

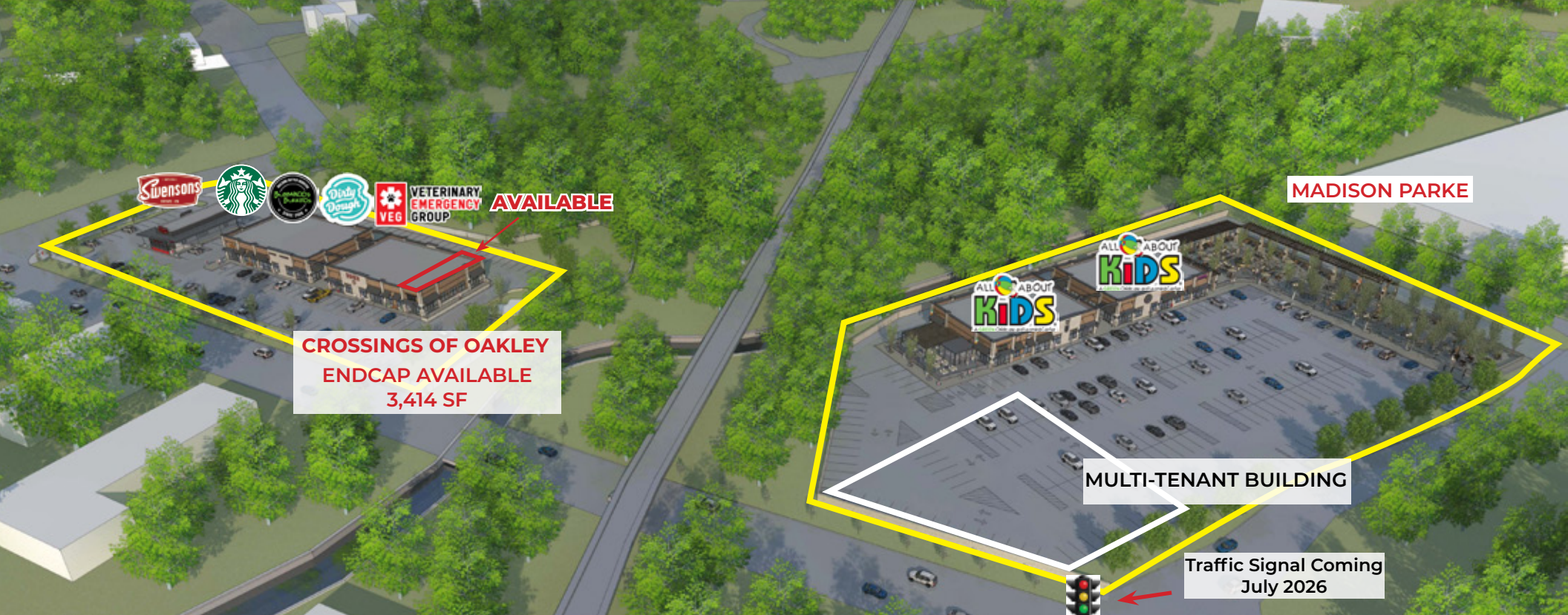
# Madison Parke

4710-4722 Madison Road | Cincinnati, OH



**CBRE**

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## about the property...

- New ±30,000 SF development located in Oakley, a first ring, affluent suburb of Greater Cincinnati. The development is under construction now and plans are to deliver to tenants by mid 2026.
- The planned development is located at 4710 Madison Road, adjacent to Phase I Crossings of Oakley. The center will have ample exterior patio dining space.
- The development is located in the heart of Cincinnati's Midtown market corridor, a thriving area with a high density of young professionals.
- 3-mile density of 108,000 people living in the area and 66,000 people working within the trade area.
- There are 40,287 CPD on Madison Road in front of the proposed development with unrestricted visibility.
- The Oakley trade area was twice voted Best Place to live in Cincinnati, due to the explosion of retail, residential and office development.
  - Medpace - \$150 million investment to expand headquarters by constructing a 250,000 SF building and parking garage with 1,000 new spaces that will accommodate 1,500 new job worth \$90 million in payroll.
  - Three Oaks - 30 Acres redevelopment of former industrial area to a residential neighborhood that features over 600 homes.
  - Arcadia - \$60 million investment delivering 124 townhomes in 2026.

