

PRIME ENDCAP FOR LEASE

Crossings of Oakley

3686-3714 Madison Road, Cincinnati, OH 45209

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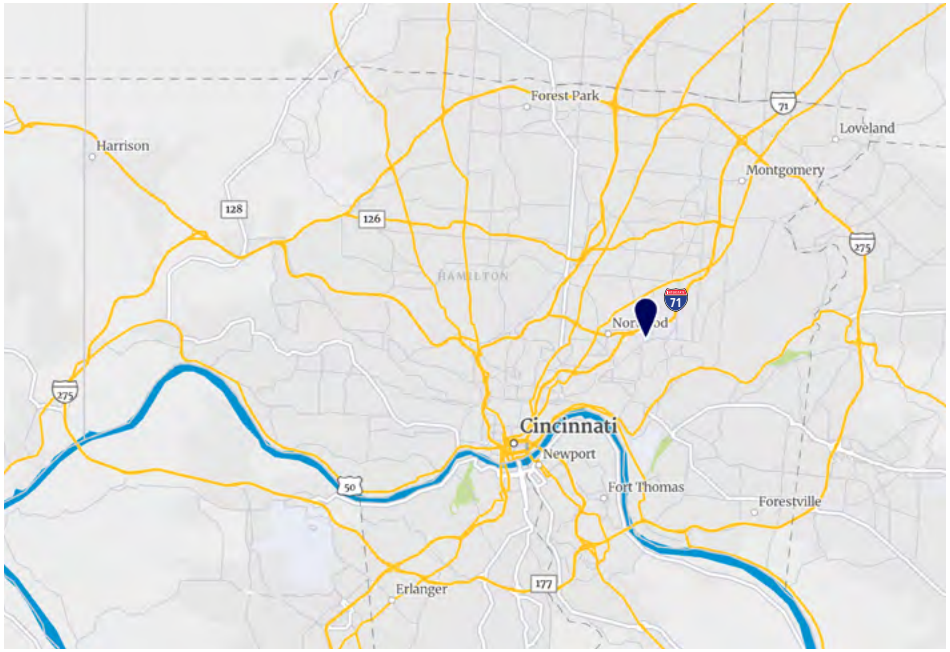
CROSSINGS OF OAKLEY

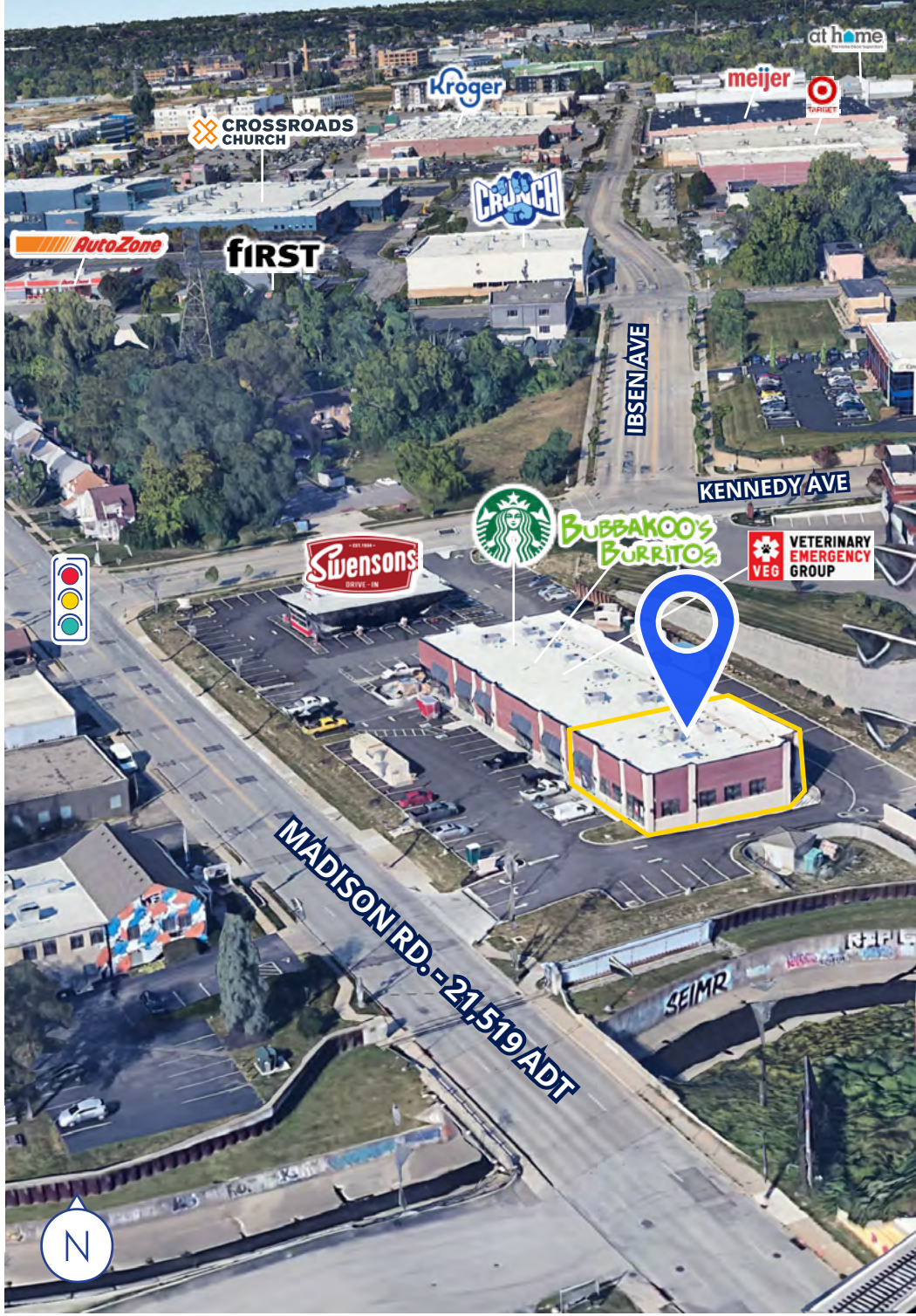
3686-3714 MADISON ROAD, CINCINNATI, OH 45209

