

OFFICE, MEDICAL, OR RETAIL OAKLEY SQUARE

2,304 SQ FT FOR LEASE
RATE IS NEGOTIABLE



FEATURES

- Accessible central location off of I-71 in Cincinnati's Midtown Market Corridor, a thriving, bustling area with a high density of young professionals, new housing, and mixed-use developments
- Situated in the heart of Oakley Square this highly-visible space with vibrant surroundings, convenient amenities, and heavy daytime foot traffic is ideal for retail, medical, or office use
- Convenient, easy access with entrances on Madison Rd & Markbreit Ave and dedicated, ample, off-street parking
- Close proximity to many national retailers including Kroger Marketplace, Target, At Home, Meijer, Cinemax Theater, and various local restaurants such as Oakley Pub and Grill, Animations, Oak Tavern, Rooted, Deweys, Oakley Wines, and Sleepy Bee Cafe
- Just a short drive to Mt. Lookout, Rookwood, and Hyde Park

TRAFFIC COUNTS

Street/Intersection	VPD
Madison Road	39,989
I-71	166,110

DEMOGRAPHICS

	Radius 1 Mile	3 Mile	5 Mile
Population	17,413	113,512	261,784
Daytime Population	20,464	108,024	312,223
Households	9,498	53,266	116,204
Average HH Income	\$136,169	\$113,021	\$106,399

[View Listing](#)

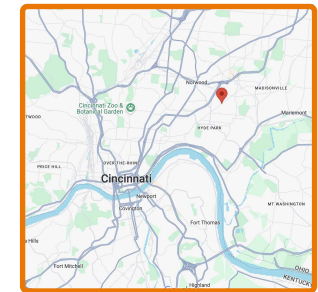
Peter Joseph



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**MIDLAND
RETAIL**

[MidlandRetail.com](#)

(513) 891-2526



697 Wilmer Ave Suite C



Cincinnati, OH 45226



ROOKWOOD COMMONS & PAVILION

ULTA
 WORLD MARKET
 macy's
 OLD NAVY
 THE CAPITAL GRILL
 Agave & Rye
 JB BOOKSELLER
 WHOLE FOODS MARKET
 SIERRA TRADING POST
 T.J. MAXX
 POTBELLY
 STARBUCKS COFFEE
 NORSTROM
 rack
 jason's deli
 HomeGoods
 CLUB PILATES
 SHOE
 CYCLEBAR
 SEPHORA
 J. ALEXANDER'S
 FIVE GUYS
 the Pub
 FORD'S GARAGE
 BUFFALO WILD WINGS
 TASTE OF BELGIUM
 Qdoba

OAKLEY STATION

Kroger
 TRIPLE FUDGE
 WING STOP
 MOD
 GRILLED CHEESE
 TOM CHEE
 TARGET
 Chick-fil-A
 at home
 MIKE'S CARWASH
 CHIP POT
 ESPORTA
 STARBUCKS COFFEE
 meijer
 MCLISTER'S DELI
 The Tile Shop
 tropical CAFE
 Cane's
 crumbl cookies
 MADTREE
 urban air
 nékter
 OrangeTheory
 GONZALEZ
 Olive Garden
 COZUMEL
 SMOOTHIE KING
 CINEMARK

OAKLEY SQUARE


DEWEY'S PIZZA
 zephyr BLOWOUT & SALON
 ROOTED JUICERY & KITCHEN
 OAKLEY WINES BOTTLE SHOP | WINE BAR
 DEFINE body & mind
 DEEPER ROOTS COFFEE
 AGIAMESES BROS
 United Dairy Farmers
 Rosewood
 Sleepy Bee
 CVS pharmacy
 OAKLEY PUB & GRILL
 THE FRESH MARKET
 ASTUTE FURNISHINGS

