



STREET RETAIL FOR LEASE
MADAMORE



Madisonville's Emerging Retail & Dining Destination

Dean Misleh
dmisleh@lee-associates.com
C 513.543.9710

Dan McDonald
dan.mcdonald@lee-associates.com
C 513.608.2984

TC Bartoszek
tc@lee-associates.com
C 513.535.0563



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

STREET RETAIL FOR LEASE **MADAMORE**

Mixed-Use Development in the Heart of Madisonville

Madamore is a transformative mixed-use development located at the intersection of Madison Road and Whetsel Avenue. Anchored by 312 luxury apartment units, the project is designed to create a walkable, neighborhood-focused retail and dining destination.

AVAILABLE: 772 SF - 3,209 SF

PRICING: \$18.50 - \$22.00 PSF + NNN

PROPERTY HIGHLIGHTS:

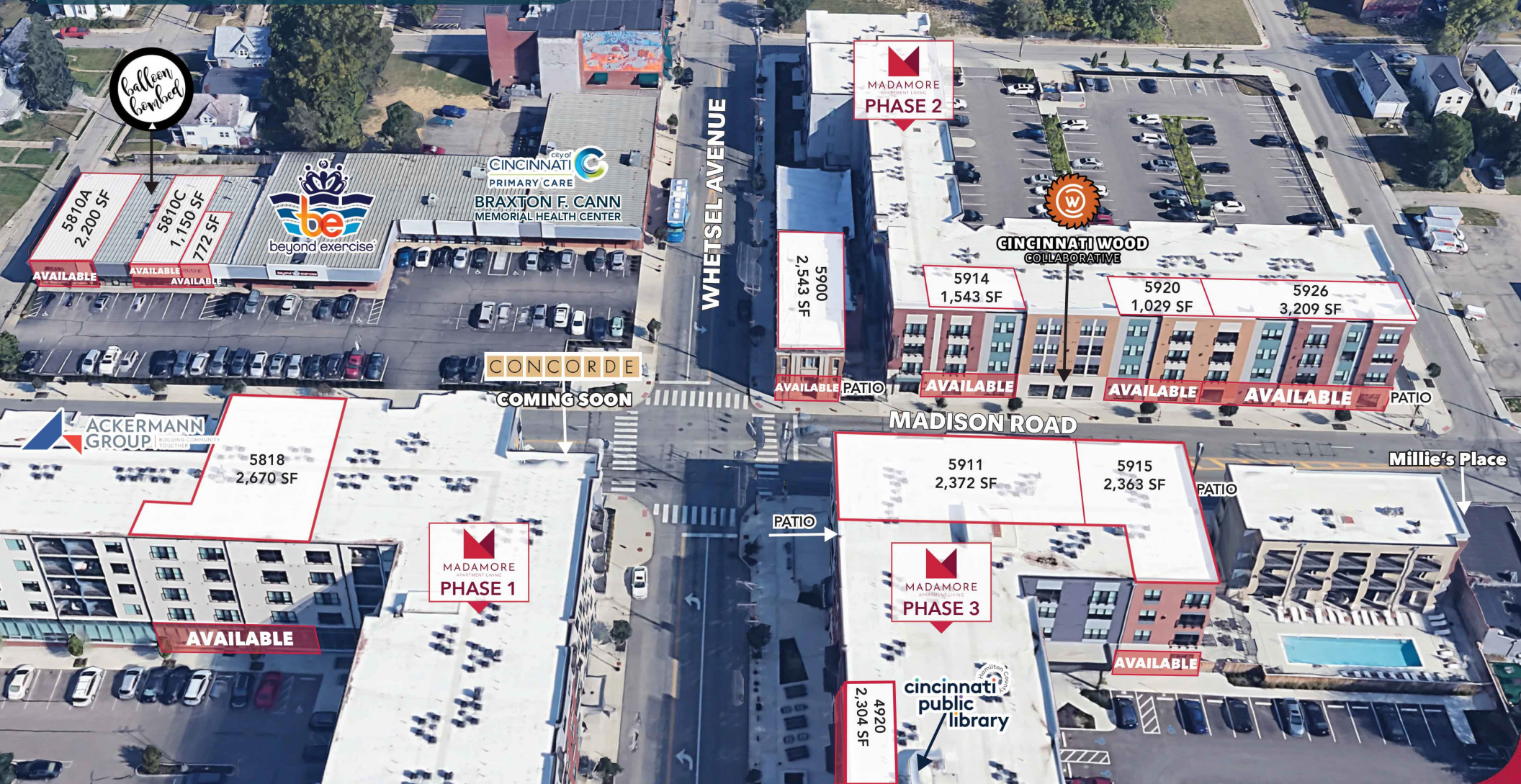
- 312 luxury apartment units
- 14,500 SF of retail and restaurant space
- Patio dining opportunities available
- Walkable, community-oriented environment
- Located at a signalized intersection
- Strong visibility along Madison Road



