

PRIME RETAIL SPACE FOR LEASE

3061 Madison Road

Cincinnati, OH 45209

**One of the most dynamic
and sought-after retail areas
of Greater Cincinnati**

13,500 SF

AVAILABLE RETAIL SPACE

157,303

DAYTIME POPULATION
IN A FIVE-MILE RADIUS

249,856

TOTAL POPULATION
IN A FIVE-MILE RADIUS

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

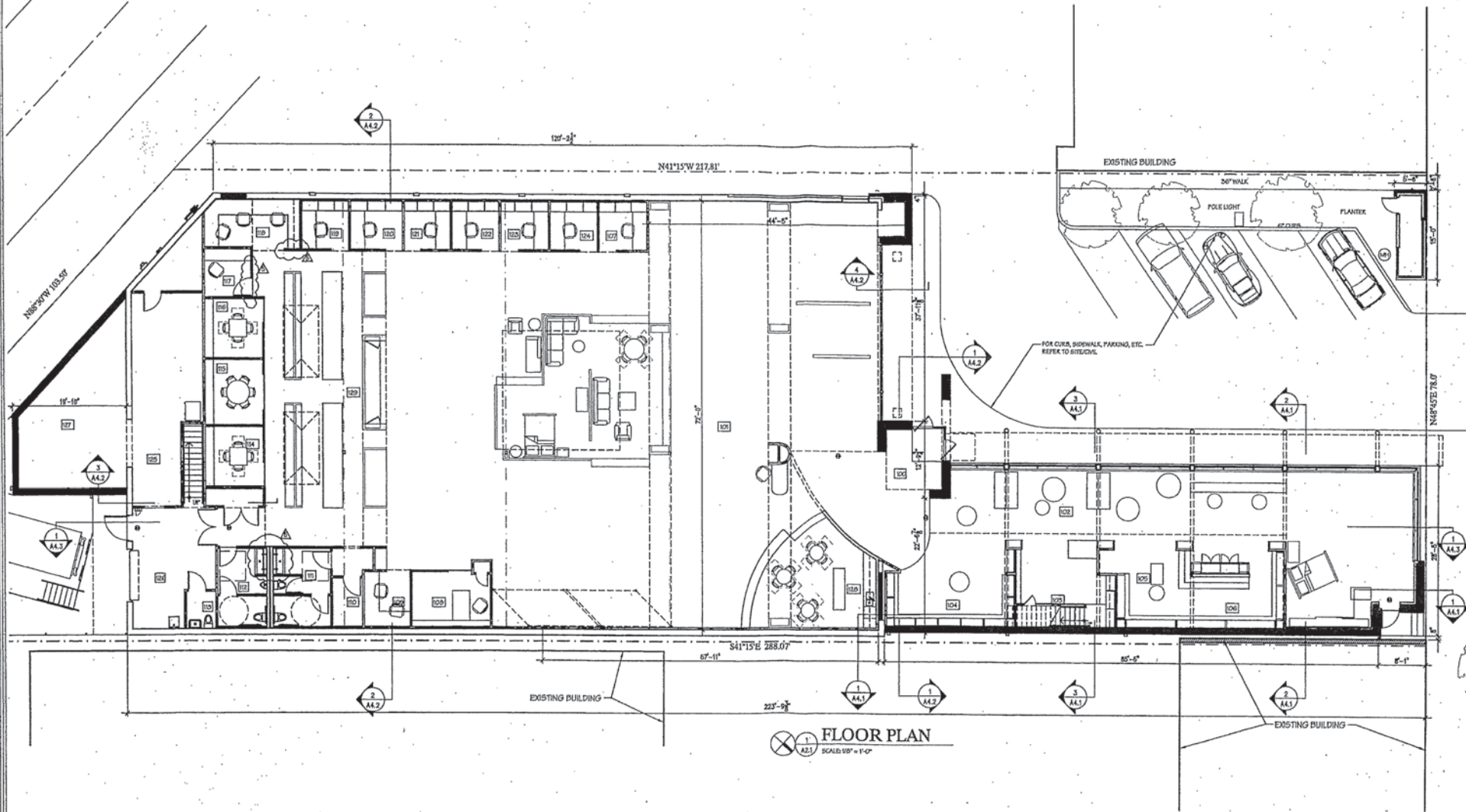
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PROPERTY HIGHLIGHTS

