


OFFERING MEMORANDUM

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SECTION 1

PROPERTY SUMMARY

PROPERTY HIGHLIGHTS



HIGHLIGHTS

- **For Sale**
- **Frontage on Madison Road in the Heart of Madisonville**
- **Recently Updated with New Roof, Siding, Windows and Doors.**
- **Multi Family and Mixed Use Capabilities**
- **Extremely High Ceilings on All Three Floors**
- **Lower Level with Useable Square Footage**
- **Additional Acreage for Parking or Building Expansion**
- **Adjacent to Madamore and Madison Square Mixed Use Developments**
- **Easy Access to Interstate 71**
- **On Bus Line**
- **Approximately 33,000 VPD**

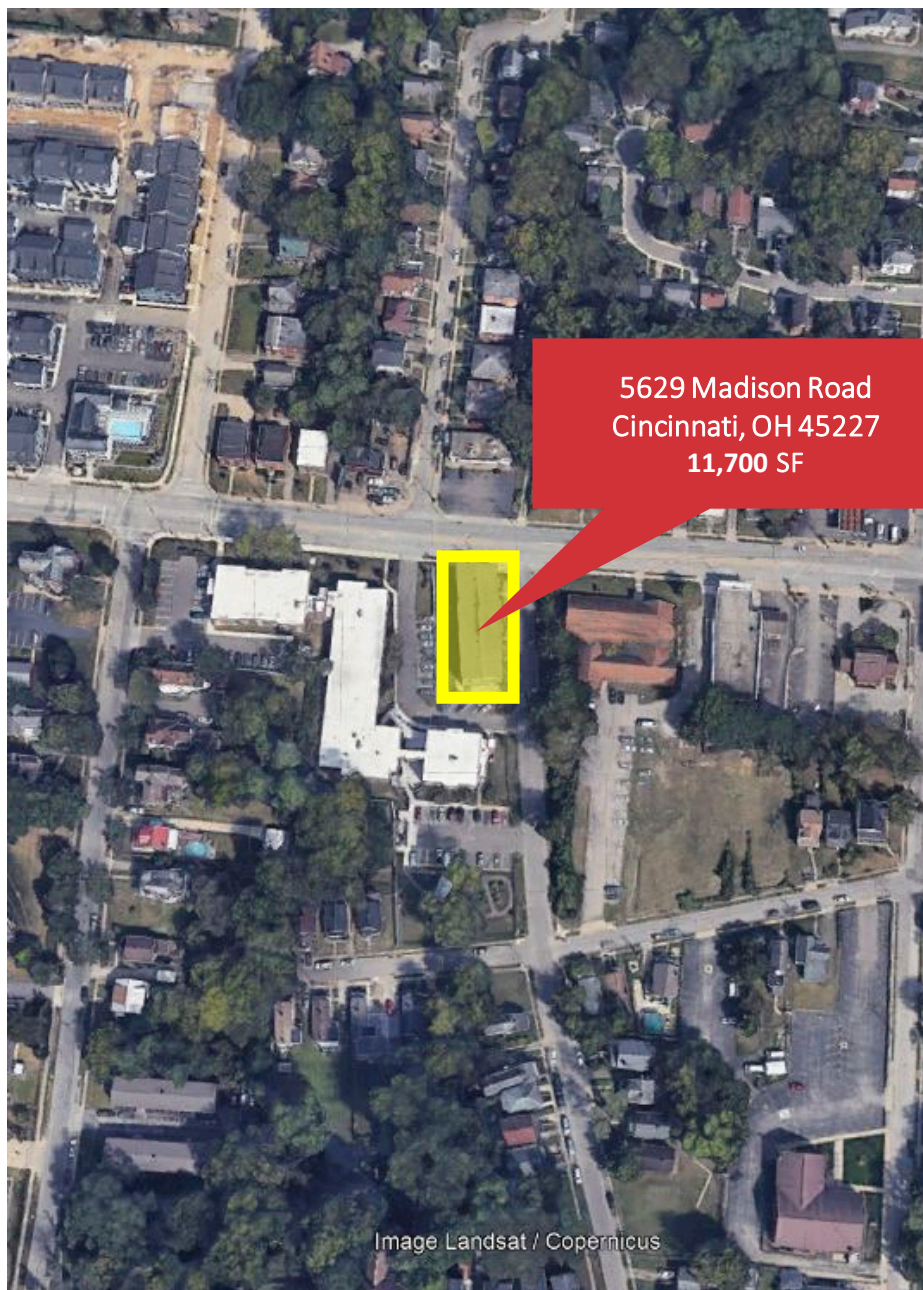
SALE OVERVIEW

PROPERTY DESCRIPTION

Address	5629 Madison Road
City, State, Zip	Cincinnati, Ohio
Link to Auditor	Click Here

BUILDING INFORMATION

Approximate SF	11,700 +/- ASF
Building Class	Class C
Tenancy	Multiple
Number of Floors	3
Year Built	1906
Year Renovated	2021



INTERIOR PICTURES



SECTION 2

MARKET OVERVIEW

MARKET OVERVIEW



Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 28th largest city in the United States. The Greater Cincinnati region encompasses a 15 county area, where Ohio, Kentucky, and Indiana meet. The metropolitan population is just over 2.15 million people. Cincinnati has a low cost of doing business and living. It is also home to the headquarters of several major corporations. This includes: Procter & Gamble, The Kroger Company, Macy’s Inc., Great American Insurance Company, Fifth Third Bank, Western & Southern Financial Group, The E.W. Scripps Company, and Cincinnati Bell.

Greater Cincinnati is one of the most strategically located metropolitan regions in the United States for access by manufacturing and service industries. Air, highway, river, and rail transportation give Cincinnati

