

**7800 Laurel Avenue**  
Cincinnati, Ohio 45243

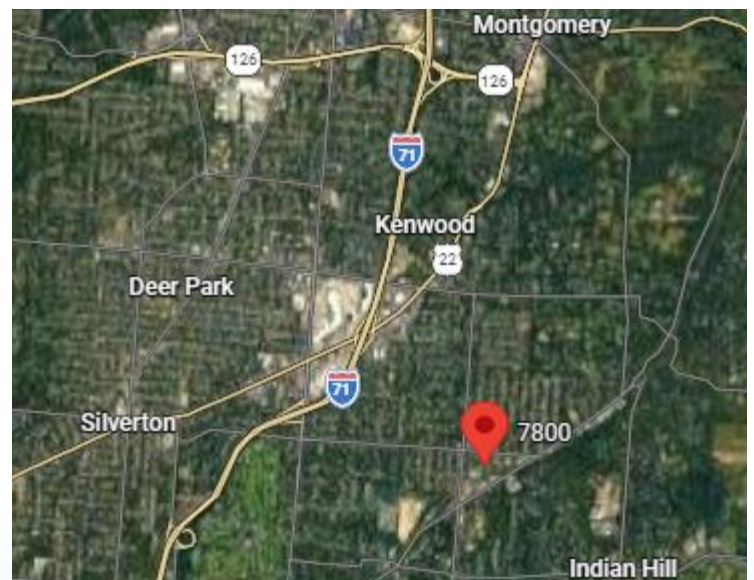
**Back on Market**



**≈900 SF OFFICE SPACE  
FOR LEASE**

### PROPERTY FEATURES

- Suite J – 900 SF for lease on second floor
- Open space and office
- Entrance and lobby area; second floor office
- Common restrooms
- Parking: 5.93 per 1,000 SF
- Minutes to I-71, Kenwood and Indian Hill
- Tenant responsible for phone, internet, janitorial
- \$800 Per Month Full Service



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& PARTNERS**  
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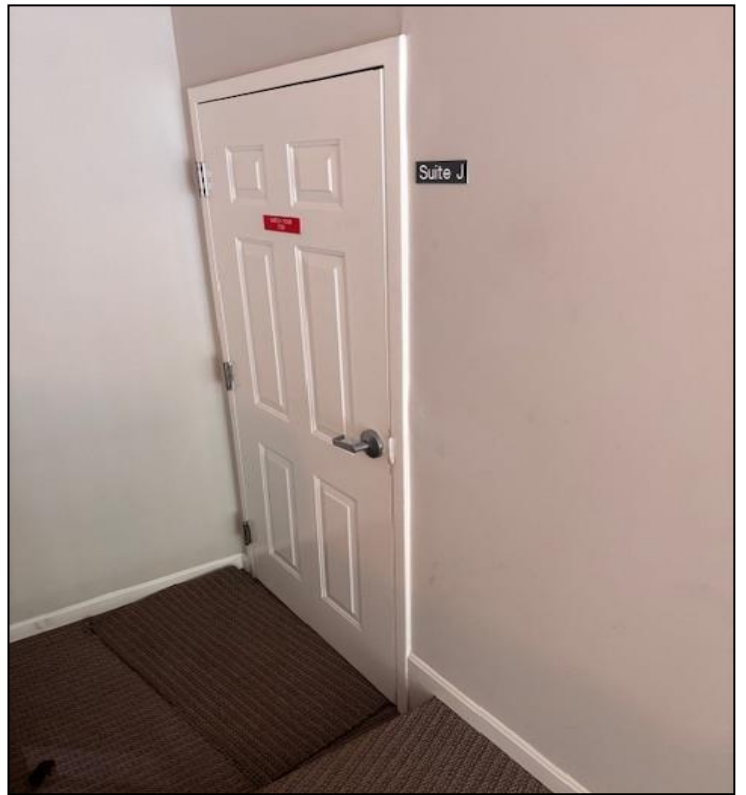
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## Demographic Summary Report

Madeira Office Space			
7800 Laurel Ave, Madeira, OH 45243			
Building Type: <b>Class B Office</b>	Total Available: <b>0 SF</b>		
Class: <b>B</b>	% Leased: <b>100%</b>		
RBA: <b>9,276 SF</b>	Rent/SF/Yr: <b>-</b>		
Typical Floor: <b>4,638 SF</b>			
			
Radius	1 Mile	3 Mile	10 Mile
<b>Population</b>			
2028 Projection	9,180	55,794	667,857
2023 Estimate	9,016	55,128	659,439
2010 Census	8,364	52,944	632,153
Growth 2023 - 2028	1.82%	1.21%	1.28%
Growth 2010 - 2023	7.80%	4.13%	4.32%
<b>2023 Population by Hispanic Origin</b>			
2023 Population	299	1,724	26,607
White	8,164 90.55%	39,867 72.32%	479,973 72.79%
Black	194 2.15%	11,254 20.41%	131,832 19.99%
Am. Indian & Alaskan	15 0.17%	114 0.21%	1,538 0.23%
Asian	491 5.45%	2,475 4.49%	28,688 4.35%
Hawaiian & Pacific Island	3 0.03%	33 0.06%	846 0.13%
Other	149 1.65%	1,385 2.51%	16,562 2.51%
U.S. Armed Forces	0	0	220
<b>Households</b>			
2028 Projection	3,554	24,088	277,695
2023 Estimate	3,484	23,792	274,116
2010 Census	3,215	22,908	263,676
Growth 2023 - 2028	2.01%	1.24%	1.31%
Growth 2010 - 2023	8.37%	3.86%	3.96%
Owner Occupied	3,005 86.25%	16,483 69.28%	164,470 60.00%
Renter Occupied	479 13.75%	7,308 30.72%	109,647 40.00%
<b>2023 Households by HH Income</b>			
Income: <\$25,000	152 4.36%	3,791 15.93%	50,088 18.27%
Income: \$25,000 - \$50,000	250 7.17%	3,775 15.87%	47,341 17.27%
Income: \$50,000 - \$75,000	345 9.90%	3,408 14.32%	44,142 16.10%
Income: \$75,000 - \$100,000	298 8.55%	2,463 10.35%	28,970 10.57%
Income: \$100,000 - \$125,000	387 11.10%	2,630 11.05%	27,609 10.07%
Income: \$125,000 - \$150,000	443 12.71%	1,851 7.78%	19,736 7.20%
Income: \$150,000 - \$200,000	637 18.28%	2,379 10.00%	24,477 8.93%
Income: \$200,000+	973 27.92%	3,497 14.70%	31,755 11.58%
<b>2023 Avg Household Income</b>	<b>\$165,149</b>	<b>\$112,161</b>	<b>\$100,802</b>
<b>2023 Med Household Income</b>	<b>\$142,522</b>	<b>\$84,368</b>	<b>\$71,950</b>



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