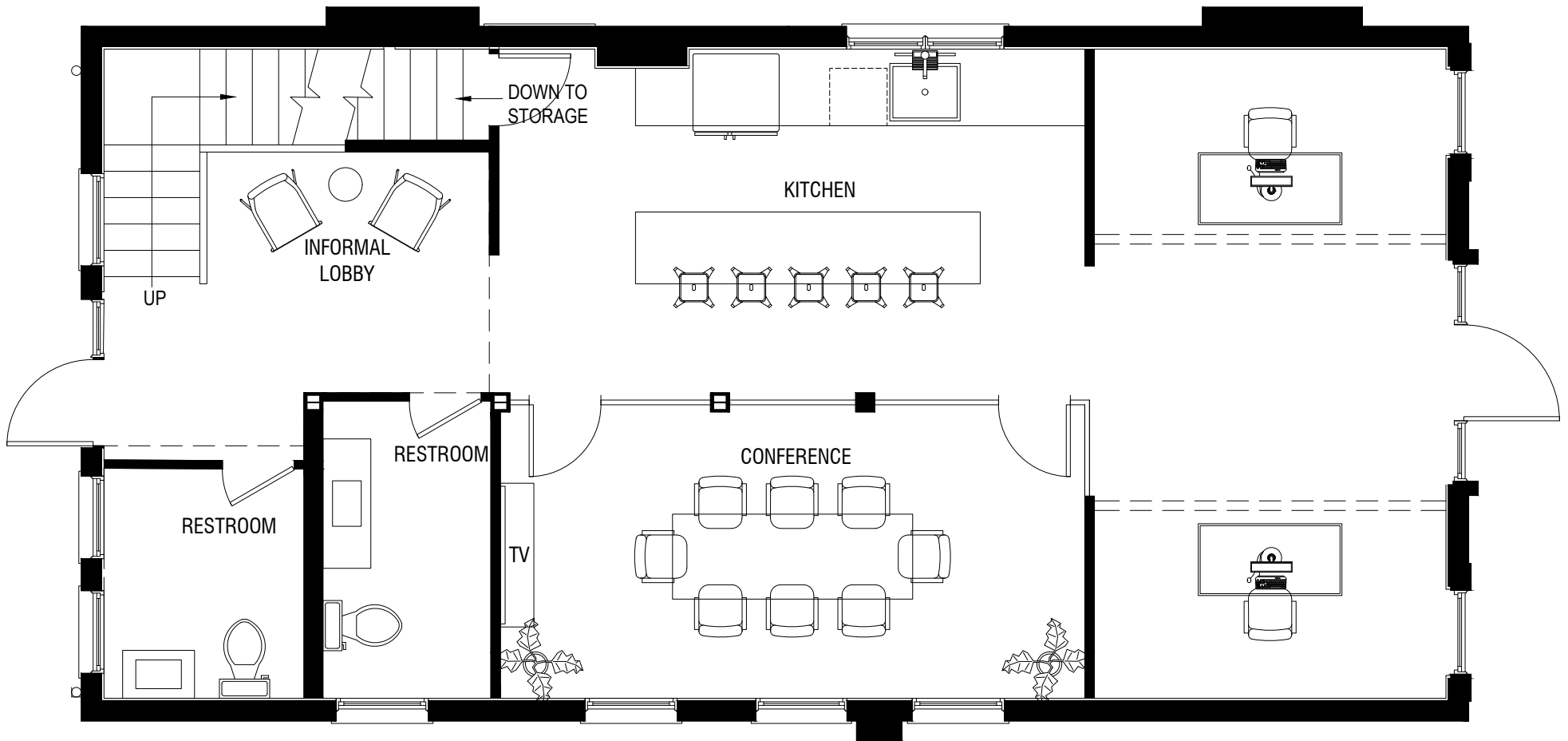
HYDE PARK PLAZA

Kroger
 BRUEGGER'S BAGELS
 CORELIFE EATERY
 FUSIAN
 Panera BREAD
 Jockey Mitten
 CLOTHES MENTOR
 PALM BEACH TAN
 Marshalls
 ACE Hardware
 KOHL'S
 JO-ANN
 El Toro
 Starbucks COFFEE
 FIRST WOK RESTAURANT
 Walgreens
 SERVATI
 Staples
 ME Massage Envy
 McDonald's
 FAS
 UBREKIFIX
 five BELOW

The Oakley trade area, a first-ring, affluent suburb was twice voted Best Place to Live in Cincinnati due to the explosion of retail, residential, and office development.

