsel Ave	Madison Rd	0.03 S	2022	4,944	MPSI	.17
<b>8</b> Madison Rd	Ward St	0.03 E	2022	12,854	MPSI	.19
<b>9</b> Anderson Pl	Chandler St	0.09 N	2022	1,446	MPSI	.21
<b>10</b> Chandler St	Dora St	0.01 W	2022	991	MPSI	.25



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