

Oakley Connection

4502 Marburg Avenue, Cincinnati, OH 45209

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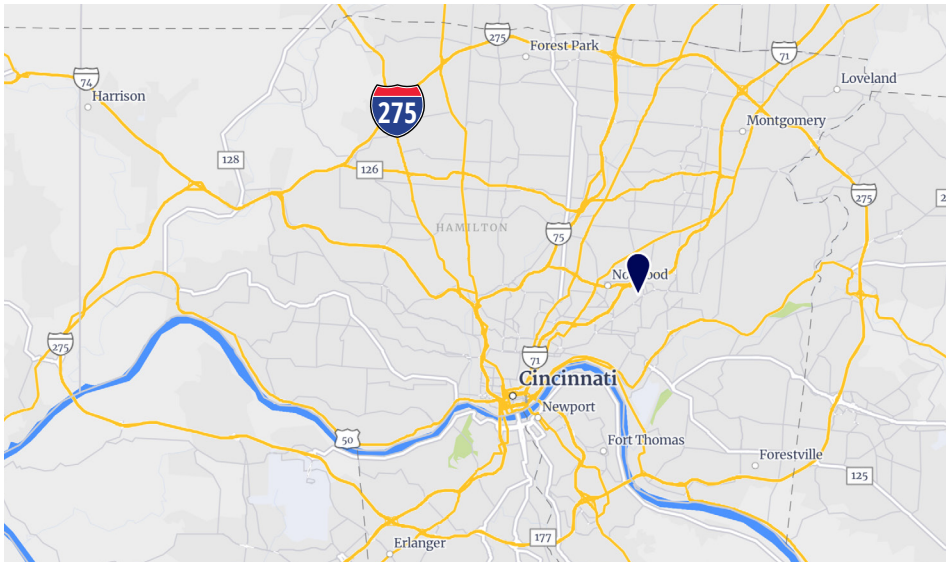
FREESTANDING OAKLEY RETAIL