ready access within 600 miles of 53% of the nation’s manufacturing establishments and 57% of the nation’s value added by manufacturing. Three interstate highway systems (I-75, I-74, and I-71) and two interstate connectors (I-275 and I-471) serve the Cincinnati region and provide access to all geographic directions. The accessibility combined with Cincinnati’s top-ranked business climate has made it a choice location for businesses small and large.

Sources: realwealthnetwork.com
www.areavibes.com;
www.city-data.com,
www.enacademic.com,
www.worldpopulationreview.com

MARKET OVERVIEW

BUSINESS CLIMATE



Largest Economy In Ohio 2020

\$152 B economic activity and
5th largest in Midwest



30th Largest U.S. Metro

2,259,935 Population
2020 Census



49th Best City for Young Professionals

-Niche, 2022



9th Best City in Nation for Jobs

-Glassdoor, 2020

Cincinnati, now with a total of nine Fortune 500 Companies is one of the fastest growing cities in the Midwest.

A great business climate backed by strong tax incentives, innovative companies, strong educational systems and having one of the lowest costs to do business has ranked Cincinnati 6th in the nation for attracting new and expanding companies.

Rank	Largest Greater Cincinnati Public Companies	2021 Fiscal Year Revenue	Total Employment
1	Kroger	\$137.89 B	420,00
2	Proctor and Gamble Co.	\$76.12 B	101,000
3	Cincinnati Financial Corp.	\$9.63 B	5,166
4	Fifth Third Bancorp	\$8.1 B	19,112
5	Cintas Corp.	\$7.12 B	40,000
6	American Financial Group Inc.	\$6.23 B	6,600
7	Hillenbrand Inc.	\$2.86 B	10,500
8	E.W. Scroppe Co.	\$2.28 B	5,600
9	Chemed Corp.	\$2.14 B	14,137
10	Air Transport Services Group Inc.	\$1.73 B	5,280

MARKET OVERVIEW

EDUCATION RESOURCES

Fourteen major universities within 100 miles of Cincinnati, Ohio have a combined undergraduate enrollment rate over 200,000 students. The thriving businesses have created a strong demand for talent and expertise with the top programs for graduates in the 100 mile radius being:

- **Health Professionals**
- **Business, Marketing, Management**
- **Engineering**
- **Education**
- **Liberal Arts**



4th

U.S. News Best Colleges, 2022



33rd

Best Public School in USA, 2019



8th

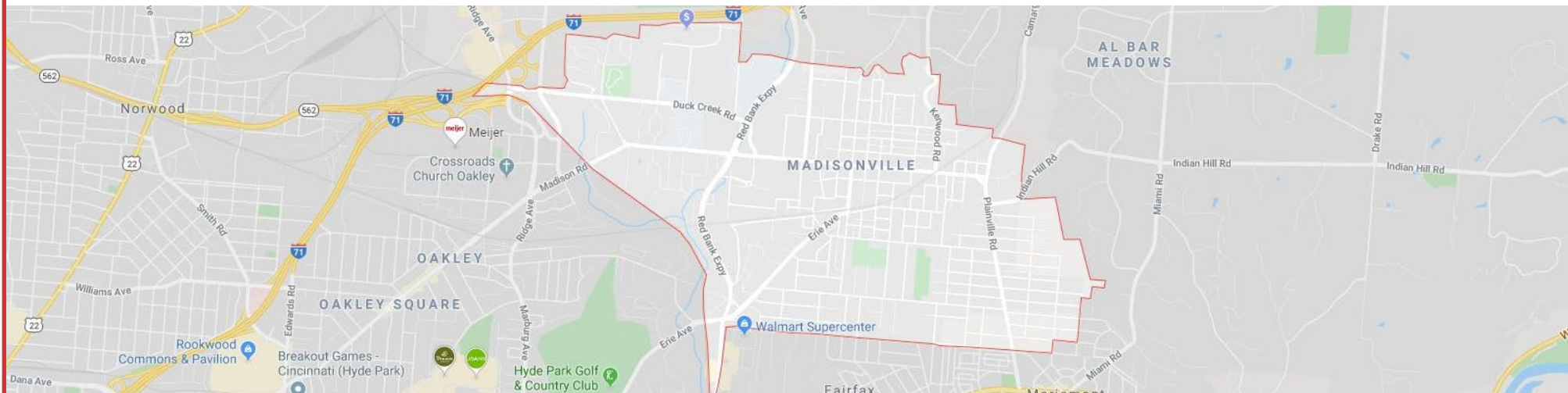
Best College in Ohio for Accounting and Finance In USA



5th

Best in Undergraduate Teaching, 2022-2023

SUBMARKET OVERVIEW



Overview

This property is located in Madisonville, a suburb of Cincinnati, Ohio, the 28th largest metropolitan service area in the United States with a population of 2,100,000. Neighboring suburbs include Indian Hill, Oakley, Columbia Township, and Fairfax.

Madisonville is experiencing a revitalization, making it a destination for professionals and businesses alike. Offering a dense suburban feel, Madisonville is home to a wide variety of restaurants, retail options, office and industrial users. Medpace, The Summit Hotel, and The Red Apartments anchor the entrance to Madisonville from Oakley and I-71.