TRADE AREA
OAKLEY SQUARE - OFFICE, MEDICAL, OR RETAIL
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1

First Floor

Scale: 3/16" = 1'-0"

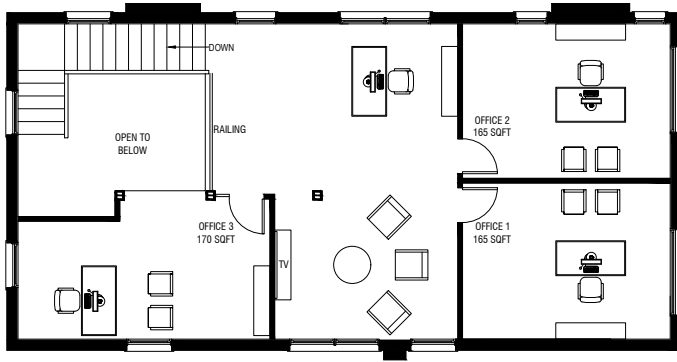
FLOOR PLAN
FIRST FLOOR
 2,304 Sq Ft For Lease



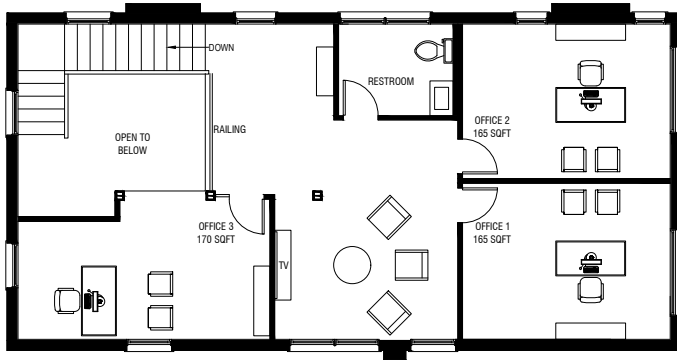
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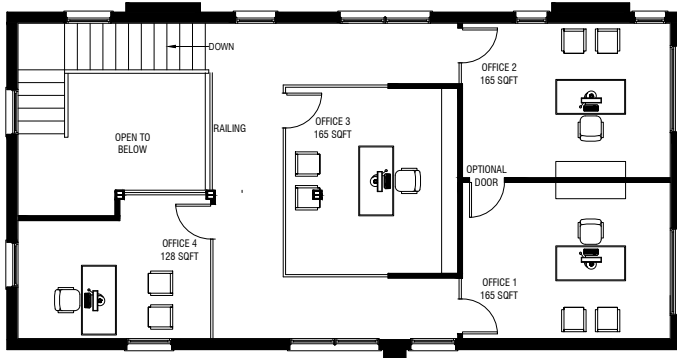
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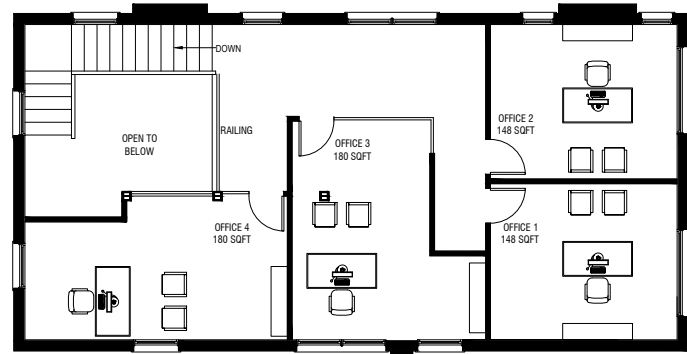
2A Second Floor
Scale: 3/16" = 1'-0"



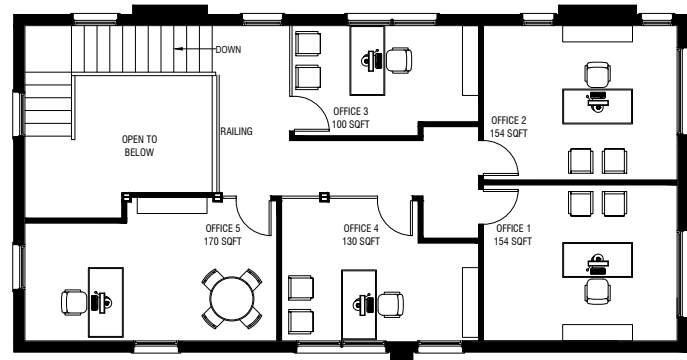
2B Second Floor
Scale: 3/16" = 1'-0"