FOR LEASE: 13,500 SF

PRICING: \$14.00 NNN (\$5.00)

- One of the most dynamic and sought-after retail areas of Greater Cincinnati
- Unique architecture and top-quality finishes make this building perfect for furniture, specialty home retailers, offices, etc.
- Minutes from Hyde Park, Rookwood Commons and Oakley Station
- Area retailers include Kroger Marketplace, Cinemark, Meijer, Target and 100's of new apartments
- Highly walkable community
- Shared parking of up to 27 spaces
- Possible parking in building



Area Specifications

EXISTING FLOOR AREA	5,916	SF
PROPOSED ADDITION (GROUND FLOOR)	2,250	SF
STORAGE ROOM	476	SF
TOTAL AREA	12,441	SF
MEZZANINE LEVEL - NORTH	1,012	SF
MEZZANINE LEVEL - SOUTH	1,043	SF

Addition and Remodeling to:

Closson's Showroom & Design Center
3061 Madison Road, Cincinnati, Ohio 45209

PROJECT

DRAWINGS



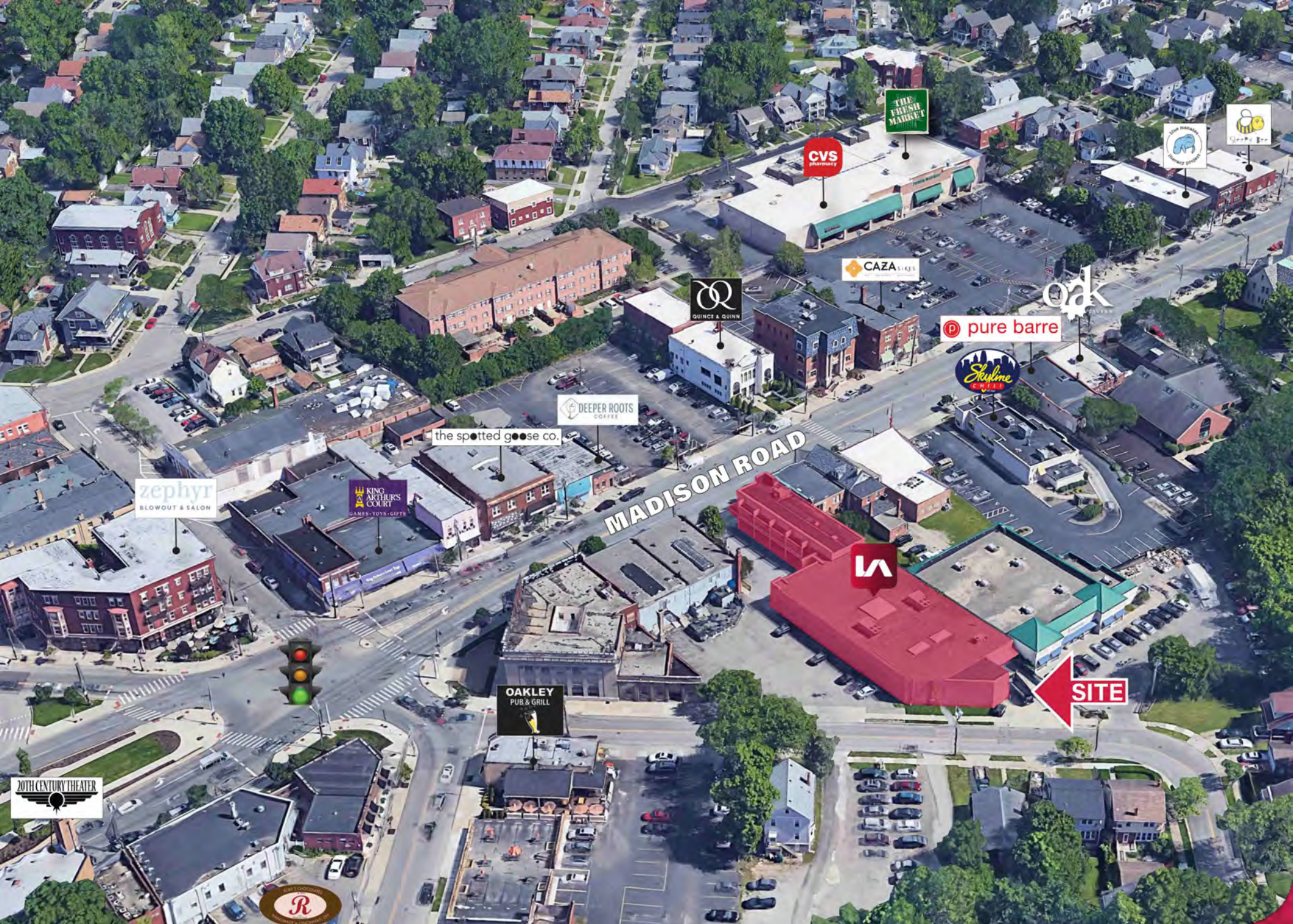
ISSUE	
FOR ZONING REVIEW	02.14.00
PERMIT REVISION -	04.02.00
REVISIONS	
FOR PERMIT	03.02.00
REVISION B	00.01.00
FOR CONSTRUCTION	00.23.00
REVISED	01.04.00

