

PRIME RETAIL SPACE FOR LEASE

# OAKLEY CENTER

3235 Madison Road, Cincinnati, OH 45209



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COMMERCIAL REAL ESTATE SERVICES

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# PRIME RETAIL SPACE FOR LEASE

## OAKLEY CENTER

**FOR LEASE:** 12,950 SF

**PRICING:** \$14.00 NNN + \$4.25

### PROPERTY HIGHLIGHTS:

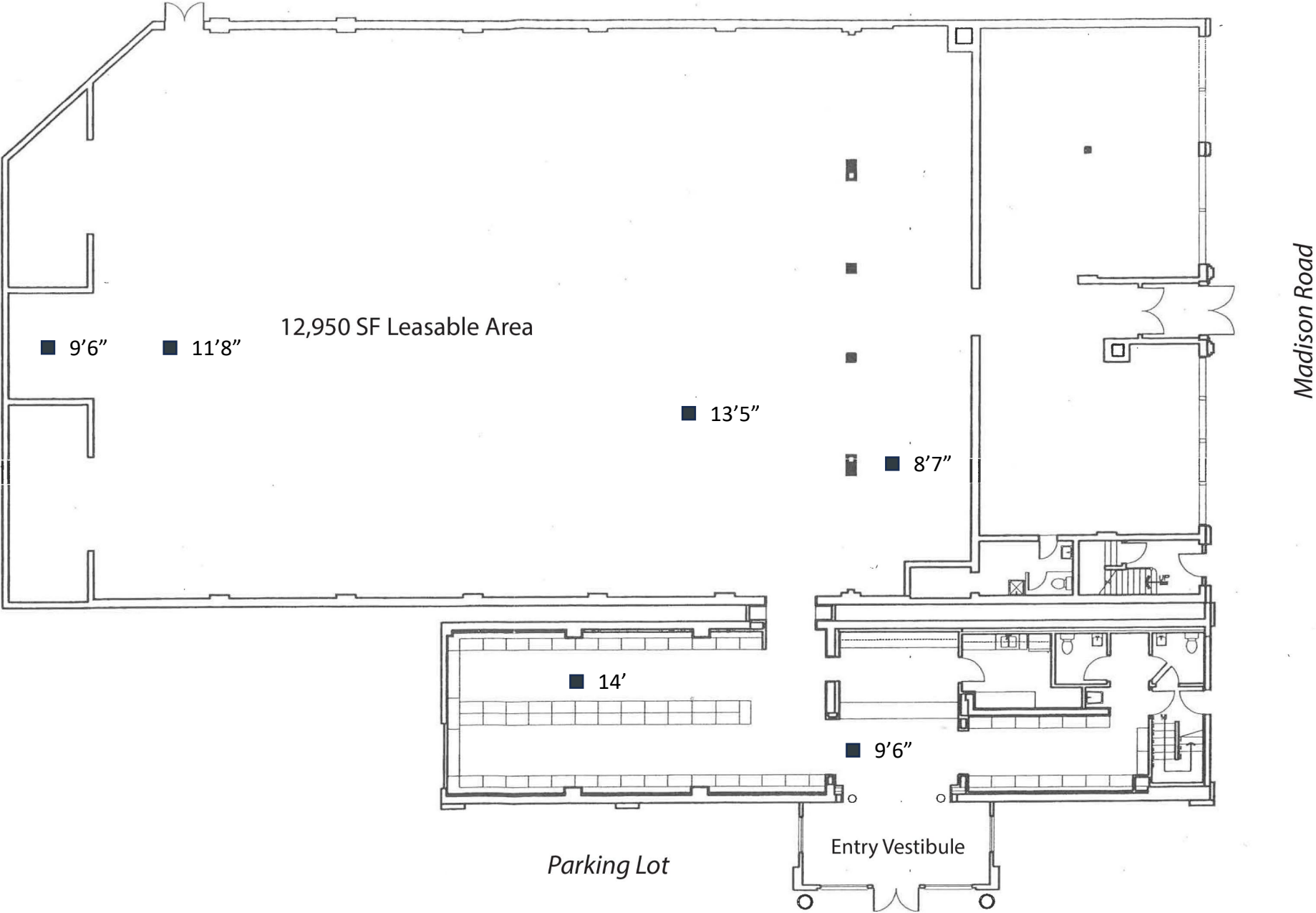
- Located in popular Oakley retail market
- Endcap retail space in historic Oakley
- Nicely Furnished Retail Showroom
- Lots of new housing and mixed-use developments in this bustling market
- Great access, visibility and parking
- Perfect for boutique retail
- Close proximity to many national retailers including Kroger Marketplace, Target, At Home, Meijer, and Cinemax Theater

