

RETAIL / OFFICE / PARKING FOR SALE

FORMER PHARMACY

2112 Madison Road, Cincinnati, Ohio 45208



Stewart Devitt

Stewart.devitt@lee-associates.com

D 513.588.1115

Sean Balnes

sbalnes@redtigerinvestments.com

D 513.324.1950

 **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.

RETAIL / OFFICE / PARKING FOR SALE

FORMER PHARMACY

2112 Madison Road, Cincinnati, Ohio 45208

FOR SALE: 9,120 SF

SALE PRICE: \$1,495,000

- Under the Parking Lot there is 3,228 SF with delivery entrance
- The lot is .49 ac or 21,344 SF consisting of four parcels
- 288,697 population within a 5-mile radius
- Zoned (CN-M) Commercial Neighborhood- Mixed
- 21 off street parking spaces
- Two curb cuts – Madison Road & O Bryon Street
- 17,165 VPD on Madison Road



**CLICK FOR
VIRTUAL SPACE
TOUR**



1st Floor Retail 2,946 SF
Plus 3,228 SF

2nd Floor Office 2,946 SF

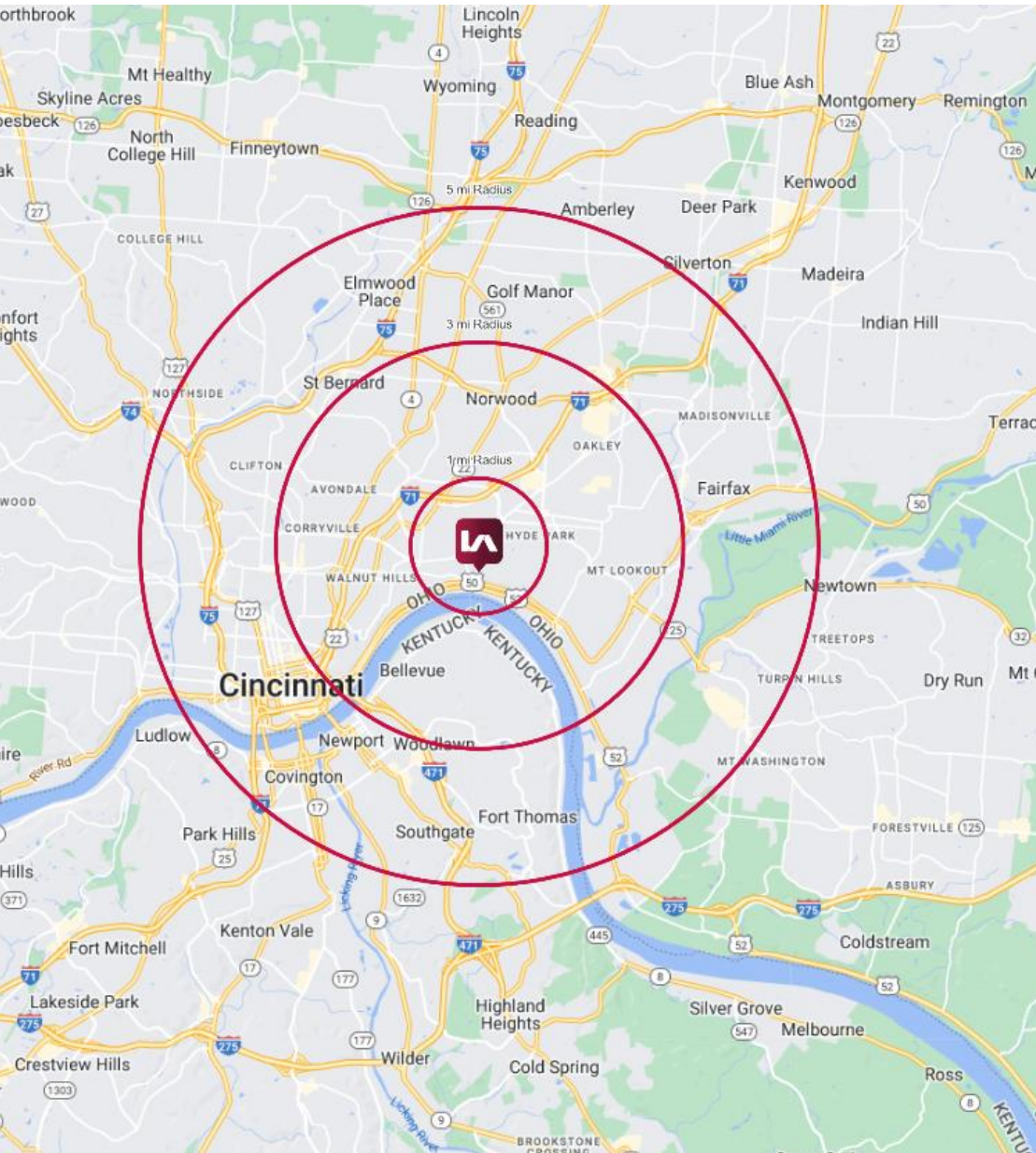
**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