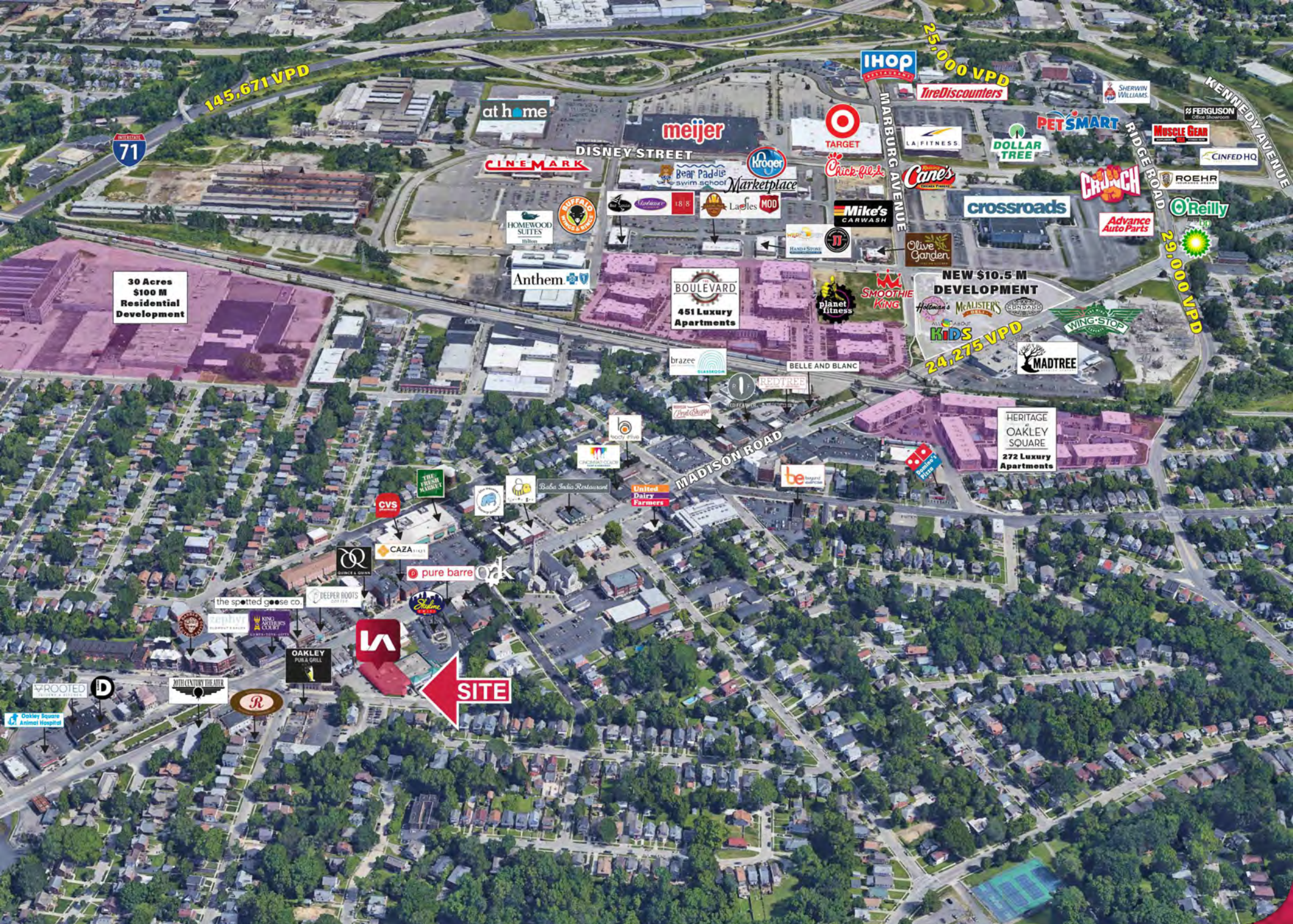
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Addition and Remodeling to:

