

EXCITING MADISONVILLE OPPORTUNITY FOR RESTAURANTS AND RETAILERS



Todd Vollmer



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Contact Card





The redevelopment of Madisonville's business district has been a decade in the making and is expected to bring hundreds of new residents, increase property values, create new jobs and businesses, and continue to strengthen the economic comeback of the city.

Madison Road is the retail hub for half of Cincinnati with two grocers, butcher, bakery, movie theater, sporting goods store, and a popular shoe store

1950s



Madisonville's business district named target area for redevelopment opportunities, the city of Cincinnati quietly starts buying property in the area and demolition of dilapidated buildings begins

2008



The city of Cincinnati acquires 7 acres at the Madison and Whetsel intersection and selects Ackermann Group as master developer

2014



Average home sale price jumps to more than \$117,000 - an increase of more than 78% from 2013 and continues to climb as homebuilders construct new homes priced as high as the \$300,000s

2018



1960

Population of 17,447 begins to diminish due to the development of Kenwood Towne Centre and other retail areas, surrounded by wealthier communities, the neighborhood becomes a place to drive through, not go to



2012

Madisonville completes a quality-of-life plan with the help of nearly 200 residents, neighborhood leaders, organizations, and businesses



2017

Madison & Whetsel project awarded \$18 million in New Market Tax Credit



2020-2023


Population increases 95.8% from 2010 to 2020, businesses continue to flock to the area, and new homes are listing for up to \$1.4 million

HISTORY

NEARBY NEIGHBORHOODS

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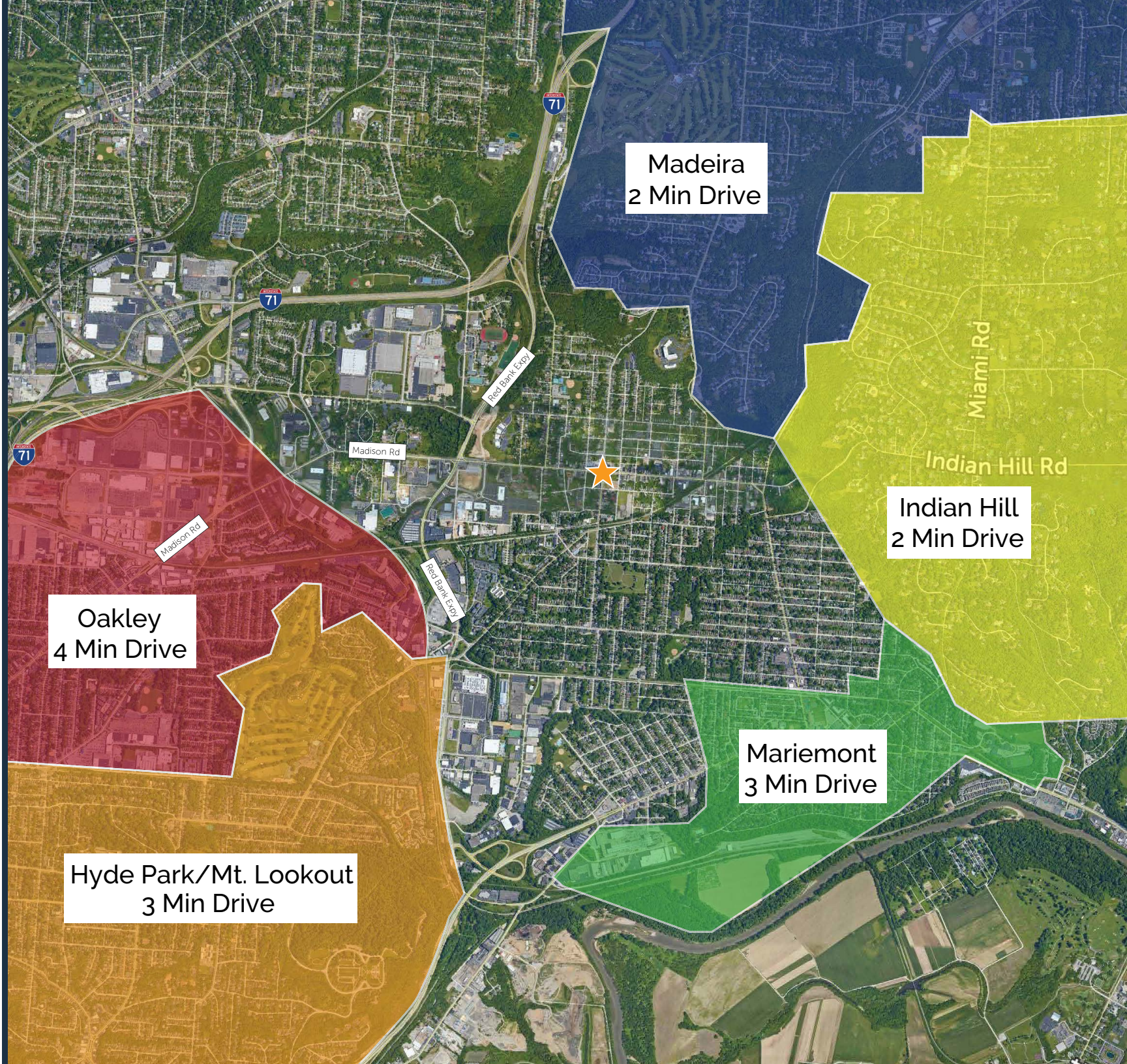
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Madiera
2 Min Drive