SPACE FOR LEASE

Available Retail Opportunities

- Inline and endcap spaces available
- Ideal for restaurant, café, and service retail
- Patio opportunities available



- Patio dining opportunities available
- Walkable, community-oriented environment
- Located at a signalized intersection



ABUNDANT PARKING

 30 PUBLIC SPOTS
MADISONVILLE
MCURC

 BUSINESS DISTRICT
63 PUBLIC SPOTS


MADAMORE
APARTMENT LIVING
PHASE 2 RESIDENTIAL
PRIVATE PARKING


MADAMORE
APARTMENT LIVING
PHASE 1 RESIDENTIAL
PRIVATE PARKING


MADAMORE
APARTMENT LIVING
PHASE 3 RESIDENTIAL
PRIVATE PARKING

PARKING



FREE ON-STREET

SPACES



METERED ON-STREET

SPACES



AMPLE BIKE PARKING



metro



Use the  transit app

Madamore benefits from a strong mix of on-street, public, and shared parking options within walking distance:

- 1,100+ parking spaces in the immediate area
- 170+ spaces within 2 blocks
- On-street & public parking lots

HOUSEHOLD PROFILE - 3 MILES

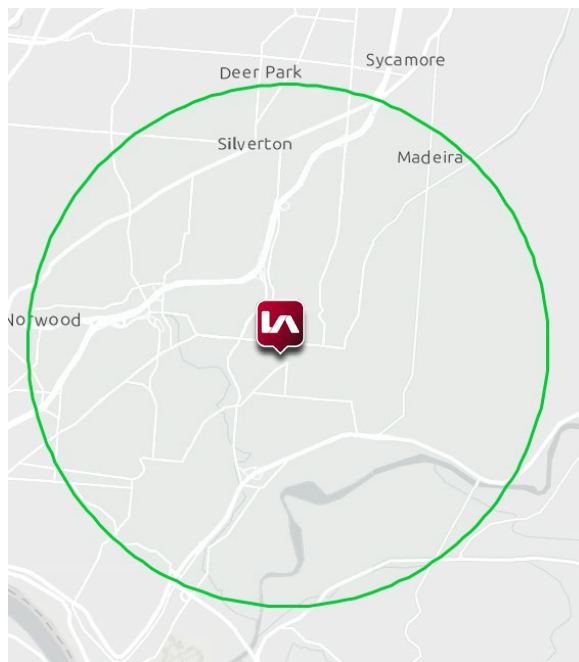
MADAMORE


37,490
Households


37.7 ↓
Median Age


\$86.8K ↑
Median HH Income

6.3% higher than
United States.



Tapestry

Top 5 segments by household count

Emerging Hub accounts for 14.4% of households in the area which is **12.5%** higher than the U.S.

D1 Emerging Hub > 5,411 | **14.4%**

D4 Metro Renters > 4,412 | **11.8%**

D5 Laptops and Lattes > 3,446 | **9.2%**

L3 Top Tier > 3,415 | **9.1%**

K2 Middle Ground > 3,257 | **8.7%**

Other 17.5K | **46.8%**

[View comparison table](#)

[View Tapestry Profile](#)

Emerging Hub

Segment values include the entire U.S.

Population Density **High**

Income **Moderate**

Home Value **Moderate**

Age **Low**

Diversity ⓘ **Moderate**

Housing Traits


Multi-Units
Housing Unit Type


Singles Living Alone
Household Type


Renters
Dominant Tenure

[View segment profile](#)

Source: This infographic contains data provided by Esri (2025). © 2026 Esri

STREET RETAIL FOR LEASE **MADAMORE**

MAJOR EMPLOYERS & TRAFFIC DRIVERS

Madamore is positioned near key employment hubs that support strong daytime traffic and consistent demand.

Nearby Drivers Include:

M E D P A C E[®]

- Medpace Headquarters
- Cincinnati Children's satellite locations
- Xavier University
- Oakley Business District
- Downtown Cincinnati (15 minutes)



12,500+ DAYTIME POPULATION WITHIN 1 MILE

KEY STATISTICS

3 miles

3,916

Total Businesses

51.7K

Total Employees

\$8.26B

Total Sales

2.5%

Unemployment Rate

DAYTIME POPULATION

3 miles



79,875

Total Population



83,792

Total Daytime Population

Ratio of daytime to total population:

1.05

Values > 1.0 mean that more people come to the area during the day than live there.



9.4

Avg Number of Employees



136

Total Businesses Per Square Mile