### TRAFFIC COUNTS:

- Madison Road - 24,275 VPD
- Ridge Road - 29,000 VPD



ANCHOR SPACE LAYOUT  
**OAKLEY CENTER**

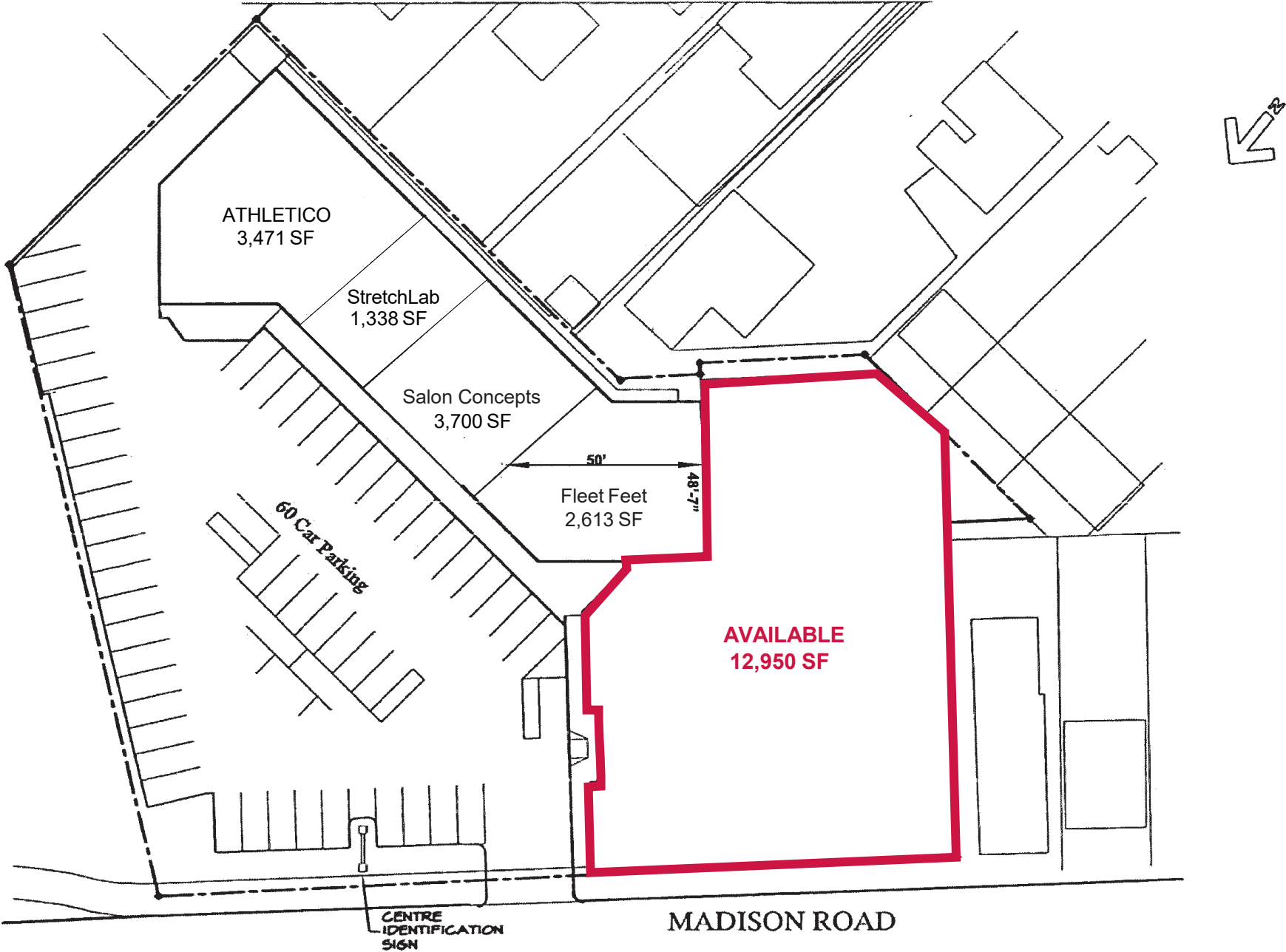


Oakley Center - Anchor Space Layout

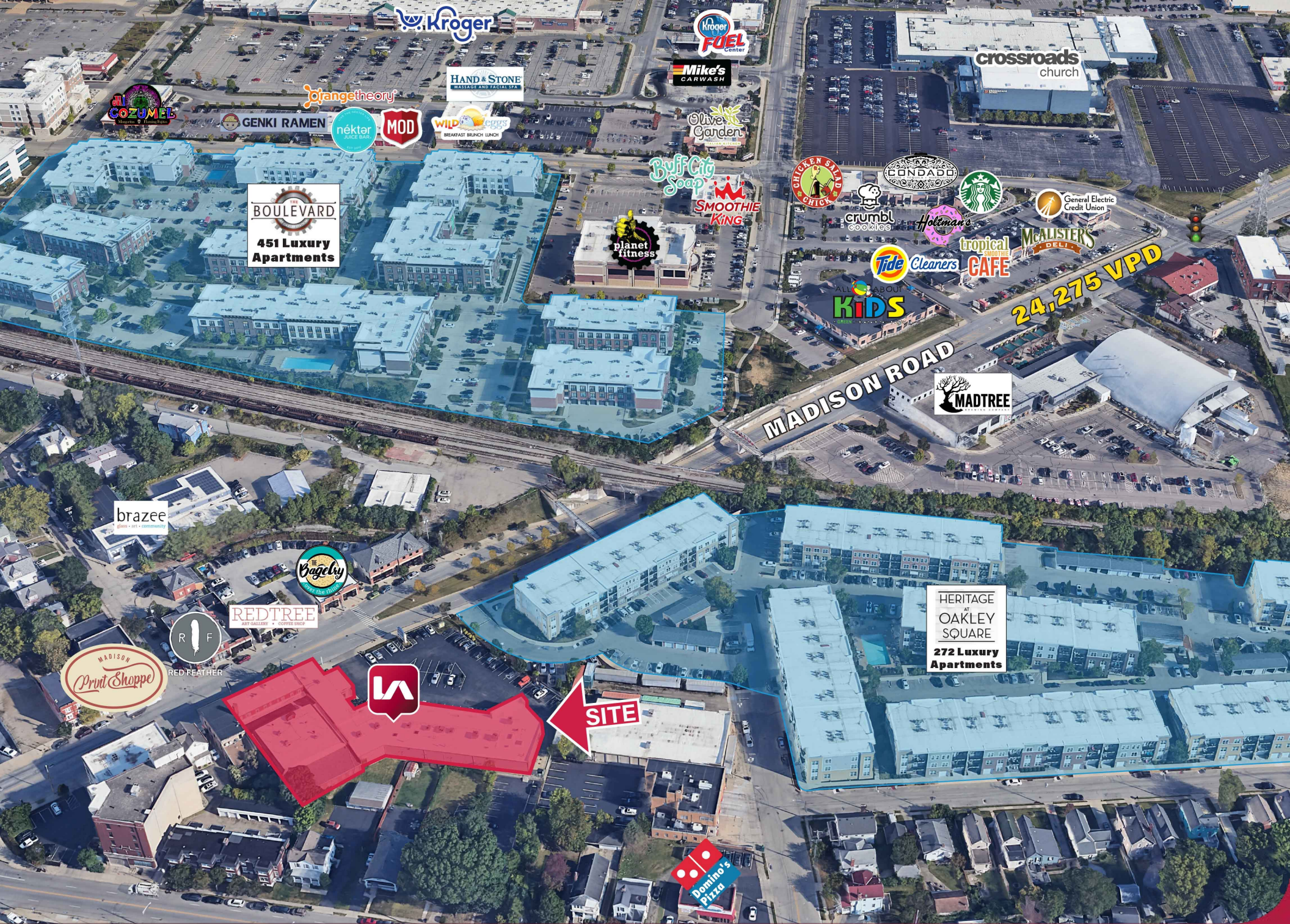
1/16" = 1' - 0"