Oakley
4 Min Drive

Hyde Park/Mt. Lookout
3 Min Drive

Indian Hill
2 Min Drive

Mariemont
3 Min Drive

Miami Rd

Indian Hill Rd

71

71

71

Red Bank Expy

Madison Rd

Red Bank Expy

DEVELOPMENTS

Madisonville

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Sonoma Trails

Investment: \$25M



Ashford Homes LLC has started construction on Sonoma Trails, a development that will include 18 total rowhouses.

Madisonville Flats

Investment: \$60M



Manhattan Development Group plans a 234-unit, four-story complex, space for a restaurant, and two stories of parking.

The Red Apartments

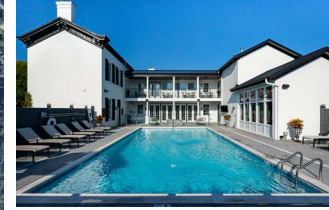
Investment: \$25M



Construction has finished on the last two buildings at the RED. The first houses a 355 parking space garage wrapped by 59 apartments. The last building adds 76 apartments for a total of 299 at the development.

The Jameson Apartments

Investment: \$19M



This 151-unit residential development includes the complete restoration of the original historic Stewart House which serves as the community clubhouse and leasing office.

Madison Square

Investment: \$115M



RBM Development has developed the next phase of Madison Square, which includes, 200,000 sq ft of office space, 18,000 sq ft of retail space, and a 925-space parking garage.

The Summit

Investment: \$80M



The Summit is a 239-room hotel and conference center with 34,500 sq ft of indoor/outdoor meeting space, including nearly 11,000 sq ft of terrace gardens.

Element Eatery

Investment: \$20M



Element Eatery is a 34,500 sq ft food hall and 48-tap beer garden located in Madison Square, it includes 400 indoor seats and three outdoor terraces with 200 seats.

Medpace

Investment: \$150M



Medpace announced another \$150 million expansion involving a 250,000 sq ft office building and 1,000-space parking garage. The clinical contract research company pledged to add 1,500 jobs with an associated payroll of \$90 million over the next six years. That's an average salary of \$60,000 and would push Medpace's total local employee base to 3,700, or a nearly 70% increase.