Highlights

- Prime endcap position within Oakley/Madisonville's booming trade area
- Signalized intersection of Madison Rd. & Kennedy Ave.
- Conveniently located directly off I-71
- Prominent monument signage available in the heart of Cincinnati's Midtown market corridor
- Thriving area with a high density of young professionals

3,414 SF Available



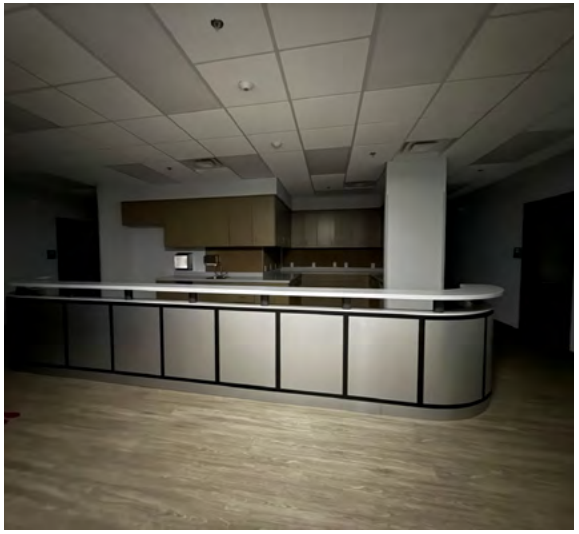


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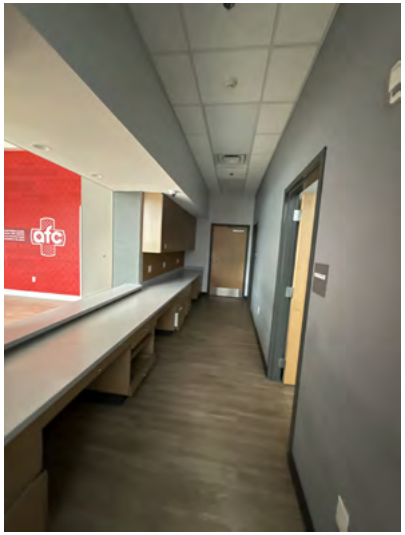