SPACE PLAN

# OAKLEY CENTER







Kroger

Kroger  
FUEL  
Center

Mike's  
CARWASH

crossroads  
church

COZUMEL  
Mexican & Caribbean

ofangetheory

HAND & STONE  
RESTAURANT & BAR

GENKI RAMEN

nékter  
JUICE BAR

MOD

WILD  
eggs  
BREAKFAST BRUNCH LUNCH

Olive  
Garden

Buff City  
Soap

SMOOTHIE  
KING

planet  
fitness

CRICKEN  
SILD  
CHICK

CONDADO

Starbucks

General Electric  
Credit Union

crumbl  
cookies

Holman's

tropical  
CAFE

McALISTERS  
DELICIOUS

Tide  
Cleaners

ALL ABOUT  
KIDS

24,275 VPD

THE  
BOULEVARD  
451 Luxury  
Apartments

MADISON ROAD

MADTREE

brazee

The  
Bagelby

REDTREE  
ART GALLERY • COFFEE SHOP

R F  
RED FEATHER

MADISON  
Privet Shoppe

LA

SITE

HERITAGE  
at  
OAKLEY  
SQUARE  
272 Luxury  
Apartments

Domino's  
Pizza







# DEMOGRAPHICS

## OAKLEY CENTER

A map of the Oakley Center area in Cincinnati, Ohio. The map shows the city's layout with major roads, parks, and surrounding suburbs. Three concentric circles are drawn around a central point, labeled '1 mi Radius', '3 mi Radius', and '5 mi Radius'. The central point is marked with a red pin icon. The map also shows the Ohio River and the Kentucky border.

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	13,470	112,095	248,652
2029 Projected Population	13,454	112,273	249,859
2020 Census Population	13,753	112,988	246,697
2010 Census Population	12,075	107,351	237,525
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	0.8%	0.3%	0.3%
HOUSEHOLDS			
2024 Estimated Households	7,742	52,891	113,661
2029 Projected Households	7,696	52,693	113,788
2020 Census Households	7,821	52,827	111,142
2010 Census Households	6,790	49,842	107,141
Projected Annual Growth 2024 to 2029	-0.1%	-	-
Historical Annual Growth 2010 to 2024	1.0%	0.4%	0.4%
AGE			
2024 Est. Population Under 10 Years	13.7%	12.6%	12.7%
2024 Est. Population 10 to 19 Years	7.2%	12.1%	12.8%
2024 Est. Population 20 to 29 Years	24.4%	16.5%	15.5%
2024 Est. Population 30 to 44 Years	25.3%	21.9%	20.8%
2024 Est. Population 45 to 59 Years	11.3%	14.8%	15.7%
2024 Est. Population 60 to 74 Years	12.2%	15.5%	16.0%
2024 Est. Population 75 Years or Over	5.8%	6.6%	6.4%
2024 Est. Median Age	31.5	35.2	35.9
MARITAL STATUS & GENDER			
2024 Est. Male Population	50.5%	49.9%	50.3%
2024 Est. Female Population	49.5%	50.1%	49.7%
2024 Est. Never Married	51.7%	45.0%	43.9%
2024 Est. Now Married	31.2%	36.0%	36.7%
2024 Est. Separated or Divorced	13.3%	13.8%	14.1%
2024 Est. Widowed	3.8%	5.2%	5.2%
INCOME			
2024 Est. HH Income \$200,000 or More	13.5%	12.0%	10.5%
2024 Est. HH Income \$150,000 to \$199,999	9.8%	9.4%	8.7%
2024 Est. HH Income \$100,000 to \$149,999	17.0%	14.1%	14.0%
2024 Est. HH Income \$75,000 to \$99,999	13.1%	11.7%	11.6%
2024 Est. HH Income \$50,000 to \$74,999	16.7%	15.7%	15.8%
2024 Est. HH Income \$35,000 to \$49,999	11.5%	12.0%	11.4%
2024 Est. HH Income \$25,000 to \$34,999	5.5%	8.2%	8.4%
2024 Est. HH Income \$15,000 to \$24,999	4.6%	5.9%	6.9%
2024 Est. HH Income Under \$15,000	8.3%	11.2%	12.7%
2024 Est. Average Household Income	\$117,392	\$119,775	\$113,329
2024 Est. Median Household Income	\$85,353	\$79,643	\$75,253
2024 Est. Per Capita Income	\$67,631	\$56,763	\$52,094
2024 Est. Total Businesses	740	4,647	10,716
2024 Est. Total Employees	8,816	59,176	150,221