

PRIME RETAIL SPACE FOR LEASE

# OAKLEY CENTER

3235 Madison Road, Cincinnati, OH 45209



AVAILABLE  
1,852 SF

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# PRIME RETAIL SPACE FOR LEASE

## OAKLEY CENTER

**FOR LEASE:** 1,852 SF

**LEASE RATE:** \$31.00 - NNN + \$4.25

### PROPERTY HIGHLIGHTS:

- Located in popular Oakley retail market
- Endcap retail space in historic Oakley
- Nicely Furnished Retail Showroom
- Lots of new housing and mixed-use developments in this bustling market
- Great access, visibility and parking
- Perfect for boutique retail
- Close proximity to many national retailers including Kroger Marketplace, Target, At Home, Meijer, and Cinemax Theater

### TRAFFIC COUNTS:

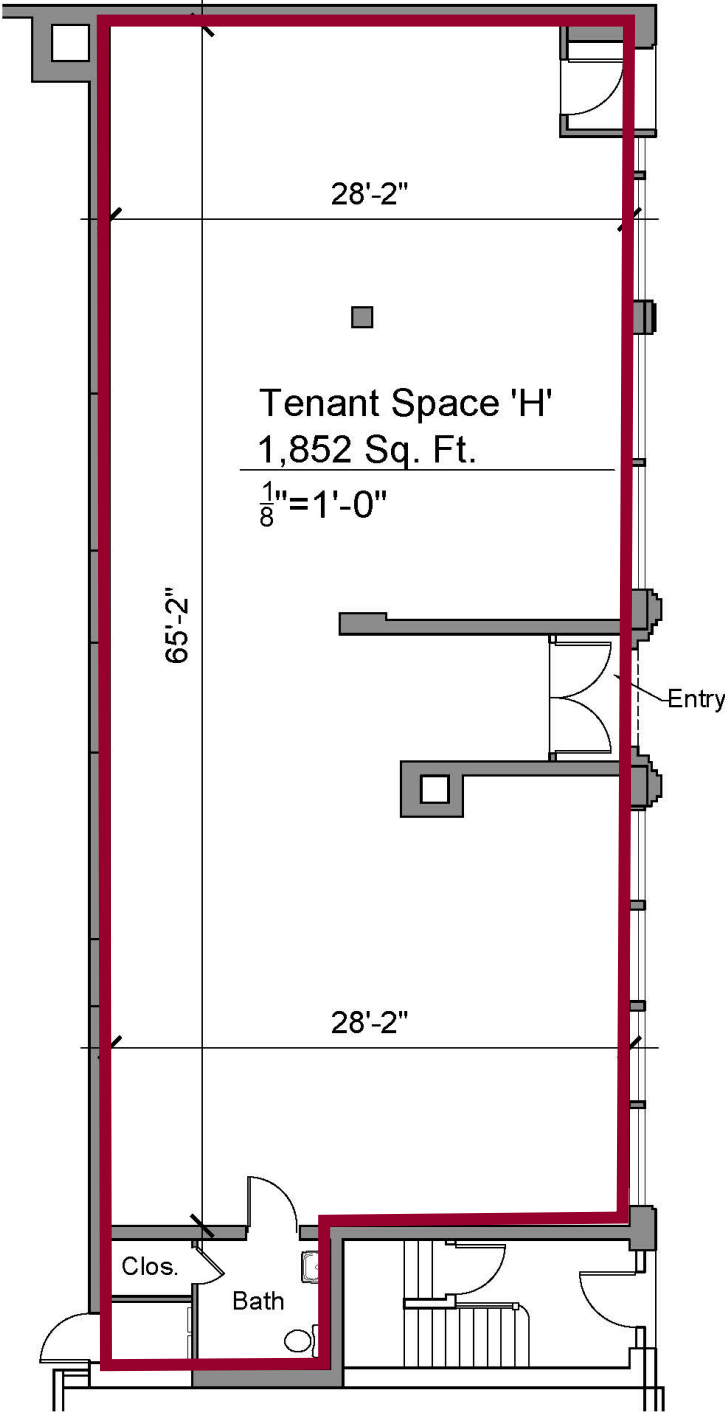
- Madison Road - 24,275 VPD
- Ridge Road - 29,000 VPD