2C Second Floor
Scale: 3/16" = 1'-0"



2D Second Floor
Scale: 3/16" = 1'-0"



2E Second Floor
Scale: 3/16" = 1'-0"

FLOOR PLAN OPTIONS

SECOND FLOOR

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3

Exterior Elevation (Street)

Scale: 3/16" = 1'-0"



5

Exterior Elevation (Parking Lot)

Scale: 3/16" = 1'-0"



4

Exterior Elevation (Side Driveway)

Scale: 3/16" = 1'-0"

ELEVATIONS

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BUILDING IMAGES

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2024 Demographics

Oakley Square Office
 3020 Madison Rd, Cincinnati, Ohio, 45209
 Rings: 1, 3, 5 mile radii

Latitude: 39.15127
 Longitude: -84.43370

Population	1 mile	3 miles	5 miles
2024 Total Population	17,413	113,512	261,784
2029 Total Population	17,750	114,475	263,923
2023-2028 Population: Annual Growth Rate	0.38%	0.17%	0.16%
2024 Total Daytime Population	20,464	108,024	312,223
2024 Female Population	8,837	58,284	132,981
2024 Male Population	8,576	55,228	128,803
2024 Median Age	32.9	35.2	34.8
Households	1 mile	3 miles	5 miles
2024 Total Households	9,498	53,266	116,204
2029 Total Households	9,619	53,431	116,693
2023-2028 Households: Annual Growth Rate	0.25%	0.06%	0.08%
2024 Average Household Size	1.81	2.06	2.14
2024 Dominant Tapestry Segment Name	Emerald City	Emerald City	Emerald City
Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$136,169	\$113,021	\$106,399
2029 Average Household Income	\$155,054	\$131,132	\$123,601
2024 Median Household Income	\$90,610	\$71,591	\$65,926
2029 Median Household Income	\$104,372	\$84,580	\$78,732
2023-2028 Median Household Income: Annual Growth	2.87%	3.39%	3.61%
2024 Per Capita Income	\$74,070	\$53,353	\$47,563
2029 Per Capita Income	\$83,804	\$61,523	\$54,979
2023-2028 Per Capita Income: Annual Growth Rate	2.50%	2.89%	2.94%
Home Value	1 mile	3 miles	5 miles
2024 Average Home Value	\$369,678	\$310,242	\$289,857
2029 Average Home Value	\$485,587	\$451,527	\$433,488
2024 Median Home Value	\$369,678	\$310,242	\$289,857
2029 Median Home Value	\$417,576	\$385,377	\$368,395
Race	1 mile	3 miles	5 miles
Diversity Index	36.8	58.1	57.9
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	136	1,455	2,955
9-12th Grade/No Diploma	273	3,664	9,227
High School Diploma	1,095	12,596	30,336
GED/Alternative Credential	81	2,620	6,399
Some College/No Degree	1,291	10,356	24,757
Associate's Degree	528	5,854	13,106
Bachelor's Degree	5,793	23,800	50,423
Graduate/Professional Degree	4,360	20,255	39,416
Educational Attainment Base	13,557	80,600	176,619
Business Summary	1 mile	3 miles	5 miles
Total Businesses	1,141	4,580	11,448
Total Employees	17,183	66,231	225,579
Total (SIC01-99) Sales (\$000)	\$2,341,281,658	\$9,765,256,144	\$25,079,659,619
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2024 Annual Budget Expenditures	\$1,127,204,575	\$5,287,192,610	\$10,880,969,736
2029 Annual Budget Expenditures	\$1,299,618,069	\$6,153,591,892	\$12,694,857,296
2024 Retail Goods	\$48,314,622	\$216,614,407	\$443,659,225
2029 Retail Goods	\$401,486,455	\$1,967,753,266	\$4,083,151,555