

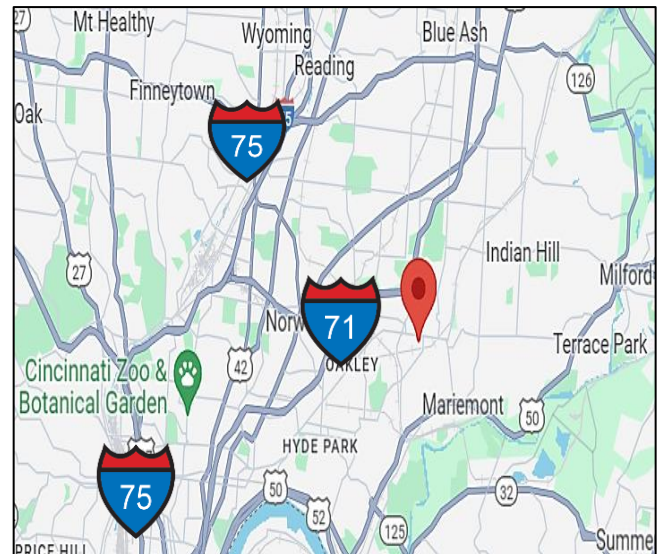
**FOR SALE**  
5629 Madison Road  
Cincinnati, Ohio 45227

**PRICE  
REDUCED!**



### PROPERTY FEATURES:

- ❖ 11,700 SF available for sale
- ❖ 5,850 SF on two floors
- ❖ Retail and/or Office Warehouse shell facility
- ❖ Lower level with useable SF
- ❖ Three (3) dock-high doors
- ❖ Updated new roof, siding, windows and doors
- ❖ 0.26 Acre lot (additional acreage for parking or building expansion)
- ❖ Zoning: T5N.SS-O Neighborhood Small Setback Open
- ❖ **\$525,000 (\$44.87 PSF)**



The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



**Jeff Wolf, SIOR, CCIM**  
Jeff Wolf & Partners Real Estate  
513.368.3749  
[jeff@jeffwolfrealestate.com](mailto:jeff@jeffwolfrealestate.com)  
[www.jeffwolfrealestate.com](http://www.jeffwolfrealestate.com)

