

FOR LEASE

2nd Gen Restaurant + Retail/Office Space



1544 Madison Rd. & 2841 Woodburn Ave., Cincinnati, Ohio 45206

PROPERTY HIGHLIGHTS

- E. Walnut Hills Hottest Spot, DeSales Corner
- All Furniture, Fixtures, Equipment & Liquor License Available
- Ample Patio Space with Convenient Retail Amenities
- DeSales Plaza at Madison Rd. & Woodburn Ave.
- Competitive Rental Rate with CAM Included
- 1,500+ Residences Under Construction within 1 Mile
- FREE, On-Site Parking Garage with 160 spaces, Public Lot Across the Street + Street Parking
- Walkable, Historic District with Street Fairs, Neighborhood Events and a Regular Farmers Market
- **Traffic Counts:**
 Madison Rd: 16,835 ADT (2025)
 Woodburn Ave: 5,038 ADT (2025)

DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	16,266	166,551	318,494
Median Income	\$65,829	\$74,709	\$70,777
Average HH Income	\$100,757	\$110,733	\$100,756
Daytime Population	7,710	131,407	214,982



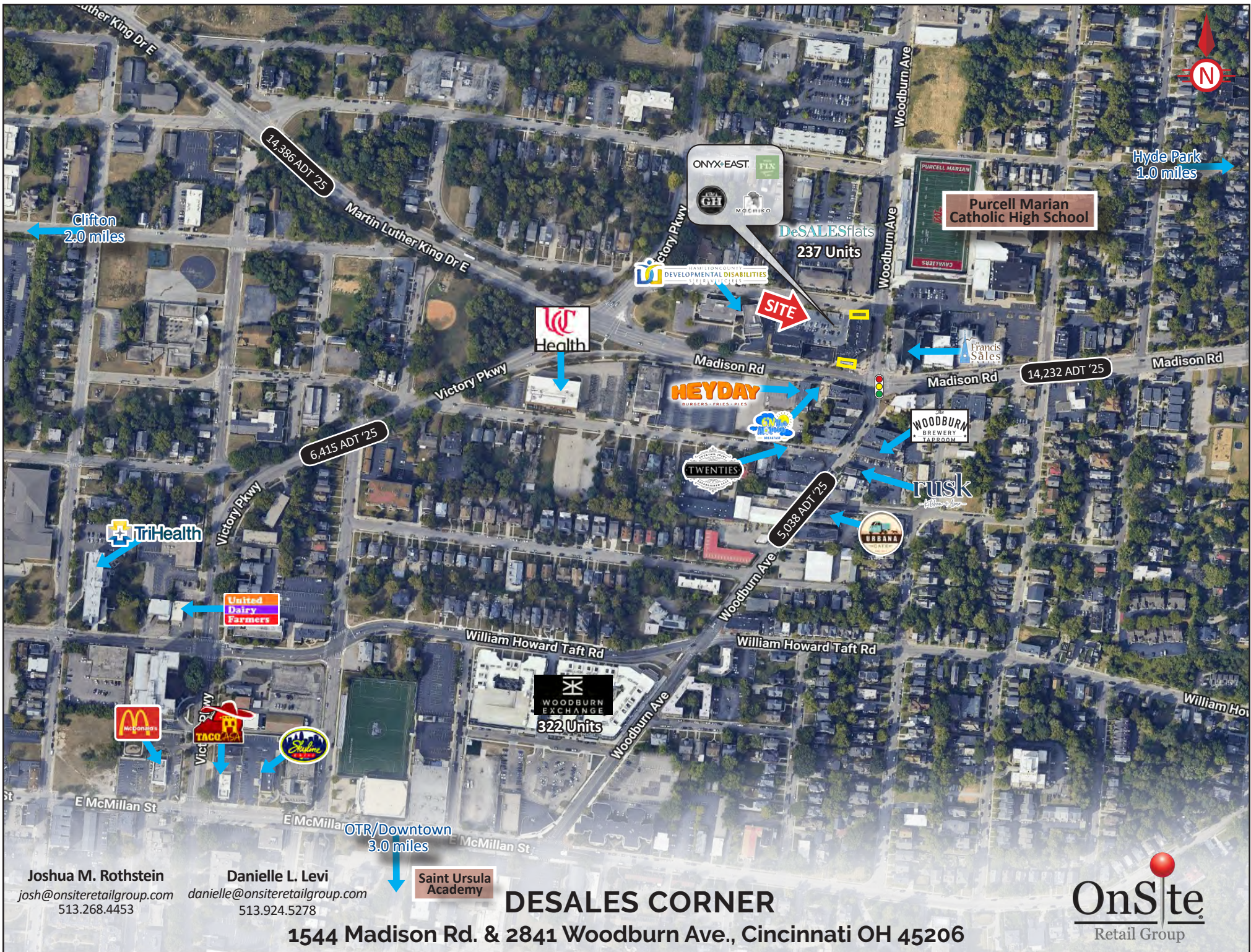
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[CLICK HERE TO VIEW OUR OTHER LISTINGS!](#)