RESTAURANTS

1, 3, 5 Mile

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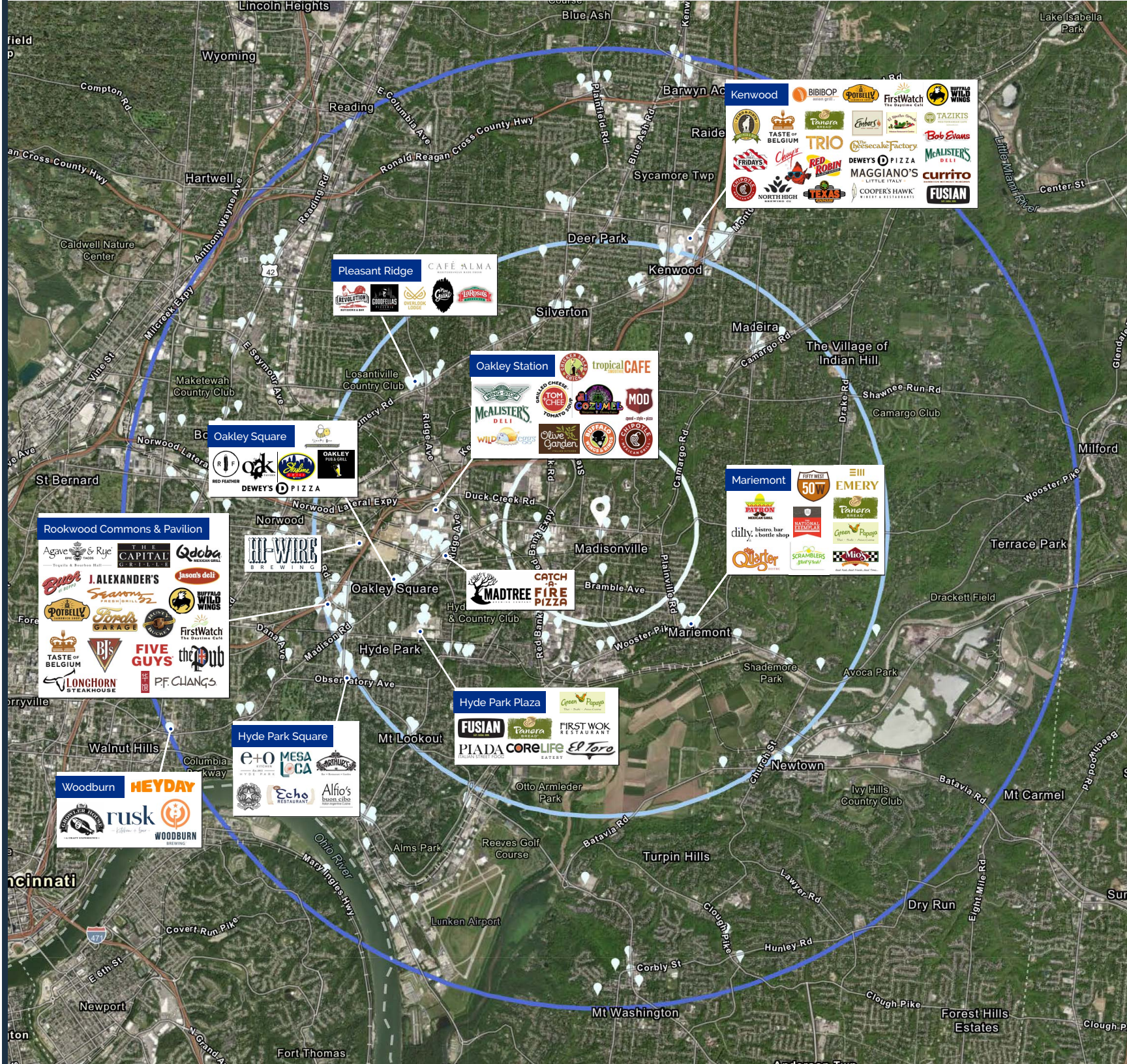
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Kenwood

- BIBIBOP
- POTBELLY
- FirstWatch
- WILD WINGS
- TASTE OF BELGIUM
- Panera
- Ember
- TAZIKIS
- FRIDAYS
- Chuggs
- RED ROBIN
- DEWEY'S PIZZA
- MAGGIANO'S
- currito
- NORTH HIGH
- TEXAS
- COOPERS HAWK
- FUSIAN

Pleasant Ridge

- CAFÉ ALMA
- REVOLUTION
- CHOPPELLO'S
- THE LOBBY
- THE GRILL
- THE PUB

Oakley Station

- tropical CAFE
- McALISTERS DELI
- MOD
- WILD WINGS
- OLIVE GARDEN
- PIZZERIA
- CAPOZZO

Oakley Square

- RED FEATHER
- oak
- DEWEY'S PIZZA
- oakley

Rookwood Commons & Pavilion

- Agave & Rye
- THE CAPITAL
- Qdoba
- Brewery
- J. ALEXANDER'S
- Jason's deli
- Seamus
- POTBELLY
- Ford's GARAGE
- FirstWatch
- TASTE OF BELGIUM
- BJ'S
- FIVE GUYS
- the pub
- LONGHORN STEAKHOUSE
- PF. CHANG'S