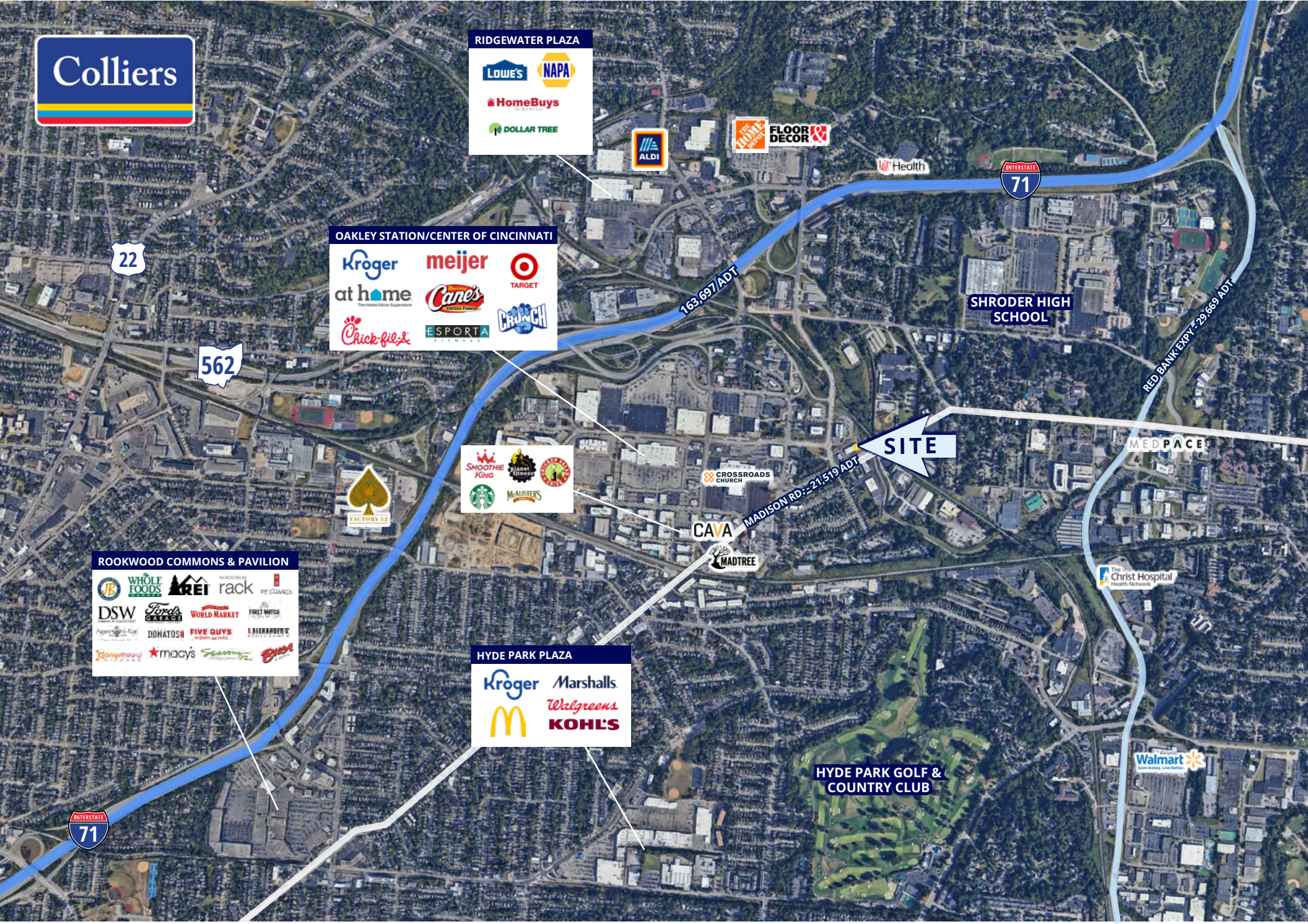




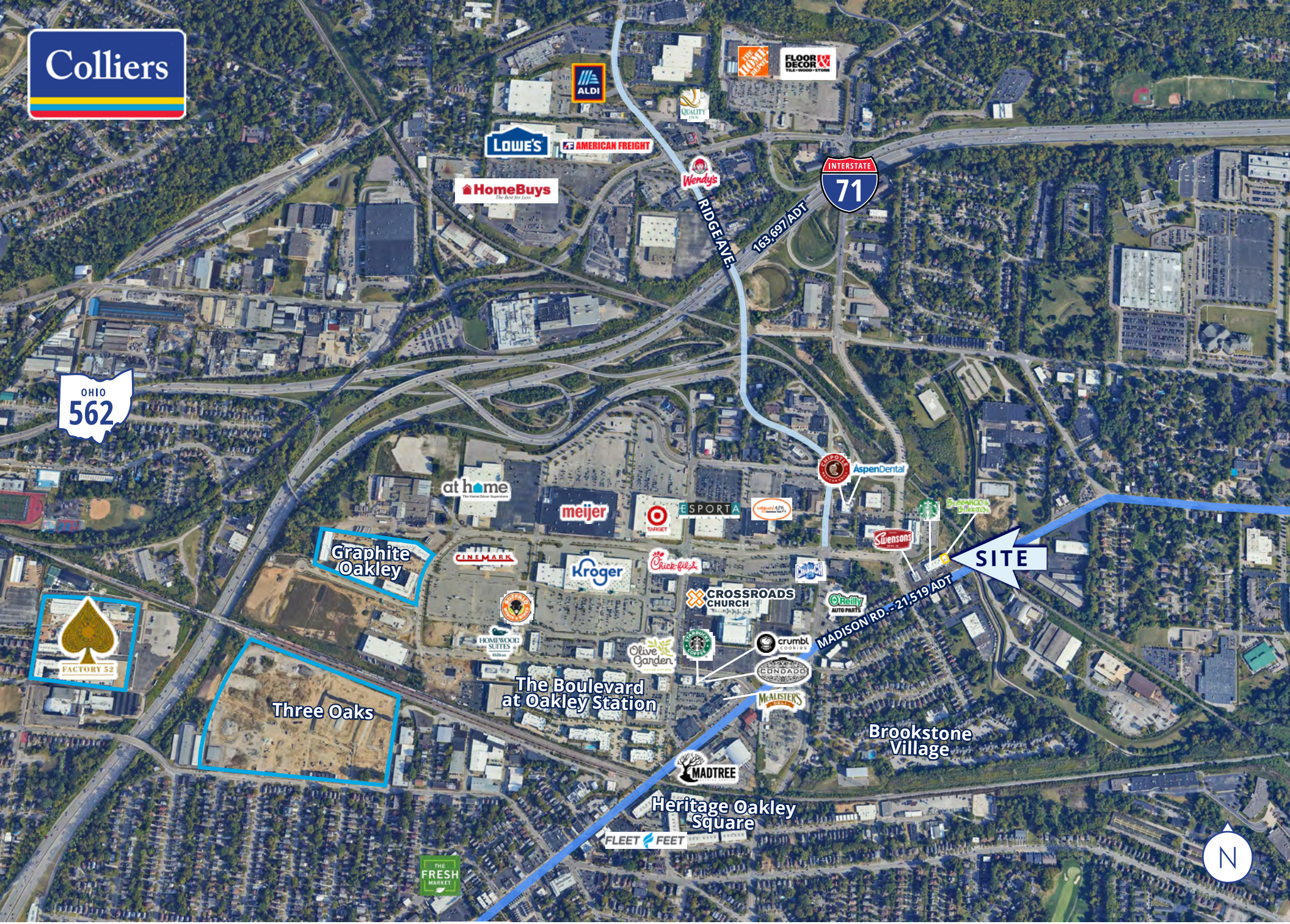




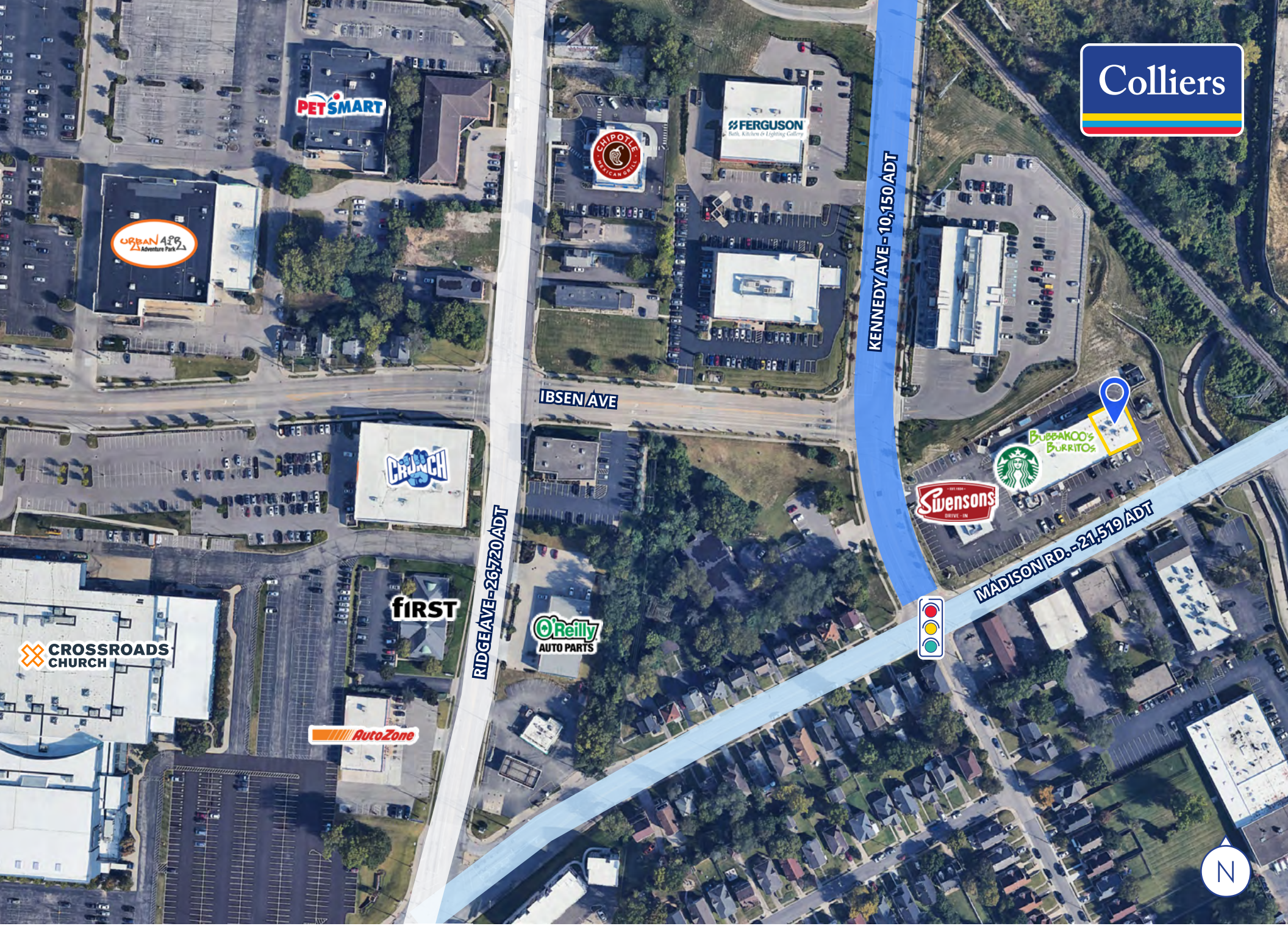
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Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	9,598	114,133	249,929
2010 Total Population	8,818	103,311	227,028
2020 Total Population	10,161	107,487	231,741
2026 Total Population	10,705	108,583	235,598
2026 Group Quarters	411	1,966	6,622
2031 Total Population	11,083	108,574	235,349
2000-2020 Growth Rate: Population (CAGR)	0.3%	-0.3%	-0.4%
2010-2020 Growth Rate: Population (CAGR)	1.4%	0.4%	0.2%
2020-2026 Growth Rate: Population (CAGR)	0.8%	0.2%	0.3%
2026-2031 Growth Rate: Population (CAGR)	0.7%	0.0%	-0.0%
2026 Total Daytime Population	17,620	102,849	255,949
Workers	14,115	56,580	146,568