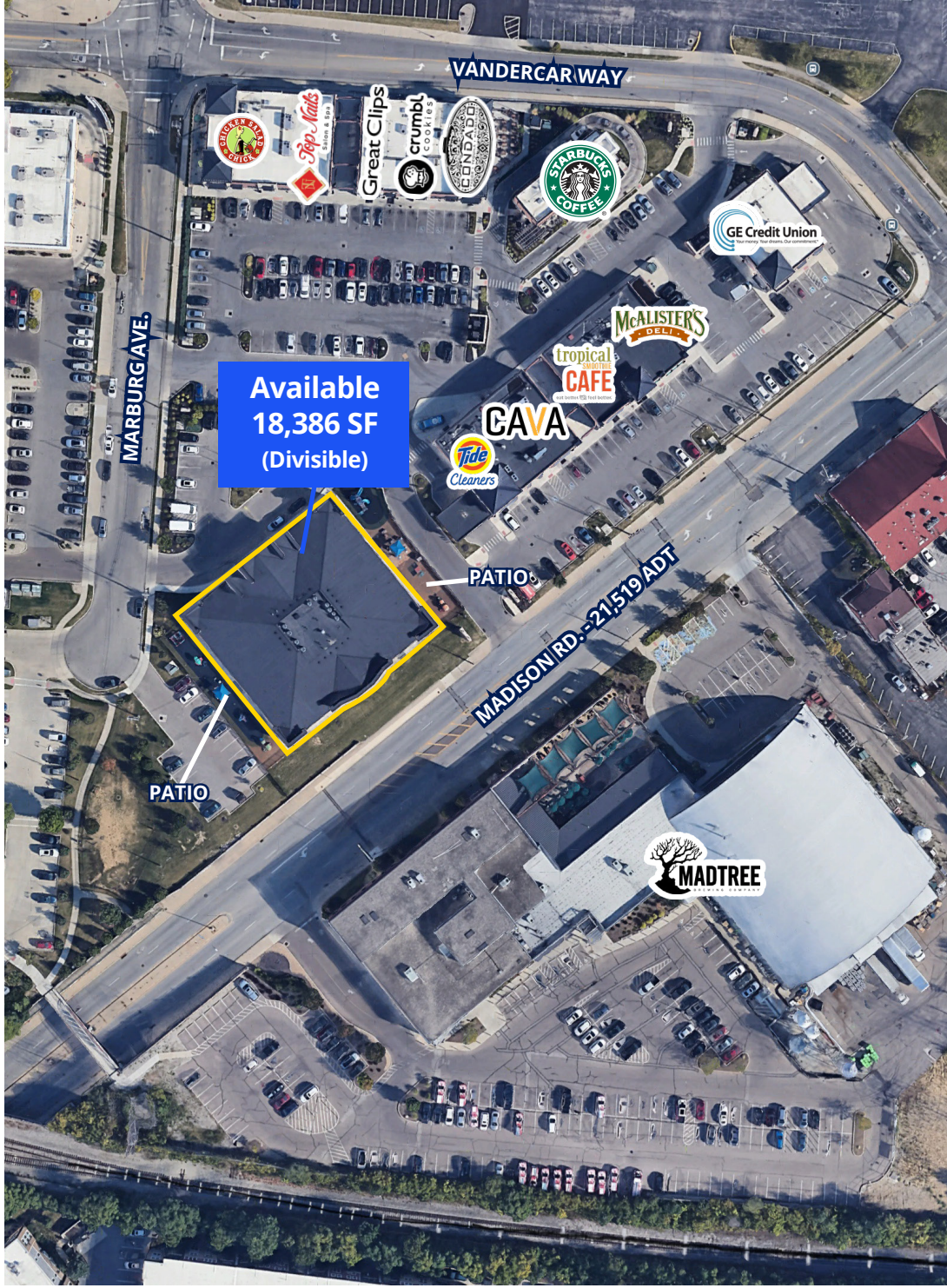
4502 MARBURG AVENUE, CINCINNATI, OH 45209

Highlights

- 18,386 SF of retail space, flexible for a range of retail, restaurant, or service users
- Strong traffic exposure with approximately 21,519 vehicles per day on Madison Rd
- In the heart of Oakley, with excellent visibility and prominent signage
- Dedicated parking lot with convenient access from both Madison Rd. and Marburg Ave.
- Surrounded by national retailers including Kroger, Target and Planet fitness, which drive steady daily customer traffic

18,386 SF Available (Divisible)