Mariemont

- 50th
- EMERY
- dilly
- bistro bar & bottle shop
- NATIONAL RESTAURANT
- Panera
- Green Papaya
- Older
- SCRAMBLERS
- Mios

Hyde Park Square

- e+o
- MESA
- LOCA
- Alfio's
- Echo

Hyde Park Plaza

- FUSIAN
- Panera
- FIRST WOK RESTAURANT
- PIADA
- CORELIFE
- El Toro

Woodburn

- HEYDAY
- rusk
- WOODBURN

ENTERTAINMENT

1, 3, 5 Mile

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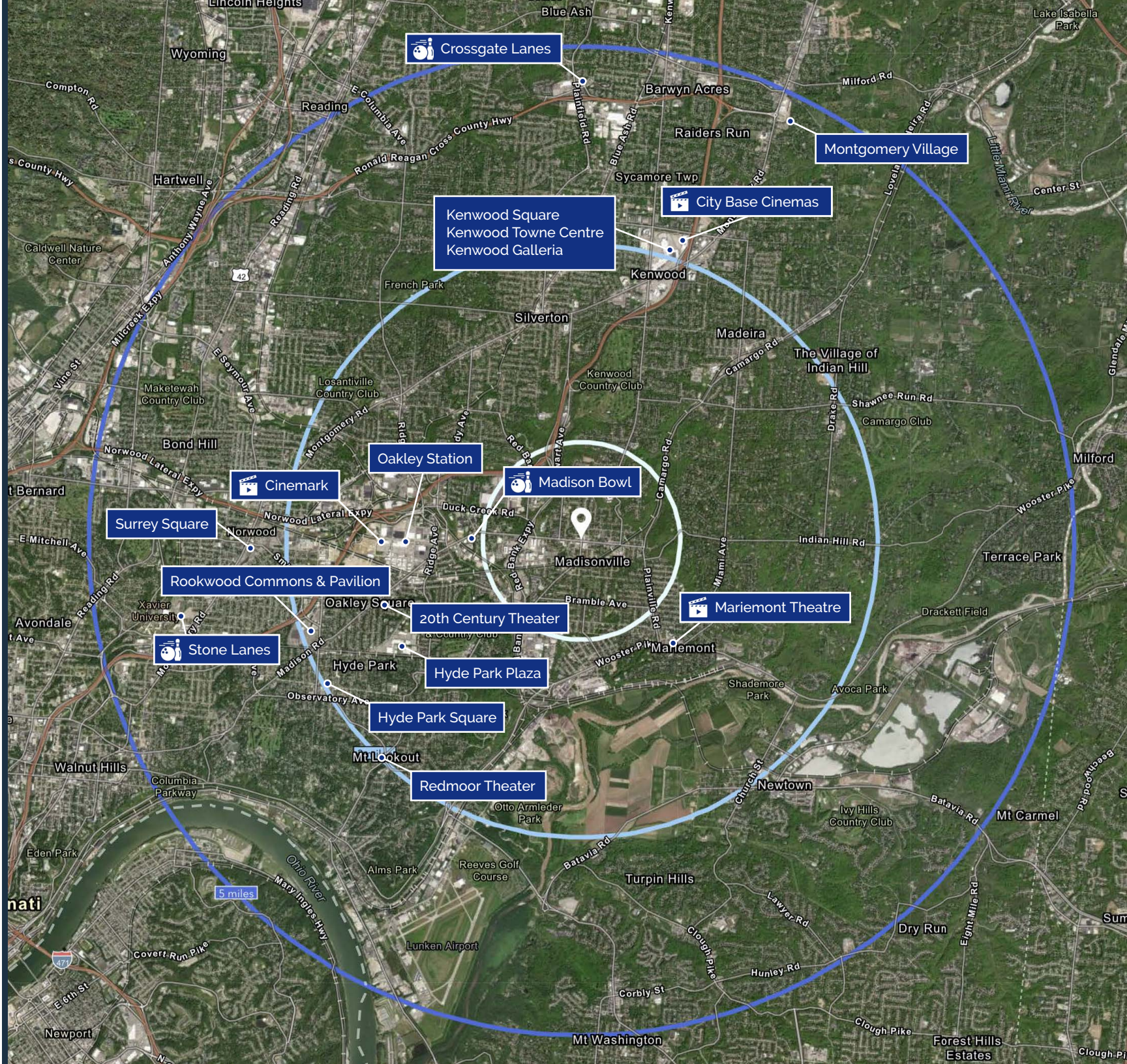
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Additional 29
Parking Stalls