Residents	3,505	46,269	109,381
2026 Workers % of Daytime Population	80.1%	55.0%	57.3%
2026 Residents % of Daytime Population	19.9%	45.0%	42.7%
Household Summary			
2000 Households	5,375	52,717	110,351
2010 Households	5,167	48,925	102,322
2026 Households	6,280	51,804	107,267
2026 Average Household Size	1.64	2.06	2.13
2031 Households	6,534	51,930	107,487
2000-2020 Growth Rate: Households (CAGR)	0.6%	-0.2%	-0.3%
2010-2020 Growth Rate: Households (CAGR)	1.5%	0.4%	0.3%
2020-2026 Growth Rate: Households (CAGR)	0.7%	0.3%	0.4%
2026-2031 Growth Rate: Households (CAGR)	0.8%	0.1%	0.0%
2010 Families	1,733	24,024	53,609
2026 Families	1,853	23,873	52,592
2031 Families	1,907	23,668	52,138
2026-2031 Annual Rate	0.58%	-0.17%	-0.17%
Housing Unit Summary			
2026 Housing Units	6,891	56,929	119,199
Owner Occupied Housing Units	34.2%	53.6%	53.9%
Renter Occupied Housing Units	65.8%	46.4%	46.1%
Vacant Housing Units	8.9%	9.0%	10.0%
Owner Occupied Median Home Value			
2026 Median Home Value	$359,494	$336,390	$310,522
2031 Median Home Value	$441,358	$435,464	$418,924
Income			
2026 Per Capita Income	$73,883	$64,327	$57,916
2026 Median Household Income	$87,124	$84,584	$79,033
2026 Average Household Income	$127,189	$134,795	$126,829
Household Income Base	6,280	51,803	107,267
<$15,000	7.1%	8.6%	10.1%
$15,000 - $24,999	3.5%	4.6%	5.5%
$25,000 - $34,999	4.4%	5.8%	5.8%
$35,000 - $49,999	10.7%	10.1%	10.1%
$50,000 - $74,999	16.9%	15.8%	16.3%
$75,000 - $99,999	13.4%	11.3%	11.2%
$100,000 - $149,999	17.5%	15.6%	15.1%
$150,000 - $199,999	12.4%	11.9%	10.9%
$200,000+	14.1%	16.3%	15.0%