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Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	10,955	118,004	257,263
2010 Total Population	10,000	106,391	232,947
2020 Total Population	11,338	110,543	239,390
2026 Total Population	12,275	111,740	243,989
2026 Group Quarters	291	4,067	7,565
2031 Total Population	12,638	111,792	243,830
2000-2020 Growth Rate: Population (CAGR)	0.2%	-0.3%	-0.4%
2010-2020 Growth Rate: Population (CAGR)	1.3%	0.4%	0.3%
2020-2026 Growth Rate: Population (CAGR)	1.3%	0.2%	0.3%
2026-2031 Growth Rate: Population (CAGR)	0.6%	0.0%	-0.0%
2026 Total Daytime Population	14,012	107,354	276,868
Workers	10,093	58,961	163,020
Residents	3,919	48,393	113,848
2026 Workers % of Daytime Population	72.0%	54.9%	58.9%
2026 Residents % of Daytime Population	28.0%	45.1%	41.1%
Household Summary			
2000 Households	5,994	53,332	113,602
2010 Households	5,669	49,311	105,133
2026 Households	6,878	52,275	110,990
2026 Average Household Size	1.74	2.06	2.13
2031 Households	7,078	52,428	111,273
2000-2020 Growth Rate: Households (CAGR)	0.4%	-0.2%	-0.2%
2010-2020 Growth Rate: Households (CAGR)	1.4%	0.4%	0.3%
2020-2026 Growth Rate: Households (CAGR)	0.9%	0.3%	0.4%
2026-2031 Growth Rate: Households (CAGR)	0.6%	0.1%	0.1%
2010 Families	1,851	24,056	54,116
2026 Families	2,093	23,865	53,158
2031 Families	2,130	23,672	52,707
2026-2031 Annual Rate	0.35%	-0.16%	-0.17%
Housing Unit Summary			
2026 Housing Units	7,530	57,732	123,757
Owner Occupied Housing Units	37.0%	52.4%	52.2%
Renter Occupied Housing Units	63.0%	47.6%	47.8%
Vacant Housing Units	8.7%	9.4%	10.3%
Owner Occupied Median Home Value			
2026 Median Home Value	$387,806	$336,475	$303,566
2031 Median Home Value	$464,731	$435,330	$410,322
Income			
2026 Per Capita Income	$81,504	$62,326	$56,181
2026 Median Household Income	$93,771	$82,973	$76,374
2026 Average Household Income	$143,255	$132,393	$123,006
Household Income Base	6,879	52,273	110,992
<$15,000	6.1%	8.5%	10.7%
$15,000 - $24,999	3.2%	4.8%	5.9%
$25,000 - $34,999	3.7%	5.8%	6.0%
$35,000 - $49,999	9.7%	10.4%	10.2%
$50,000 - $74,999	16.8%	16.1%	16.4%
$75,000 - $99,999	13.2%	11.3%	11.0%
$100,000 - $149,999	16.8%	15.1%	14.7%
$150,000 - $199,999	13.3%	11.7%	10.7%
$200,000+	17.2%	16.1%	14.4%

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	33.5	36.0	36.9
2020	32.0	34.9	36.0
2026	33.0	36.3	37.2
2031	33.8	37.8	38.6
2026 Population by Age			
Total	12,277	111,739	243,990
0 - 4	4.8%	5.3%	5.4%
5 - 9	3.0%	5.1%	5.3%
10 - 14	2.4%	4.7%	5.2%
15 - 19	2.3%	6.0%	6.1%
20 - 24	10.0%	8.4%	8.5%
25 - 29	17.9%	8.6%	7.7%
30 - 34	15.8%	9.8%	8.5%
35 - 39	8.8%	7.8%	7.3%
40 - 44	5.2%	6.3%	6.4%
45 - 49	3.7%	5.1%	5.3%
50 - 54	3.5%	4.9%	5.2%
55 - 59	3.4%	5.0%	5.3%
60 - 64	3.7%	5.2%	5.7%
65 - 69	4.7%	5.5%	5.6%
70 - 74	3.6%	4.6%	4.8%
75 - 79	2.8%	3.4%	3.4%
80 - 84	2.0%	2.1%	2.1%
85+	2.2%	2.2%	2.1%
18+	88.4%	82.1%	80.9%
21+	86.6%	77.0%	76.1%
2026 Population by Race/Ethnicity			
Total	12,274	111,740	243,989
White Alone	77.9%	63.1%	62.3%
Black Alone	10.1%	25.9%	26.1%
American Indian Alone	0.3%	0.2%	0.3%
Asian Alone	3.9%	2.2%	2.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.6%	2.2%	2.4%
Two or More Races	6.1%	6.3%	6.2%
Hispanic Origin	4.9%	5.0%	4.9%
Diversity Index	43.6	57.4	58.2
2026 Population 25+ by Educational Attainment			
Total	9,515	78,809	169,323
Less than 9th Grade	1.3%	1.2%	1.5%
9th - 12th Grade, No Diploma	2.4%	4.0%	4.7%
High School Graduate	9.2%	13.7%	16.7%
GED/Alternative Credential	1.5%	3.4%	3.8%
Some College, No Degree	10.0%	12.8%	14.2%
Associate Degree	4.4%	7.0%	7.8%
Bachelor's Degree	43.3%	33.1%	29.6%
Graduate/Professional Degree	27.9%	24.7%	21.6%

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