MARKET AERIAL



RETAIL / OFFICE / PARKING FOR SALE

FORMER PHARMACY



	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	13,245	126,836	288,697
2027 Projected Population	13,423	128,280	294,760
2010 Census Population	13,409	127,539	288,822
2000 Census Population	13,156	122,239	278,900
Projected Annual Growth 2022 to 2027	0.3%	0.2%	0.4%
Historical Annual Growth 2010 to 2022	-	0.3%	0.3%
Households			
2022 Estimated Households	6,340	58,584	133,426
2027 Projected Households	6,323	58,355	134,828
2010 Census Households	6,358	58,265	131,951
2000 Census Households	6,177	55,813	125,139
Projected Annual Growth 2022 to 2027	-	-	0.2%
Historical Annual Growth 2010 to 2022	0.2%	0.4%	0.5%
Age			
2022 Est. Population Under 10 Years	10.9%	10.3%	11.2%
2022 Est. Population 10 to 19 Years	10.9%	13.2%	12.3%
2022 Est. Population 20 to 29 Years	16.3%	20.2%	19.2%
2022 Est. Population 30 to 44 Years	20.3%	20.5%	20.7%
2022 Est. Population 45 to 59 Years	16.8%	15.7%	16.2%
2022 Est. Population 60 to 74 Years	17.1%	14.7%	14.9%
2022 Est. Population 75 Years or Over	7.8%	5.5%	5.4%
2022 Est. Median Age	37.8	34.5	35.0
Marital Status & Gender			
2022 Est. Male Population	48.0%	49.3%	49.6%
2022 Est. Female Population	52.0%	50.7%	50.4%
2022 Est. Never Married	42.6%	50.0%	49.8%
2022 Est. Now Married	37.8%	32.0%	31.3%
2022 Est. Separated or Divorced	14.0%	13.7%	14.3%
2022 Est. Widowed	5.6%	4.3%	4.6%
Income			
2022 Est. HH Income \$200,000 or More	19.1%	13.9%	11.9%
2022 Est. HH Income \$150,000 to \$199,999	9.5%	8.6%	7.5%
2022 Est. HH Income \$100,000 to \$149,999	13.1%	13.1%	13.1%
2022 Est. HH Income \$75,000 to \$99,999	9.5%	10.7%	10.3%
2022 Est. HH Income \$50,000 to \$74,999	12.6%	13.5%	14.1%
2022 Est. HH Income \$35,000 to \$49,999	11.1%	10.3%	10.6%
2022 Est. HH Income \$25,000 to \$34,999	7.2%	7.6%	8.3%
2022 Est. HH Income \$15,000 to \$24,999	7.6%	7.8%	8.6%
2022 Est. HH Income Under \$15,000	10.4%	14.5%	15.6%
2022 Est. Average Household Income	\$158,701	\$117,107	\$103,416
2022 Est. Median Household Income	\$93,388	\$79,414	\$71,285
2022 Est. Per Capita Income	\$76,068	\$54,514	\$48,241
2022 Est. Total Businesses	508	5,453	15,305
2022 Est. Total Employees	4,268	76,252	212,744