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	34.7	36.7	37.7
2020	32.8	35.7	36.9
2026	33.4	37.1	38.1
2031	34.1	38.6	39.5
2026 Population by Age			
Total	10,703	108,582	235,598
0 - 4	4.2%	5.4%	5.5%
5 - 9	2.3%	5.2%	5.5%
10 - 14	2.1%	4.8%	5.3%
15 - 19	1.9%	4.9%	5.9%
20 - 24	10.3%	7.7%	7.3%
25 - 29	19.2%	8.7%	7.5%
30 - 34	15.0%	10.0%	8.5%
35 - 39	7.3%	7.9%	7.3%
40 - 44	4.7%	6.4%	6.6%
45 - 49	3.8%	5.3%	5.5%
50 - 54	3.5%	5.1%	5.3%
55 - 59	3.7%	5.1%	5.4%
60 - 64	3.9%	5.3%	5.8%
65 - 69	5.2%	5.5%	5.8%
70 - 74	4.3%	4.8%	5.0%
75 - 79	3.3%	3.5%	3.5%
80 - 84	2.3%	2.2%	2.1%
85+	3.3%	2.3%	2.3%
18+	90.3%	81.7%	80.6%
21+	88.7%	78.3%	76.3%
2026 Population by Race/Ethnicity			
Total	10,705	108,585	235,597
White Alone	70.3%	65.0%	63.0%
Black Alone	16.6%	23.9%	25.6%
American Indian Alone	0.2%	0.2%	0.3%
Asian Alone	4.9%	2.4%	2.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.7%	2.2%	2.4%
Two or More Races	6.2%	6.3%	6.3%
Hispanic Origin	4.7%	5.0%	4.9%
Diversity Index	51.9	56.2	57.6
2026 Population 25+ by Educational Attainment			
Total	8,484	78,095	166,063
Less than 9th Grade	0.9%	1.2%	1.4%
9th - 12th Grade, No Diploma	2.5%	3.7%	4.7%
High School Graduate	10.4%	13.4%	16.4%
GED/Alternative Credential	2.5%	3.2%	3.7%
Some College, No Degree	9.7%	12.8%	14.2%
Associate Degree	5.0%	7.2%	8.0%
Bachelor's Degree	43.0%	33.6%	29.9%
Graduate/Professional Degree	26.1%	24.9%	21.6%

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