

OFFICE/RETAIL SPACE FOR LEASE

3151 Madison Road, Cincinnati, OH 45209



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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE: 1,100 SF

PRICING: \$1,900 / Month MG

- Strong daytime and residential population
- Located in Cincinnati's hottest market
- Zoning: CC-M
- Off Street Parking
- Potential Additional Storage

TRAFFIC COUNTS:

- Madison Road – 40,124 VPD
- Brotherton Road – 5,908 VPD





	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	13,221	109,580	243,760
	2025 Projected Population	13,591	109,825	244,467
	2010 Census Population	12,505	107,887	236,870
	2000 Census Population	13,614	120,220	262,005
	Projected Annual Growth 2020 to 2025	0.6%	-	-
	Historical Annual Growth 2000 to 2020	-0.1%	-0.4%	-0.3%
HOUSEHOLDS	2020 Estimated Households	7,542	51,103	110,997
	2025 Projected Households	7,766	51,132	111,278
	2010 Census Households	6,978	50,161	107,209
	2000 Census Households	7,368	54,372	116,044
	Projected Annual Growth 2020 to 2025	0.6%	-	-
	Historical Annual Growth 2000 to 2020	0.1%	-0.3%	-0.2%
AGE	2020 Est. Population Under 10 Years	10.3%	11.3%	11.5%
	2020 Est. Population 10 to 19 Years	7.1%	11.5%	11.8%
	2020 Est. Population 20 to 29 Years	22.6%	16.7%	15.6%
	2020 Est. Population 30 to 44 Years	25.4%	21.5%	20.7%
	2020 Est. Population 45 to 59 Years	15.1%	16.7%	17.5%
	2020 Est. Population 60 to 74 Years	13.6%	15.7%	16.1%
	2020 Est. Population 75 Years or Over	6.0%	6.5%	6.8%
2020 Est. Median Age	34.0	36.7	37.3	
MARITAL STATUS & GENDER	2020 Est. Male Population	48.6%	47.6%	48.1%
	2020 Est. Female Population	51.4%	52.4%	51.9%
	2020 Est. Never Married	50.3%	45.3%	44.0%
	2020 Est. Now Married	33.9%	34.3%	35.4%
	2020 Est. Separated or Divorced	11.4%	14.6%	14.9%
2020 Est. Widowed	4.4%	5.8%	5.7%	
INCOME	2020 Est. HH Income \$200,000 or More	10.1%	9.4%	8.5%
	2020 Est. HH Income \$150,000 to \$199,999	7.1%	5.8%	5.6%
	2020 Est. HH Income \$100,000 to \$149,999	17.5%	14.2%	13.4%
	2020 Est. HH Income \$75,000 to \$99,999	13.3%	11.3%	11.0%
	2020 Est. HH Income \$50,000 to \$74,999	18.2%	17.8%	17.2%
	2020 Est. HH Income \$35,000 to \$49,999	9.4%	12.1%	11.5%
	2020 Est. HH Income \$25,000 to \$34,999	8.0%	9.7%	9.4%
	2020 Est. HH Income \$15,000 to \$24,999	7.3%	8.6%	9.0%
	2020 Est. HH Income Under \$15,000	9.2%	11.1%	14.3%
	2020 Est. Average Household Income	\$108,608	\$101,507	\$91,163
	2020 Est. Median Household Income	\$73,506	\$67,959	\$64,778
2020 Est. Per Capita Income	\$62,073	\$47,534	\$41,705	
Businesses & Employees	2020 Est. Total Businesses	750	4,393	10,361
	2020 Est. Total Employees	9,153	57,072	157,695