# ANCHOR SPACE LAYOUT **OAKLEY CENTER**

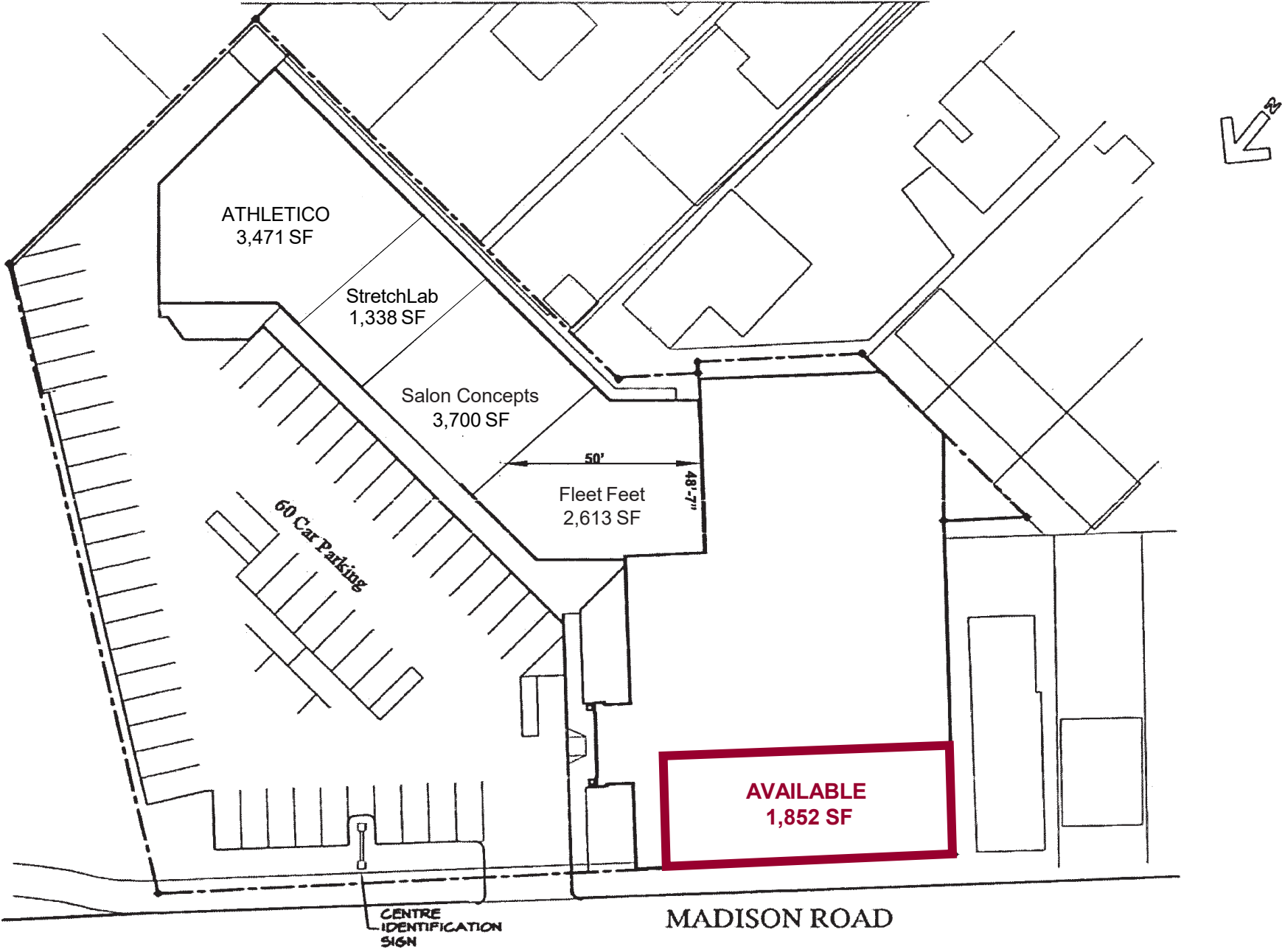
**FOR LEASE:** 1,852 SF

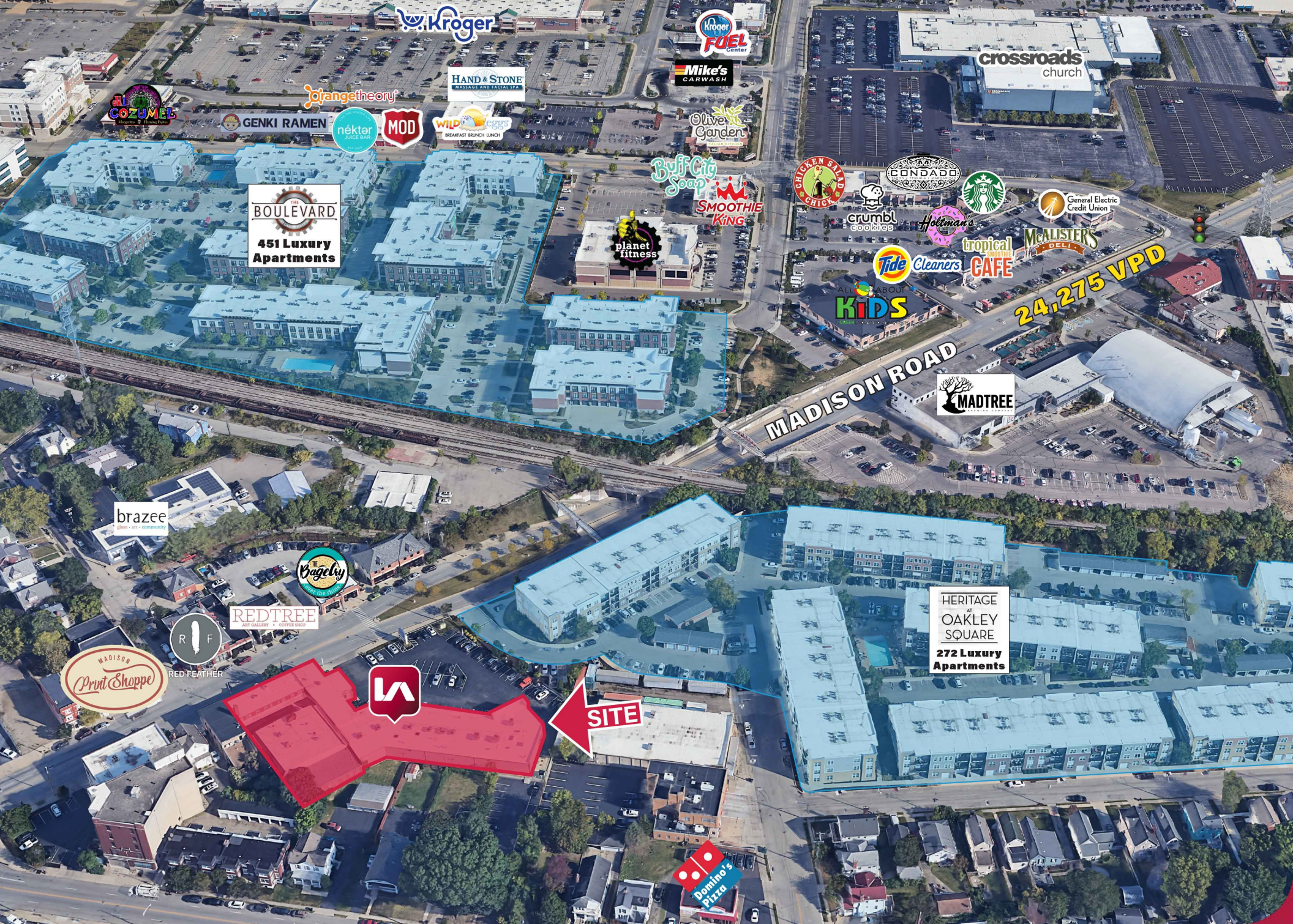
**PRICING:** \$31.00 NNN + \$4.25



# SPACE PLAN

# OAKLEY CENTER





**THE BOULEVARD**  
451 Luxury Apartments

**HERITAGE AT OAKLEY SQUARE**  
272 Luxury Apartments

**SITE**

**24,275 VPD**

**Kroger**

**Kroger FUEL Center**

**Mike's CARWASH**

**crossroads church**

**COZUMEL**

**ofangetheory**

**HAND & STONE**

**GENKI RAMEN**

**nékter**

**MOD**

**WILD CIGARS**

**Olive Garden**

**Buff City Soap**

**SMOOTHIE KING**

**planet fitness**

**BROKEN SILENCE CHICKEN**

**CONDADO**

**Starbucks**

**General