**FOR SALE**  
5629 Madison Road  
Cincinnati, Ohio 45227

**PRICE  
REDUCED!**



**JEFF WOLF  
& PARTNERS**  
REAL ESTATE

**FOR SALE**  
5629 Madison Road  
Cincinnati, Ohio 45227

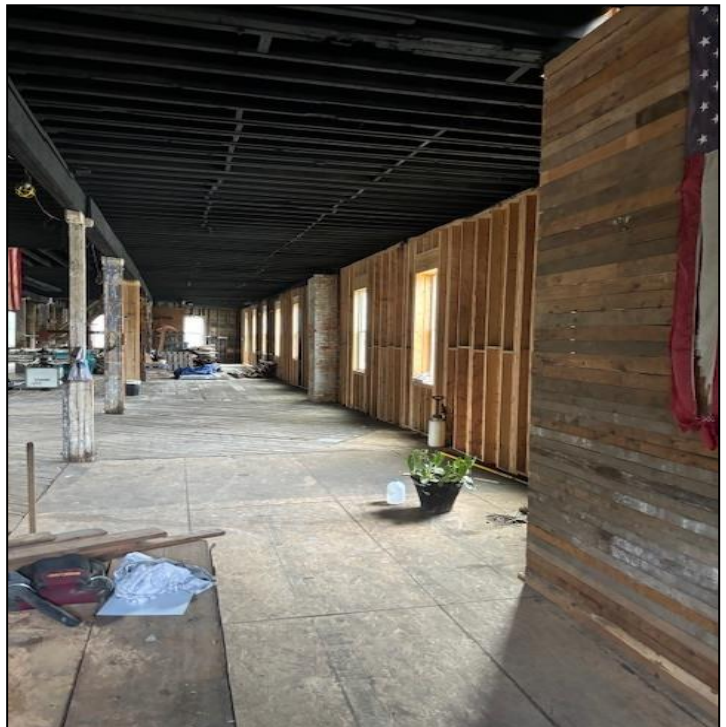
**PRICE  
REDUCED!**



**JEFF WOLF  
& PARTNERS**  
REAL ESTATE

**FOR SALE**  
5629 Madison Road  
Cincinnati, Ohio 45227

**PRICE  
REDUCED!**

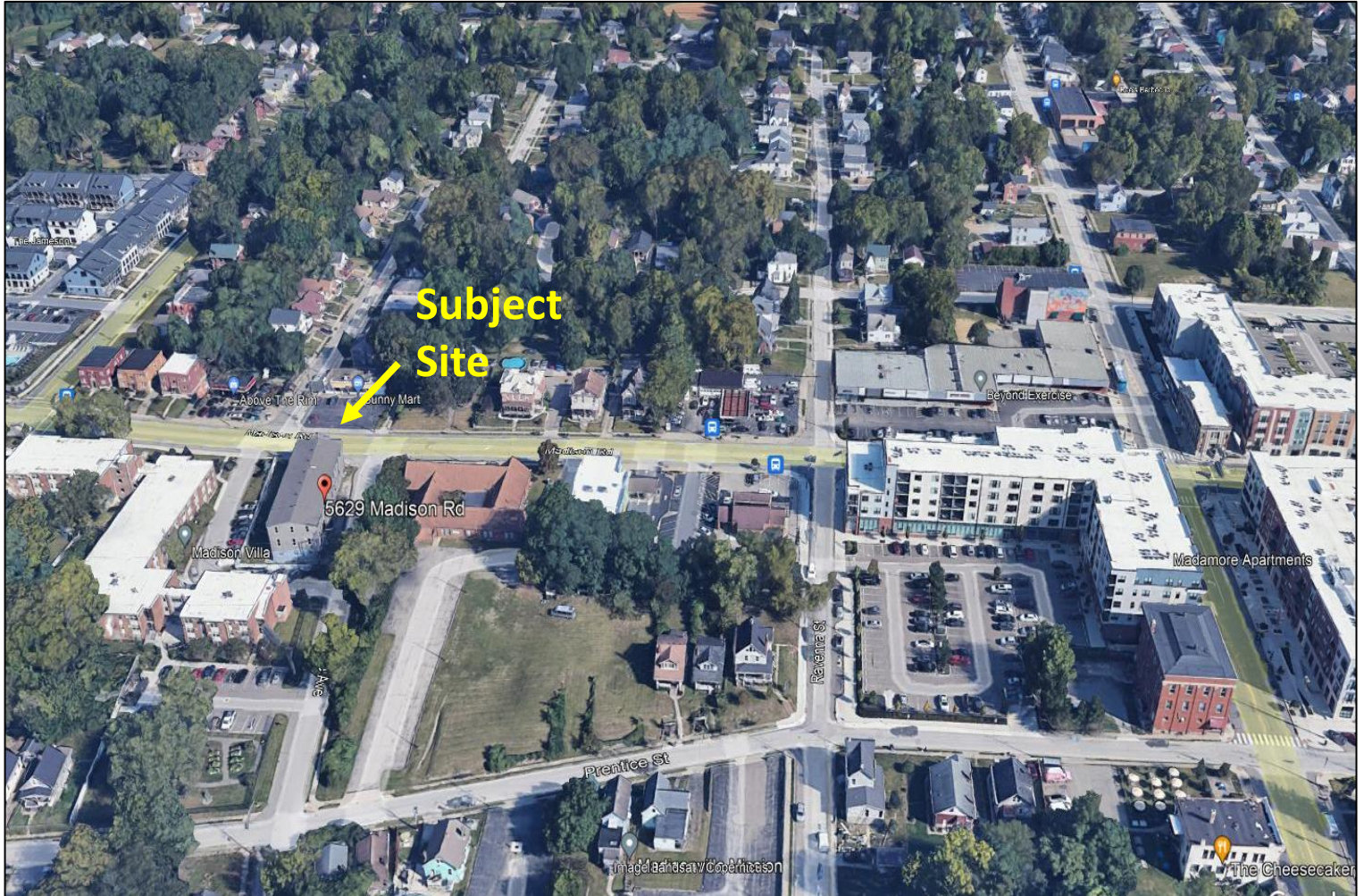


**JEFF WOLF  
& PARTNERS**  
REAL ESTATE

**FOR SALE**  
5629 Madison Road  
Cincinnati, Ohio 45227

**PRICE  
REDUCED!**

Aerial View



**JEFF WOLF  
& PARTNERS**  
REAL ESTATE


**FOR SALE**  
 5629 Madison Road  
 Cincinnati, Ohio 45227


**PRICE  
 REDUCED!**

Demographics

**Madisonville Redevelopment Opportunity**  
 5629 Madison Rd, Cincinnati, OH 45227

Building Type: **Industrial**  
 RBA: **11,700 SF**  
 Land Area: **.26 AC**  
 Total Available: **0 SF**  
 Warehouse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> Madison Rd	Ebersole Ave	0.01 E	2022	14,295	MPSI	.03
<b>2</b> Stewart Ave	Covington Ave	0.09 S	2018	3,853	MPSI	.11
<b>3</b> Ebersole Ave	Madison Rd	0.09 S	2022	518	MPSI	.11
<b>4</b> Madison Rd	Ravenna St	0.03 W	2022	12,907	MPSI	.12
<b>5</b> Stewart Ave	Madison Rd	0.10 S	2022	1,770	MPSI	.13
<b>6</b> Whetsel Ave	Madison Rd	0.03 N	2022	6,074	MPSI	.16
<b>7</b> Whetsel Ave	Madison Rd	0.03 S	2022	4,944	MPSI	.17
<b>8</b> Madison Rd	Ward St	0.03 E	2022	12,854	MPSI	.19
<b>9</b> Anderson Pl	Chandler St	0.09 N	2022	1,446	MPSI	.21
<b>10</b> Chandler St	Dora St	0.01 W	2022	991	MPSI	.25



**Jeff Wolf, SIOR, CCIM**  
 Jeff Wolf & Partners Real Estate  
 513.368.3749  
[jeff@jeffwolfrealestate.com](mailto:jeff@jeffwolfrealestate.com)  
[www.jeffwolfrealestate.com](http://www.jeffwolfrealestate.com)