PROJECT	
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		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	15,532	108,583	249,856
	2025 Projected Population	15,455	110,554	255,847
	2010 Census Population	14,997	107,952	244,650
	2000 Census Population	16,462	120,489	269,339
	Projected Annual Growth 2020 to 2025	-	0.4%	0.5%
	Historical Annual Growth 2000 to 2020	-0.3%	-0.5%	-0.4%
HOUSEHOLDS	2020 Estimated Households	8,750	50,783	112,930
	2025 Projected Households	8,622	51,261	115,195
	2010 Census Households	8,265	50,347	110,235
	2000 Census Households	8,821	54,641	119,146
	Projected Annual Growth 2020 to 2025	-0.3%	0.2%	0.4%
	Historical Annual Growth 2000 to 2020	-	-0.4%	-0.3%
AGE	2020 Est. Population Under 10 Years	10.1%	11.3%	11.5%
	2020 Est. Population 10 to 19 Years	6.7%	11.4%	12.2%
	2020 Est. Population 20 to 29 Years	24.4%	17.4%	16.6%
	2020 Est. Population 30 to 44 Years	26.0%	21.6%	20.4%
	2020 Est. Population 45 to 59 Years	14.2%	16.6%	17.2%
	2020 Est. Population 60 to 74 Years	12.6%	15.2%	15.4%
	2020 Est. Population 75 Years or Over	6.0%	6.4%	6.6%
	2020 Est. Median Age	33.0	36.1	36.5
MARITAL STATUS & GENDER	2020 Est. Male Population	48.3%	47.6%	48.2%
	2020 Est. Female Population	51.7%	52.4%	51.8%
	2020 Est. Never Married	50.9%	46.5%	45.6%
	2020 Est. Now Married	33.5%	33.1%	34.3%
	2020 Est. Separated or Divorced	11.1%	15.0%	14.8%
	2020 Est. Widowed	4.5%	5.4%	5.3%
INCOME	2020 Est. HH Income \$200,000 or More	11.0%	10.0%	9.2%
	2020 Est. HH Income \$150,000 to \$199,999	6.8%	5.9%	5.7%
	2020 Est. HH Income \$100,000 to \$149,999	17.6%	14.1%	13.4%
	2020 Est. HH Income \$75,000 to \$99,999	12.9%	11.3%	11.2%
	2020 Est. HH Income \$50,000 to \$74,999	17.1%	17.1%	16.6%
	2020 Est. HH Income \$35,000 to \$49,999	10.2%	12.3%	11.5%
	2020 Est. HH Income \$25,000 to \$34,999	8.3%	8.8%	8.9%
	2020 Est. HH Income \$15,000 to \$24,999	6.8%	8.4%	8.8%
	2020 Est. HH Income Under \$15,000	9.3%	12.1%	14.9%
	2020 Est. Average Household Income	\$113,364	\$104,649	\$94,475
	2020 Est. Median Household Income	\$74,585	\$67,884	\$65,491
	2020 Est. Per Capita Income	\$63,969	\$49,143	\$42,931