Electric Credit Union**

**crumbl cookies**

**Holtzman's**

**tropical CAFE**

**McALISTERS DELI**

**Tide Cleaners**

**ALL ABOUT KIDS**

**MADISON ROAD**

**MADTREE**

**brazee**

**The Bagelby**

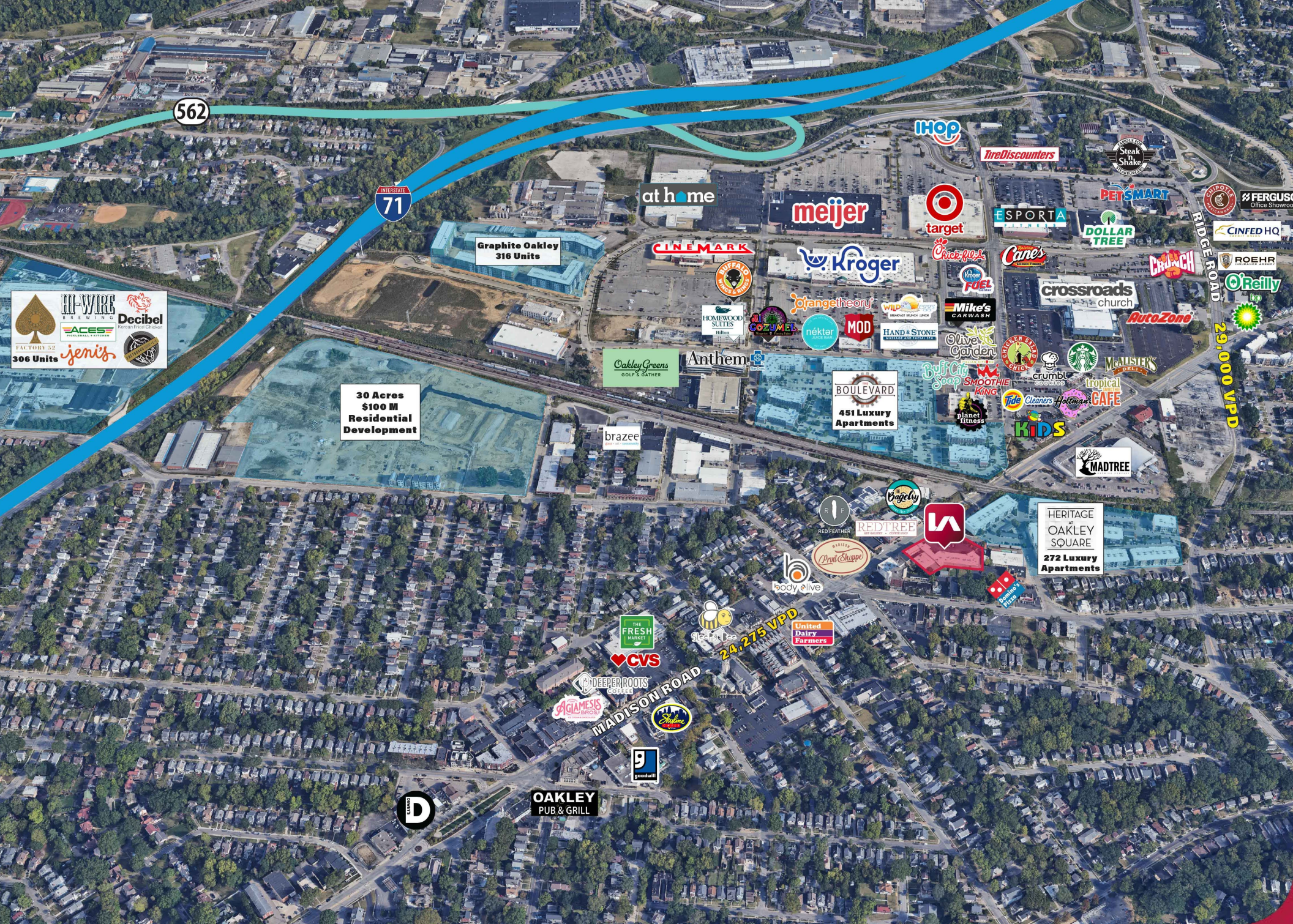
**REDTREE**

**RED FEATHER**

**MADISON Pruit Shoppe**

**LA**

**Domino's Pizza**



562

INTERSTATE 71

Graphite Oakley  
316 Units

30 Acres  
\$100 M  
Residential  
Development

HERITAGE  
of  
OAKLEY  
SQUARE  
272 Luxury  
Apartments

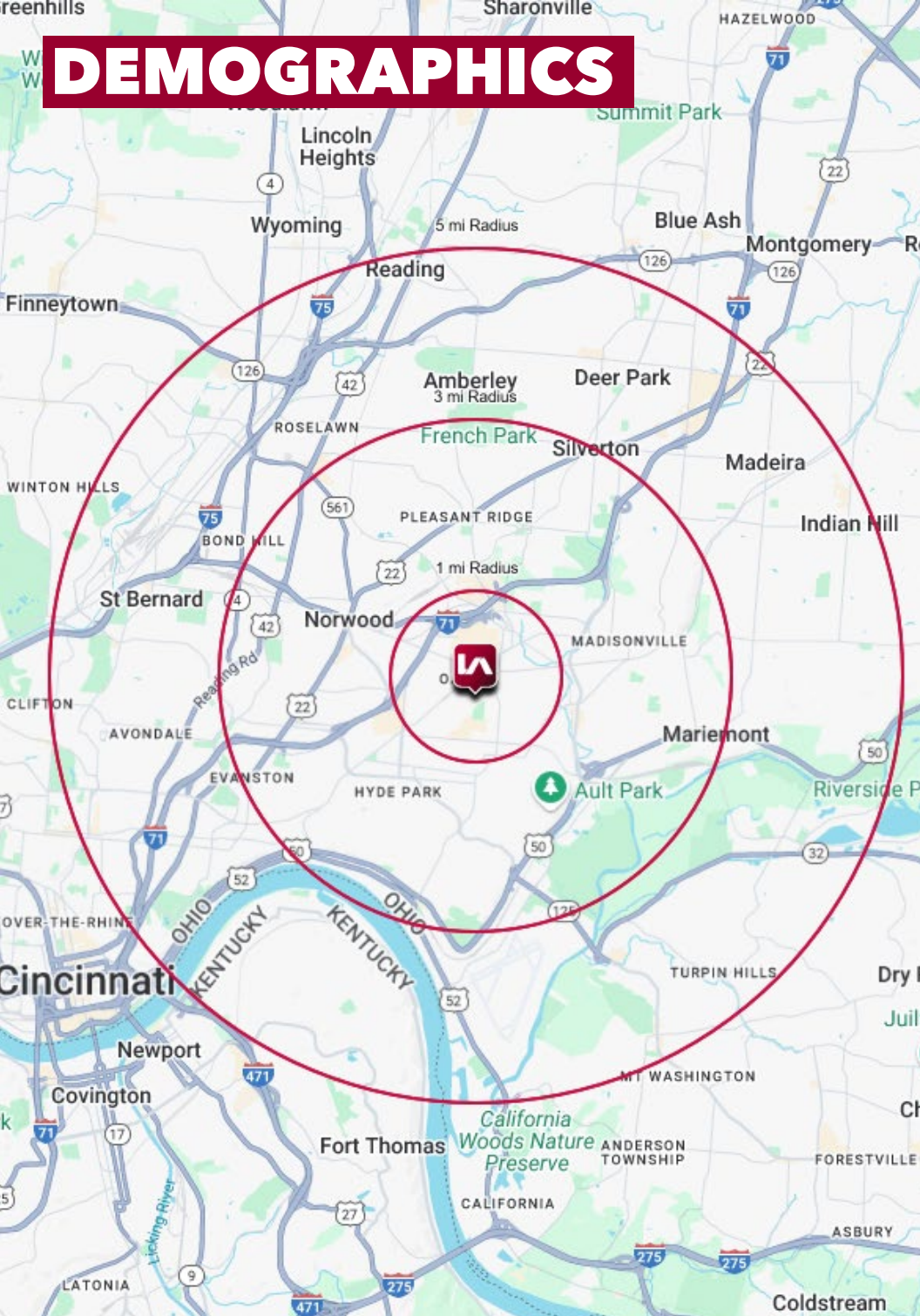
EDGE ROAD  
29,000 VPD

24,275 VPD

OAKLEY  
PUB & GRILL

D

# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	13,526	113,017	251,034
