

FOR LEASE

4804 Whetsel Ave Cincinnati, OH 45227



NAIBergman

Retail | 2,055 SF

- For Lease
- Fully Customizable
- Ground Floor with Patio
- Additional Outside Space Available to Qualified Tenants
- Located in the Heart of Madisonville
- VPD 6,800 +/-
- Opportunity Zone



✉ **Matt Hiudt**
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✉ **Kristina Skurow**
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

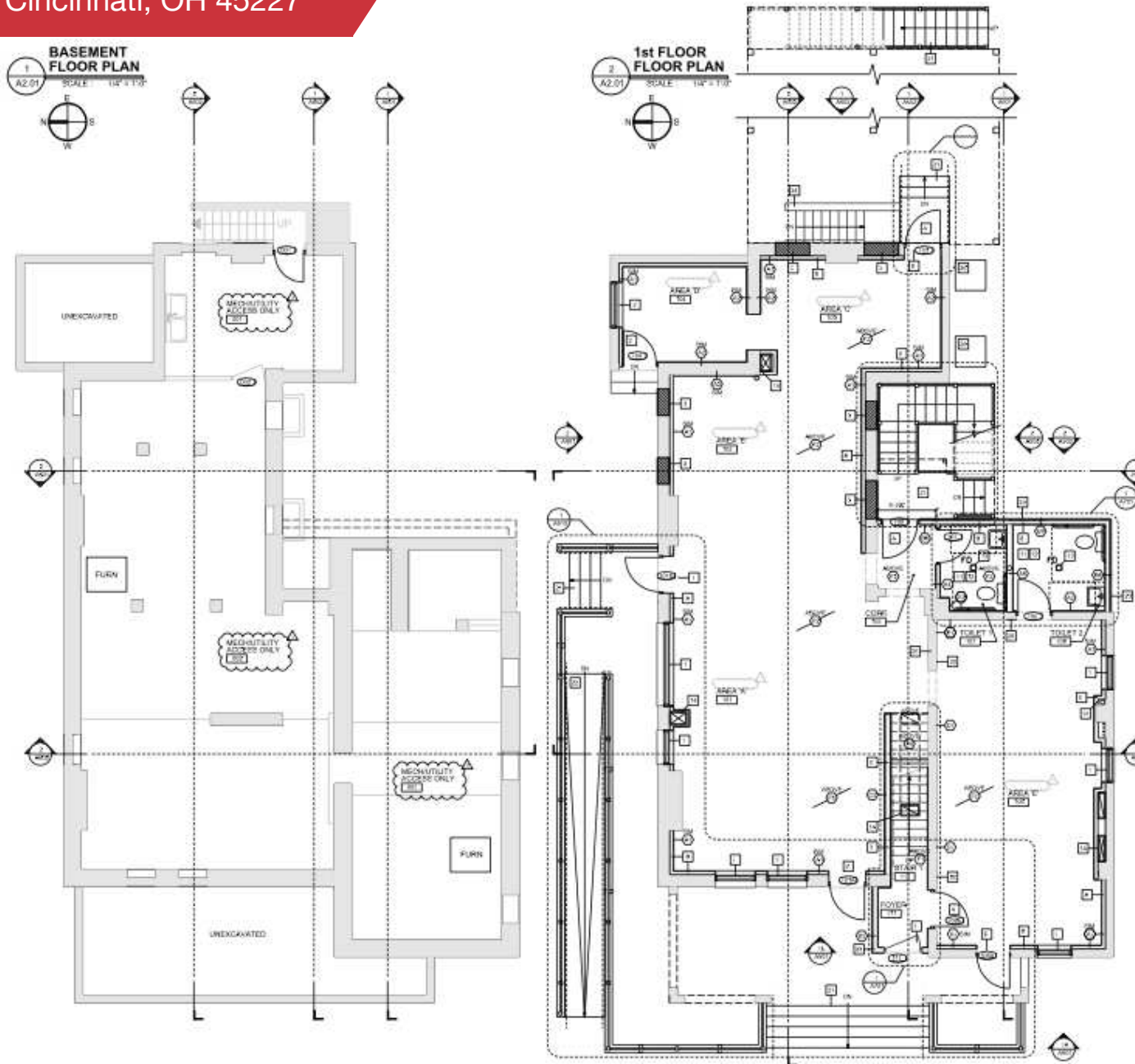