Sierra Street

PHASE
2

* 7,000 Sq Ft Commercial
* 116 Apartments
* 116 Parking Stalls

MANI
AVAILABLE
boostmobile
GINA'S TOUCH OF CLASS
MILTON'S

be
beyond
exercise

city of
CINCINNATI
Braxton F. Cann Medical Center

* 10,000 Sq Ft Commercial
* 55 Parking Stalls

RETAIL

Bad Tom
SMITH
BREWERY | SPIRITS

RETAIL
1,500 SF

RETAIL
1,031 SF

RETAIL
1,031 SF

RESTAURANT / BAR
3,209 SF

PATIO

Madison Road - 40,124 VPD

ACKERMANN
GROUP

COMMERCIAL
2,727 SF

RESTAURANT
2,864 SF

RESTAURANT
1,884 SF

PATIO

Ravenna Street

PHASE
1

* 10,000 Sq Ft Commercial
* 104 Apartments
* 104 Parking Stalls

Stylish LeNese Boutique
MODERN FASHION & ACCESSORIES

Whetsel Avenue

PATIO

RESTAURANT / BAR
2,372 SF

RESTAURANT / BAR
2,363 SF

PATIO

RESTAURANT / BAR
2,363 SF

TENANT CO-OP
MADAMORE
WORK SPACE

Millie's
Place

RETAIL
2,304 SF

PHASE
3

* 16,400 Sq Ft Commercial
* 92 Apartments
* 92 Parking Stalls

cincinnati
public
library

Prentice Street

OVERVIEW

- Outdoor Dining Options
- Available Commercial Space

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PHASE ONE

Southwest
Corner

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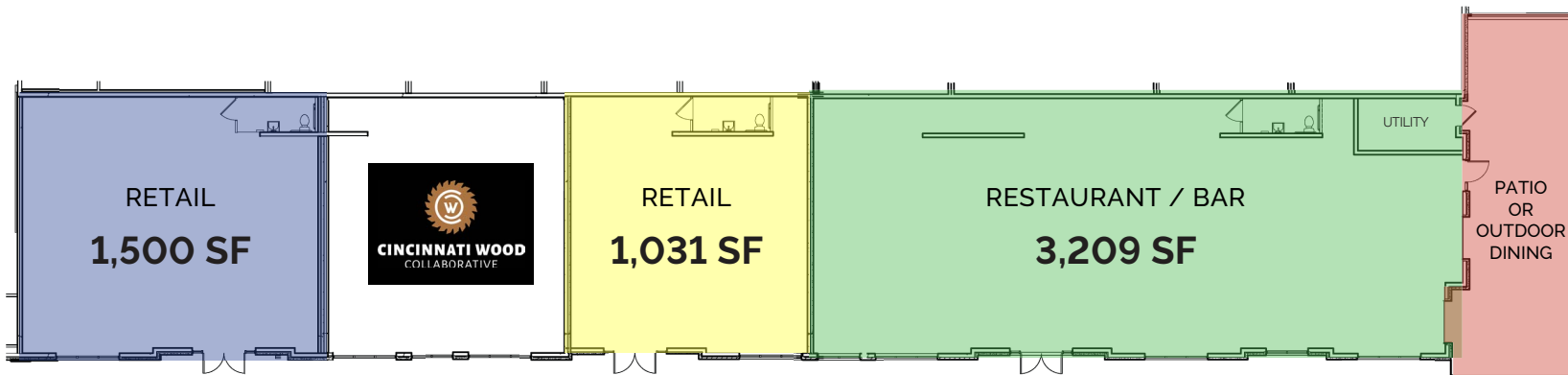


