RETAIL / OFFICE / PARKING FOR SALE FORMER PHARMACY

REE

2112 Madison Road, Cincinnati, Ohio 45208

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MADISON ROAD

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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



1st Floor Retail 2,946 SF Plus 3,228 SF matterport OFFICE TOUR

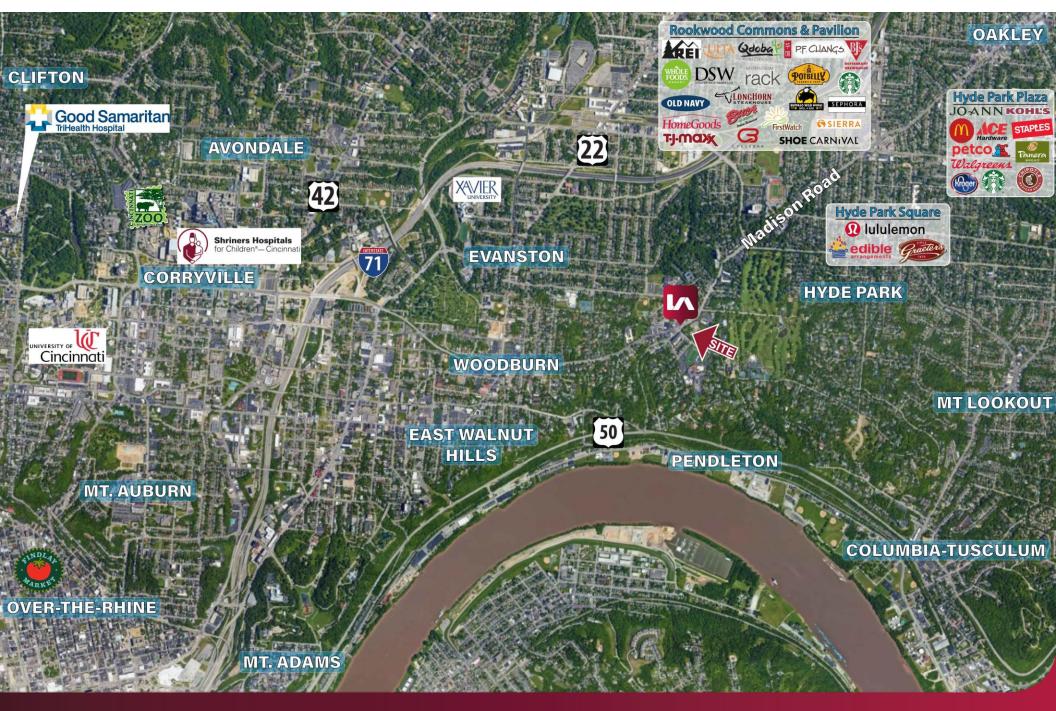
2nd Floor Office 2,946 SF







MARKET AERIAL



RETAIL / OFFICE / PARKING FOR SALE FORMER PHARMACY

orthbrook	1		Lincoln Heights		121	[22]	1
Skyline	Mt Healthy Acres		4) yoming		Blue Ash	TY	nington
ak	North	neytown	Reading 5 mi Radius		Kenw eer Park	12	126 Mi
	COLLEGE HILL	1			erton Ma	deira	~
nfort ights		Elmwood Place	Golf Manor 560 3 mi Radius	E		Indian Hill	
	NOTHSIDE	~/~ ¥		DAKLEY	DISONVILLE		Terrace
WOOD	GLM	AVONDALE CORRYVILLE WALNUT HILLS	HYDE ARK	MT LOOKOUT	Fairfax	50	\sum
44	Ci		WCM KENTUCKY			LIS Dry Ru	n Mt C
ire Rd	Ludlow	Newport Wood Covington	Hewn	2	MT NASHINGTON		
Hills 371	Park Hills	South	Fort Thomas	1		FORESTVILLE (17	3
Ū	t Mitchell	on Vale 9	-	445	52	Coldstream	
Lakeside	275	Wilder	Highland Heights		Silver Grove	ourne	F
Crestview 1303	Hills		9 BROOKSTI CROSSIN		55	Ross	KENTU

	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	2 122,239	278,900	
Projected Annual Growth 2022 to 2027	0.3%	0.2%	0.4%	
Historical Annual Growth 2010 to 2022	Goshen	0.3%	0.3%	
Households Springvale	B)			Ed
2022 Estimated Households	6,340	58,584	133,426	1
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%	nd
Historical Annual Growth 2010 to 2022	0.2%	0.4%	0.2% park 0.5%	
Age	0.270	0.470	0.570	-
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 10 to 19 Years	16.3%	20.2%	12.3%	3
	20.3%	20.2%	20.7%	
2022 Est. Population 30 to 44 Years				
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	(132)	50		-
2022 Est. Male Population		nsvill 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 Bata	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%	Rhot
2022 Est. HH Income \$75,000 to \$99,999	9.5%	10.7% Aft	10.3%	1
2022 Est. HH Income \$50,000 to \$74,999	12.6%	13.5%	14.1% W	lia
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%	1
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	Ľ.

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