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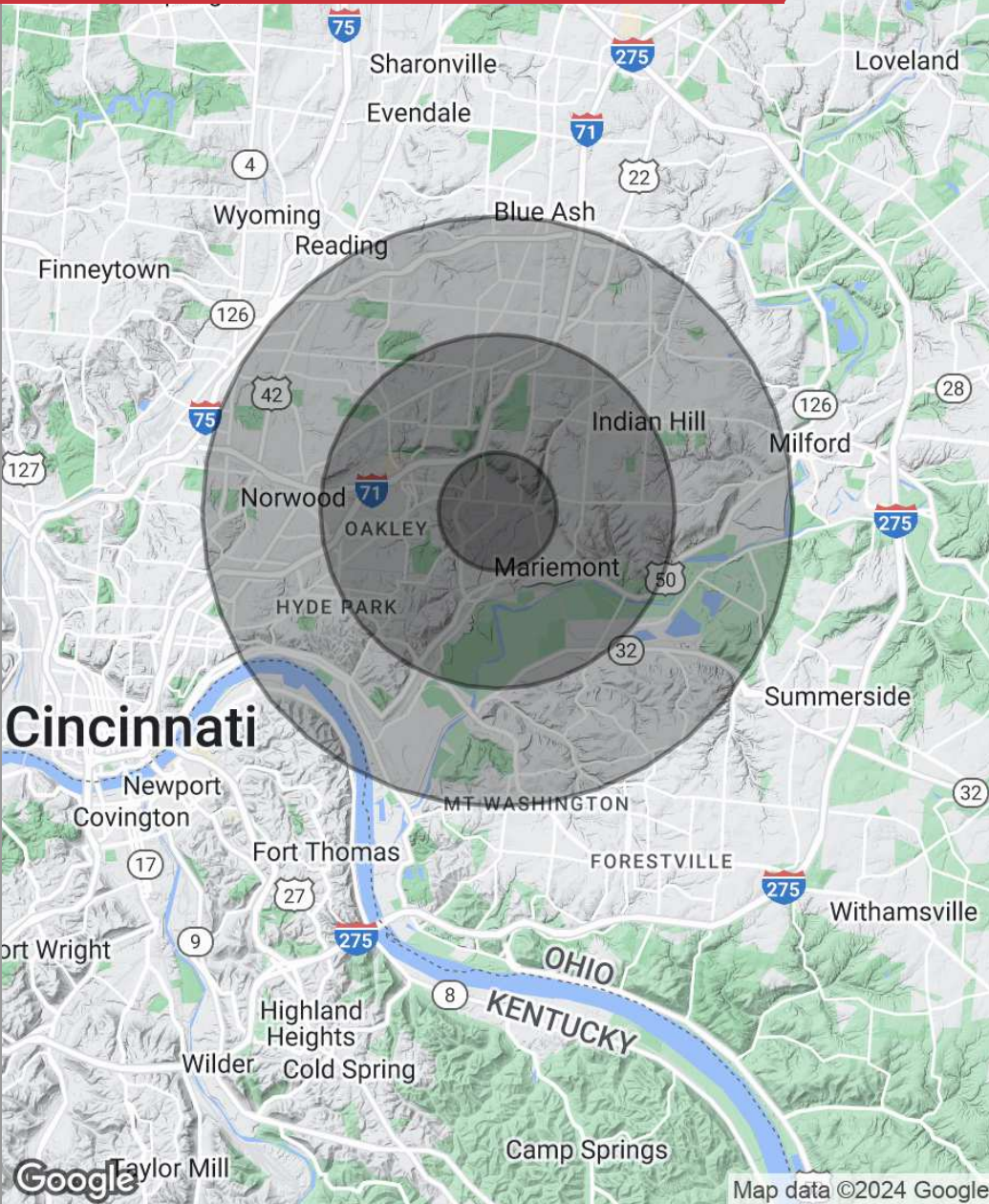
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,650	76,807	192,514
Median age	41	40	40
Median age (male)	0	0	0
Median age (Female)	0	0	0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,556	36,270	86,124
# of persons per HH	2.1	2.1	2.2
Average HH income	\$94,192	\$130,189	\$121,804
Average house value	\$350,911	\$461,202	\$418,997

* Demographic data derived from 2020 ACS - US Census

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