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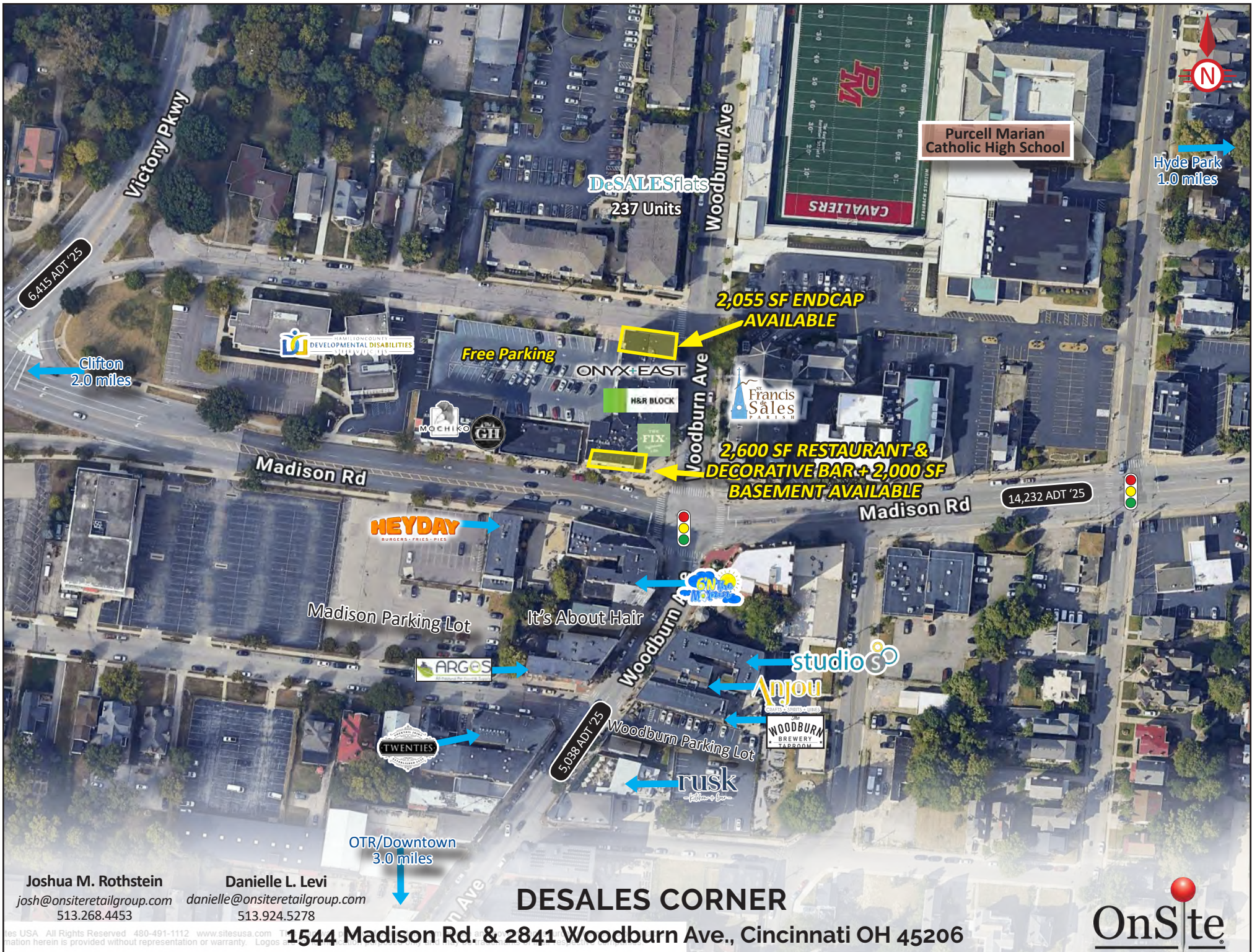
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Saint Ursula
 Academy