# SITE RENDERINGS



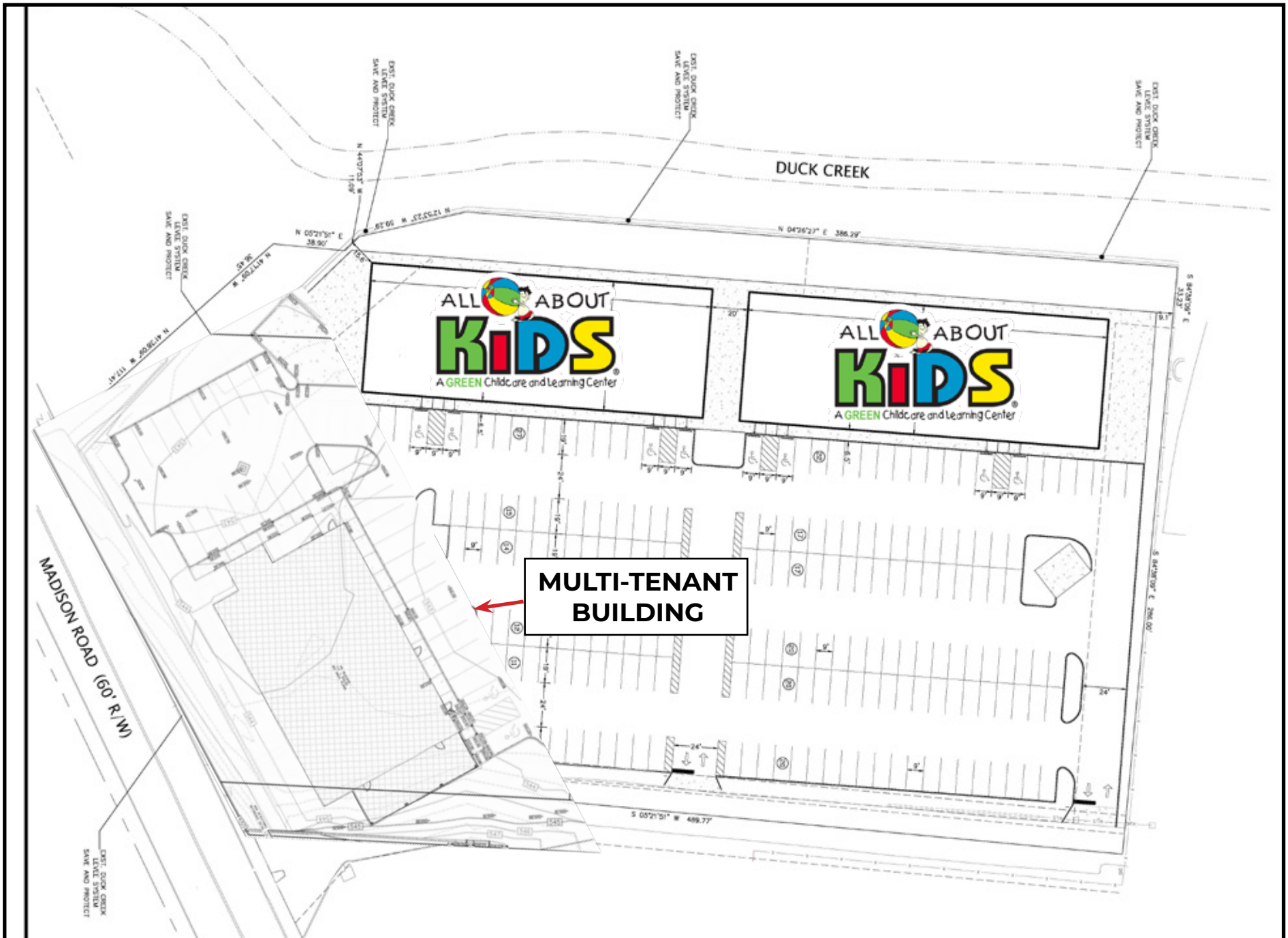
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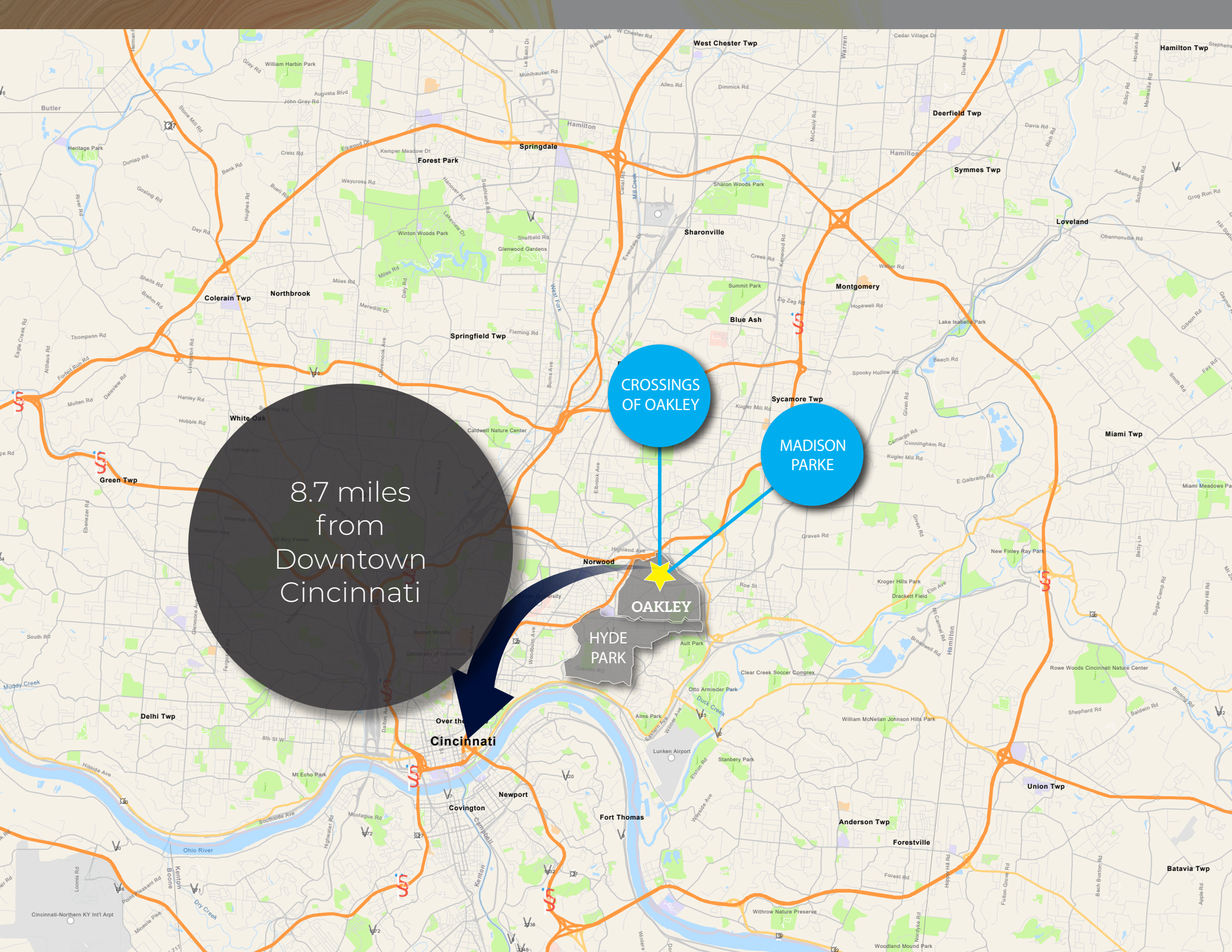


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# SITE PLAN







8.7 miles from  
Downtown  
Cincinnati

CROSSINGS  
OF OAKLEY

MADISON  
PARKE

OAKLEY  
HYDE PARK

Over the  
Cincinnati

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