188,847

Estimated Population
within 5 miles



\$81,881

Average Household Income
within 5 miles

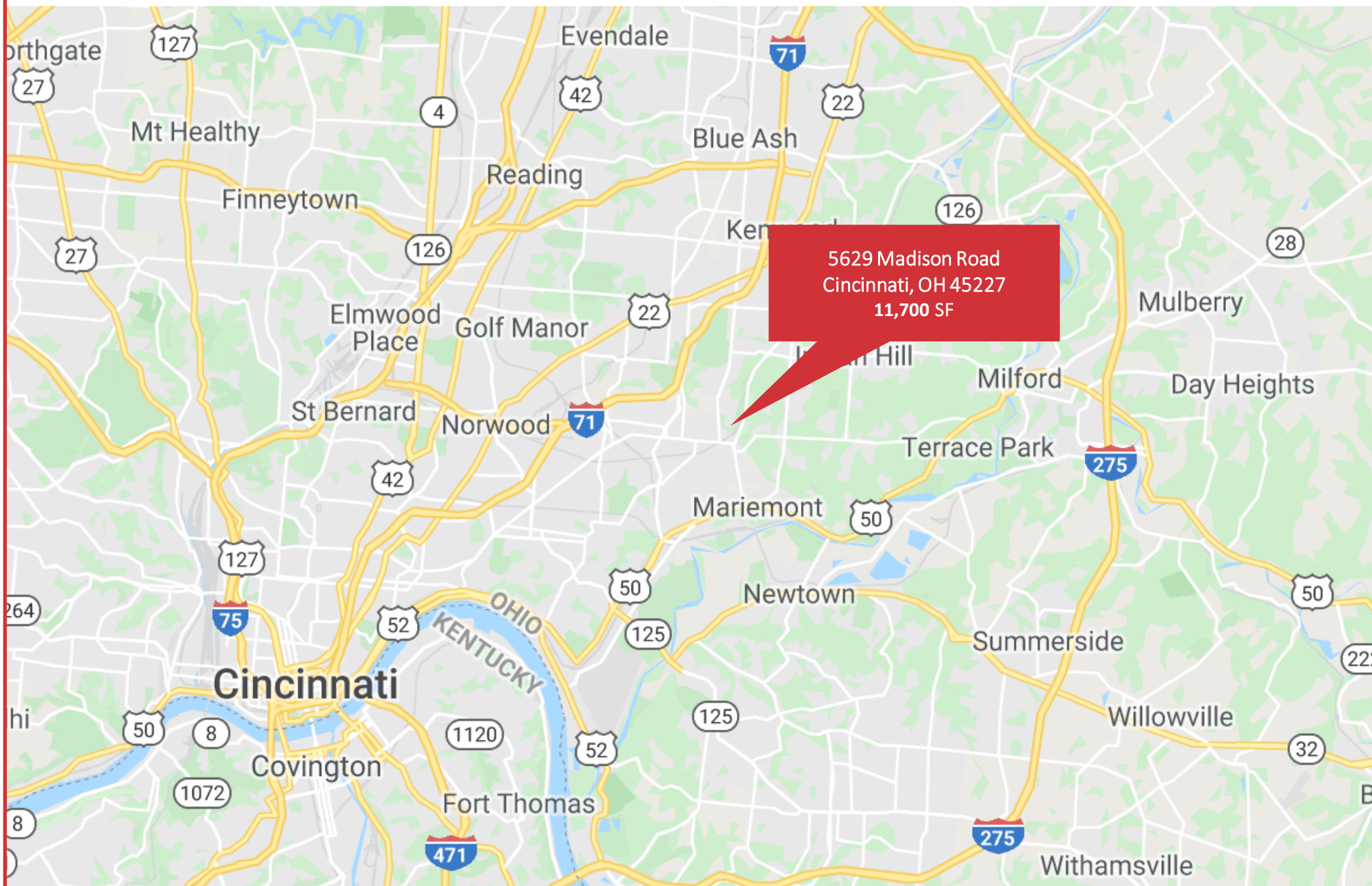
Current Developments

Located at the intersection of Madison Road and Whetsel Road, The Ackermann Group is currently working on a three-phase development. Phase One will consist of 103 unit mixed-use residential development featuring 45,000 SF of office and retail.

Medpace is continuing its development of its campus, the 22-acre former NuTone Factory site. Currently under construction is a new \$115 million seven-story, Class A office building housing 242,000 SF of dedicated office space for Medpace and 15,655 SF of retail. In addition, a new parking garage is being erected which will feature 925 parking spaces.

The Red Apartments, being developed by Circle Development, is continuing to develop higher end apartments at the corner of Madison Road and Red Bank Expressway. With 59 apartments and 355 parking spaces, the second phase will be followed by the third phase which will bring an additional 76 apartments for a total of 299 among the three buildings.