2030 Projected Population	13,321	111,196	248,930
2020 Census Population	13,753	112,988	246,697
2010 Census Population	12,075	107,351	237,525
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	0.8%	0.4%	0.4%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	7,706	52,694	113,501
2030 Projected Households	7,617	52,096	113,200
2020 Census Households	7,821	52,827	111,142
2010 Census Households	6,790	49,842	107,141
Projected Annual Growth 2025 to 2030	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.9%	0.4%	0.4%
<b>AGE</b>			
2025 Est. Population Under 10 Years	10.1%	11.2%	11.5%
2025 Est. Population 10 to 19 Years	5.4%	11.4%	12.2%
2025 Est. Population 20 to 29 Years	26.7%	17.3%	16.3%
2025 Est. Population 30 to 44 Years	27.6%	23.0%	21.7%
2025 Est. Population 45 to 59 Years	11.8%	15.1%	16.0%
2025 Est. Population 60 to 74 Years	12.5%	15.6%	16.1%
2025 Est. Population 75 Years or Over	5.9%	6.4%	6.3%
2025 Est. Median Age	32.4	35.7	36.4
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	50.4%	49.8%	50.3%
2025 Est. Female Population	49.6%	50.2%	49.7%
2025 Est. Never Married	51.6%	45.1%	44.0%
2025 Est. Now Married	30.8%	35.9%	36.6%
2025 Est. Separated or Divorced	13.8%	13.8%	14.2%
2025 Est. Widowed	3.8%	5.2%	5.2%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	18.5%	15.3%	13.0%
2025 Est. HH Income \$150,000 to \$199,999	11.2%	9.9%	8.8%
2025 Est. HH Income \$100,000 to \$149,999	14.7%	14.9%	14.5%
2025 Est. HH Income \$75,000 to \$99,999	10.7%	9.7%	10.0%
2025 Est. HH Income \$50,000 to \$74,999	17.6%	16.1%	16.3%
2025 Est. HH Income \$35,000 to \$49,999	11.3%	10.8%	11.1%
2025 Est. HH Income \$25,000 to \$34,999	4.2%	6.5%	7.0%
2025 Est. HH Income \$15,000 to \$24,999	3.6%	6.0%	6.8%
2025 Est. HH Income Under \$15,000	8.1%	10.7%	12.4%
2025 Est. Average Household Income	\$133,321	\$126,382	\$116,563
2025 Est. Median Household Income	\$93,478	\$87,187	\$80,923
2025 Est. Per Capita Income	\$76,111	\$59,184	\$53,005
2025 Est. Total Businesses	811	4,834	11,089
2025 Est. Total Employees	10,164	61,079	152,668