DESALES CORNER

1544 Madison Rd. & 2841 Woodburn Ave., Cincinnati OH 45206





Purcell Marian Catholic High School

Hyde Park
1.0 miles

DeSALESflats
237 Units

2,055 SF ENDCAP
AVAILABLE

Free Parking
ONYX+EAST

2,600 SF RESTAURANT &
DECORATIVE BAR + 2,000 SF
BASEMENT AVAILABLE

14,232 ADT '25

HEYDAY
BURGERS • FRIES • PIES

Madison Parking Lot

It's About Hair

ARGES

studio S

Anjou

WOODBURN
BREWERY
TAPROOM

Woodburn Parking Lot

rusk

TWENTIES

OTR/Downtown
3.0 miles

DESALES CORNER

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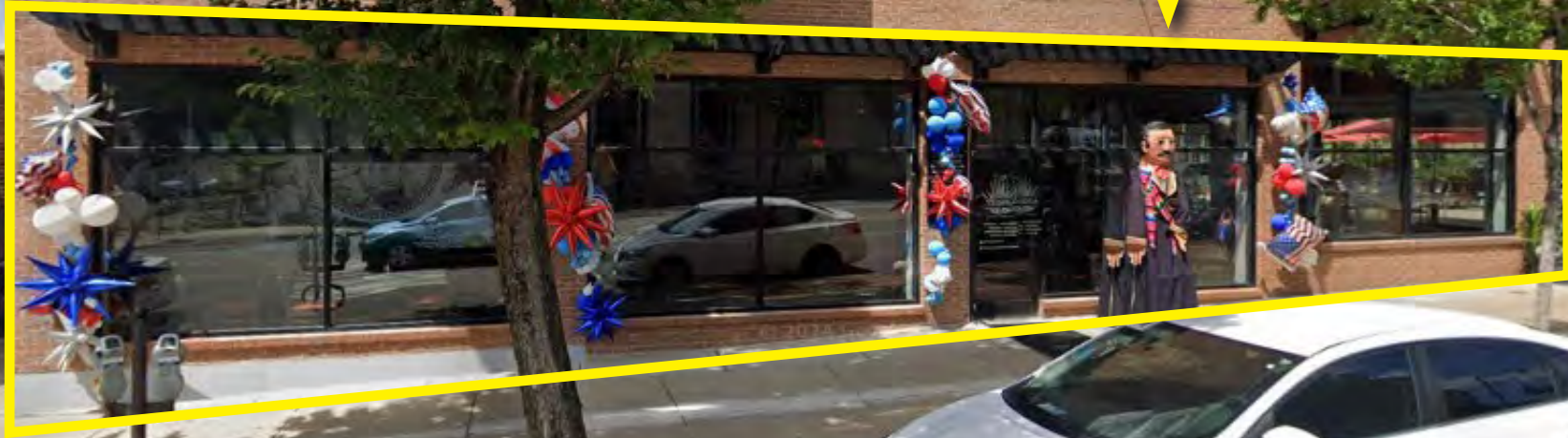


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**2,600 SF RESTAURANT &
DECORATIVE BAR + 2,000 SF
BASEMENT AVAILABLE**



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DESALES CORNER

Madison Rd

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**2,055 SF ENDCAP
AVAILABLE**

H&R BLOCK

ONYX+ EAST

Woodburn Ave

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DESALES CORNER

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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.1298/-84.4771

1544 Madison Rd	1 mi	3 mi	5 mi
Cincinnati, OH 45206	radius	radius	radius
Population			
2025 Estimated Population	16,266	166,551	318,494
2030 Projected Population	17,135	171,596	324,135
2020 Census Population	14,278	150,733	296,512
2010 Census Population	14,995	146,252	289,307
Projected Annual Growth 2025 to 2030	1.1%	0.6%	0.4%
Historical Annual Growth 2010 to 2025	0.6%	0.9%	0.7%
2025 Median Age	36.4	32.4	33.8
Households			
2025 Estimated Households	8,542	77,104	147,485
2030 Projected Households	9,067	80,845	152,616
2020 Census Households	7,125	69,005	135,108
2010 Census Households	7,362	65,703	128,922
Projected Annual Growth 2025 to 2030	1.2%	1.0%	0.7%
Historical Annual Growth 2010 to 2025	1.1%	1.2%	1.0%
Race and Ethnicity			
2025 Estimated White	46.1%	64.5%	63.3%
2025 Estimated Black or African American	47.2%	26.6%	27.8%
2025 Estimated Asian or Pacific Islander	1.9%	3.5%	2.7%
2025 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%
2025 Estimated Other Races	4.7%	5.2%	6.0%
2025 Estimated Hispanic	3.3%	4.1%	4.9%
Income			
2025 Estimated Average Household Income	\$100,757	\$110,733	\$100,756
2025 Estimated Median Household Income	\$65,829	\$74,709	\$70,777
2025 Estimated Per Capita Income	\$53,082	\$51,820	\$47,050
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.1%	2.3%	2.6%
2025 Estimated Some High School (Grade Level 9 to 11)	8.0%	4.9%	5.7%
2025 Estimated High School Graduate	22.1%	20.0%	22.2%
2025 Estimated Some College	13.7%	13.6%	15.1%
2025 Estimated Associates Degree Only	6.6%	6.2%	7.1%
2025 Estimated Bachelors Degree Only	23.8%	27.9%	26.2%
2025 Estimated Graduate Degree	22.7%	25.0%	21.0%
Business			
2025 Estimated Total Businesses	761	9,157	15,669
2025 Estimated Total Employees	7,710	131,407	214,982
2025 Estimated Employee Population per Business	10.1	14.4	13.7
2025 Estimated Residential Population per Business	21.4	18.2	20.3