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PHASE TWO

Northeast
Corner



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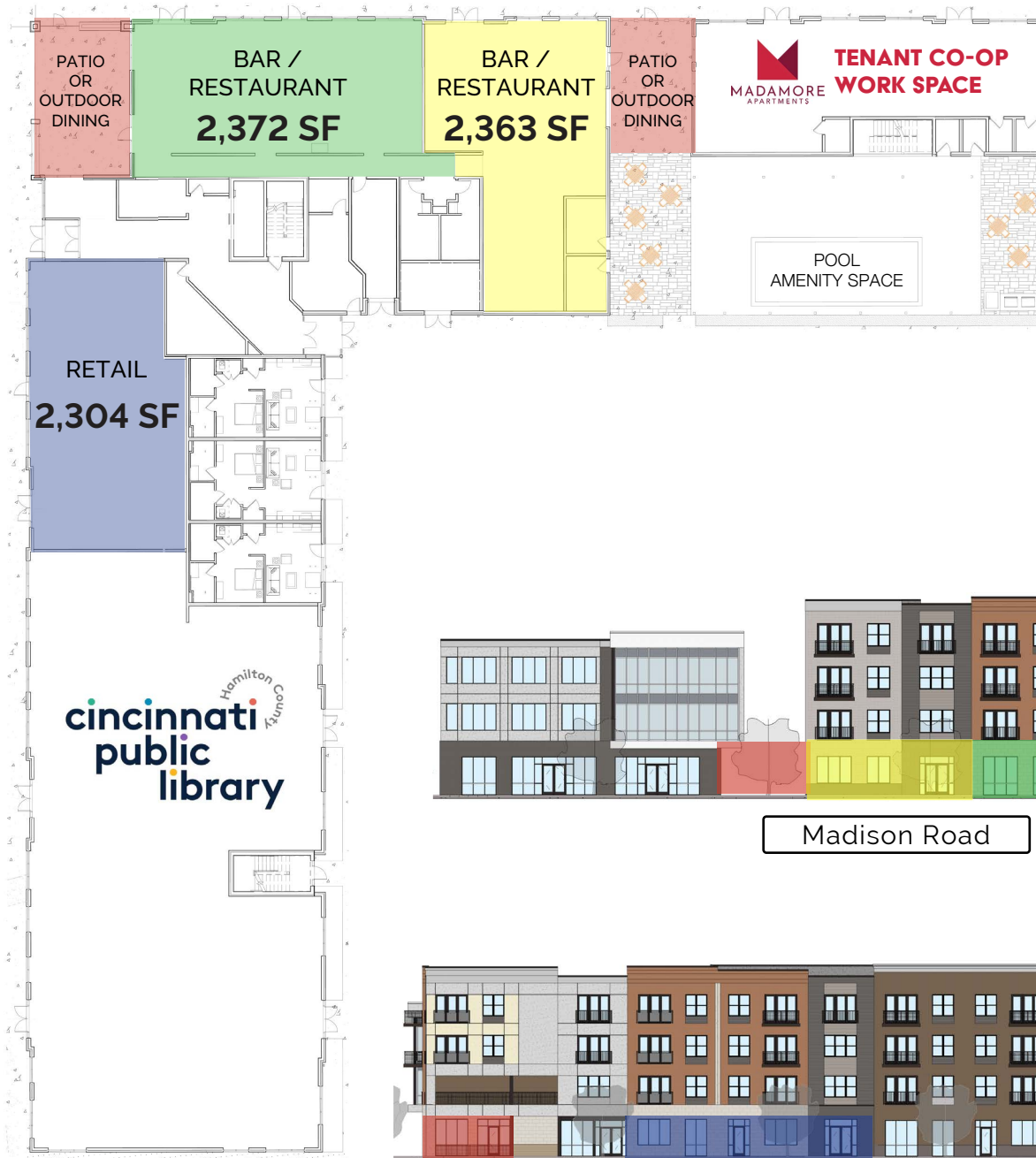
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Madison Road

Whetsel Avenue

PHASE THREE

Southeast
Corner

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