REGIONAL MAP



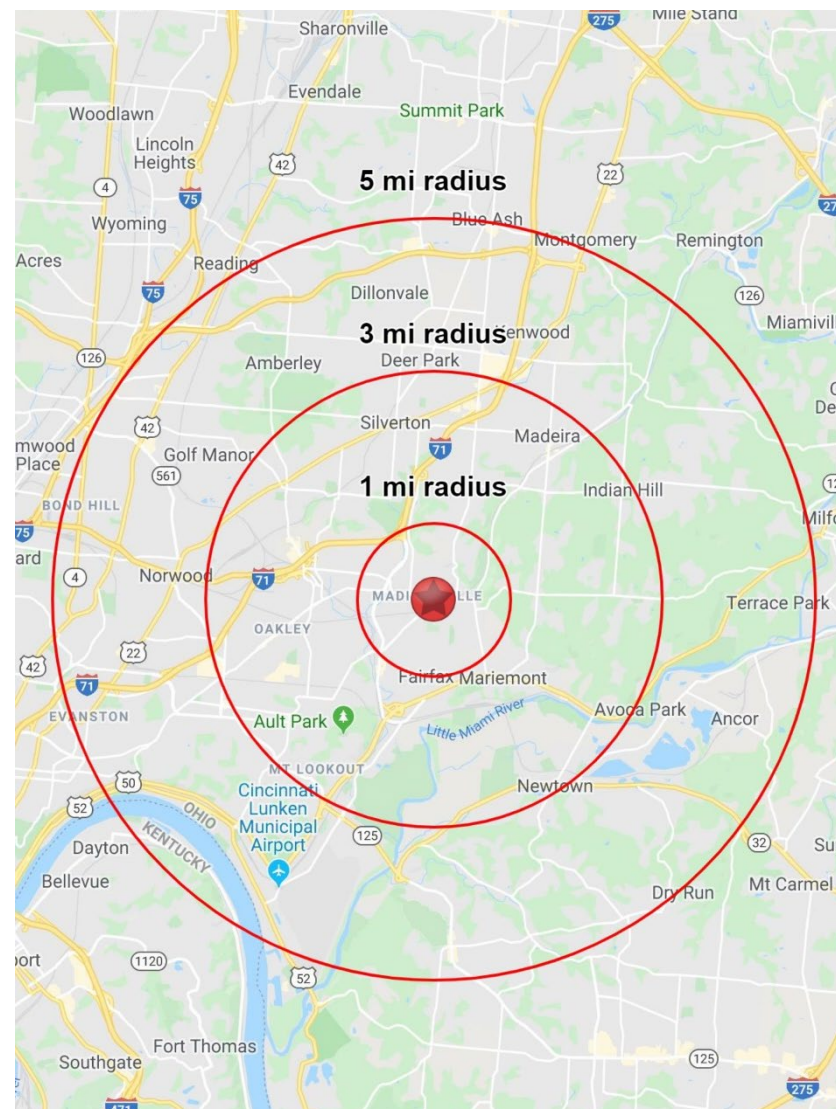
NEARBY DEVELOPMENTS






DEMOGRAPHICS

2018 Estimates with 2023 Projections	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION			
Estimated Population (2019)	11,693	73,595	188,029
Projected Population (2024)	11,809	73,142	188,858
Projected Annual Growth (2019-2024)	0.2%	-0.1%	-
HOUSEHOLDS			
Estimated Households (2019)	5,593	36,425	87,446
Projected Households (2024)	5,617	35,876	87,003
Projected Annual Growth (2018-2023)	-	-0.3%	-0.1%
AVERAGE HOUSEHOLD INCOME			
Estimated Average Household Income (2019)	\$78,161	\$103,013	\$101,465
BUSINESS			
2019 Estimated Total Businesses	522	3,856	9,049
2010 Estimated Total Employees	6,254	46,987	121,697
2019 Estimated Employee Population per Business	12.0	12.2	13.4





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