



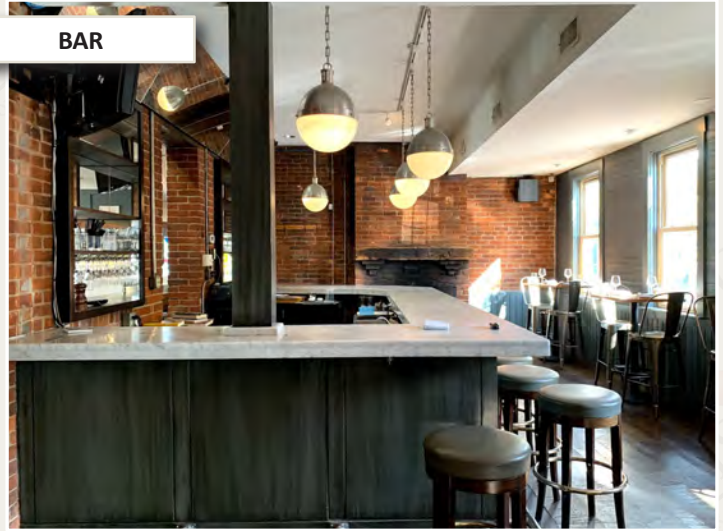
# For Sale/Lease

2038 Madison Road, Cincinnati, OH 45208

MEZZANINE



BAR



DINING ROOM



BAR/LOUNGE



DINING/BAR



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Retail Group

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**TURNKEY RESTAURANT**  
 2038 Madison Road, Cincinnati, OH 45208

**OnSite**  
 Retail Group

- O'BYRON'S
- ENGLISH TRADITIONS
- HIGH FIVE SALON
- Kinds, Wines, & Swines
- MUSICAL
- Rottinghouse Gallery
- NEMETZ
- L-DO
- Hemptations
- BOMBONNERIE

- HYDE PARK SQUARE**
- Feller's
  - East & South
  - echo
  - e+o kitchen
  - UNWIND
  - Quetta

O PIE O



**EAST WALNUT HILLS**  
 (1.2 Miles)

**EVANSTON**  
 (1.4 Miles)

**HYDE PARK**  
 (1.3 Miles)

**SITE**

Owl's Nest Park

Purcell Marian Catholic High School



118K ADT '18

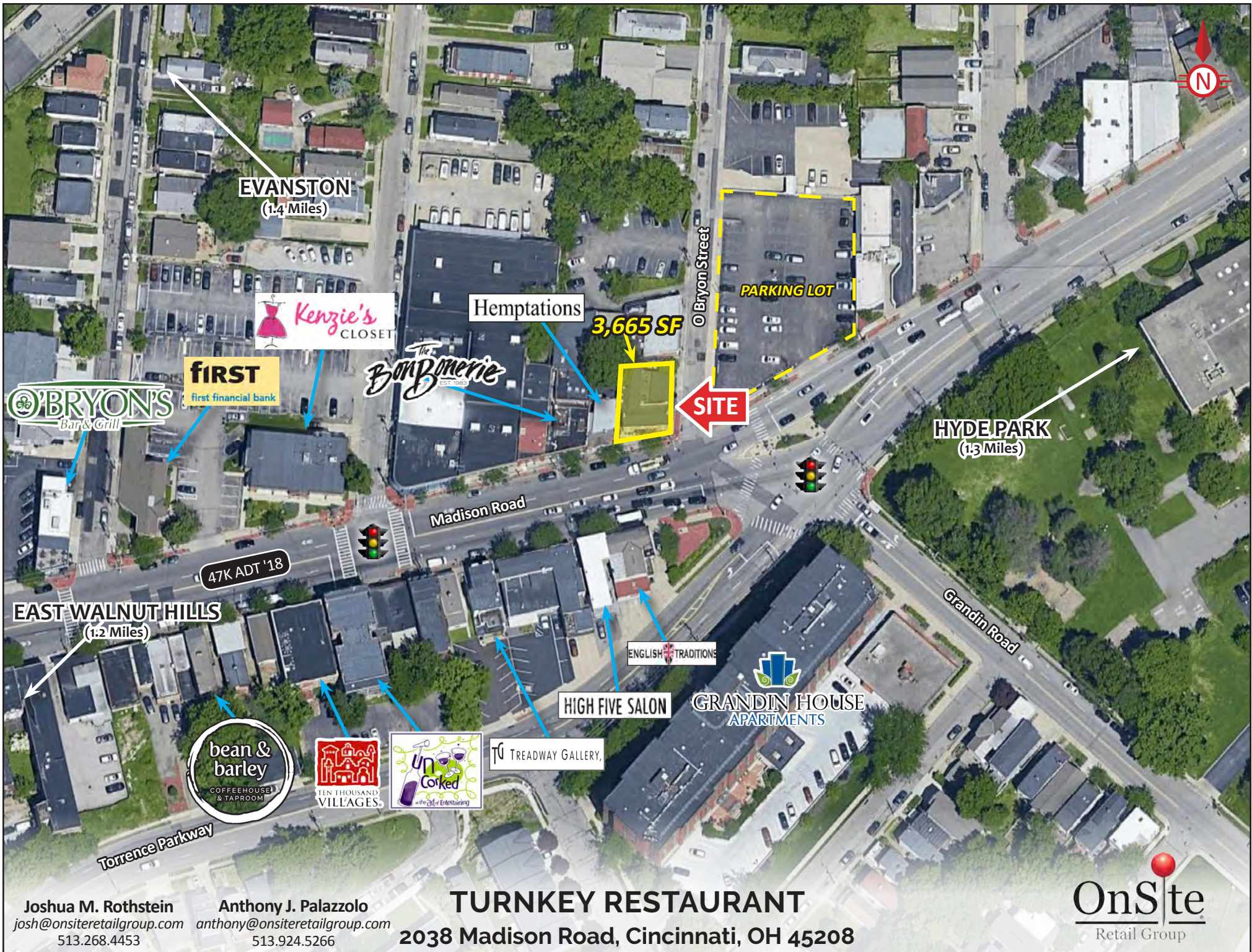


47K ADT '18

33K ADT '18

OHIO RIVER

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**EVANSTON**  
(1.4 Miles)

**Kenzie's CLOSET**

**Hemptations**

**3,665 SF**

**PARKING LOT**

**SITE**

**HYDE PARK**  
(1.3 Miles)

**O'BRYON'S Bar & Grill**

**FIRST**  
first financial bank

**The BonBonnerie**  
EST. 1983

**Madison Road**

**47K ADT '18**

**EAST WALNUT HILLS**  
(1.2 Miles)

**ENGLISH TRADITIONS**

**HIGH FIVE SALON**

**GRANDIN HOUSE APARTMENTS**

**Grandin Road**

**bean & barley**  
COFFEEHOUSE & TAPROOM

**TEN THOUSAND VILLAGES**

**UnCorked**  
with a twist of Entertainment

**TU TREADWAY GALLERY**

**Torrence Parkway**

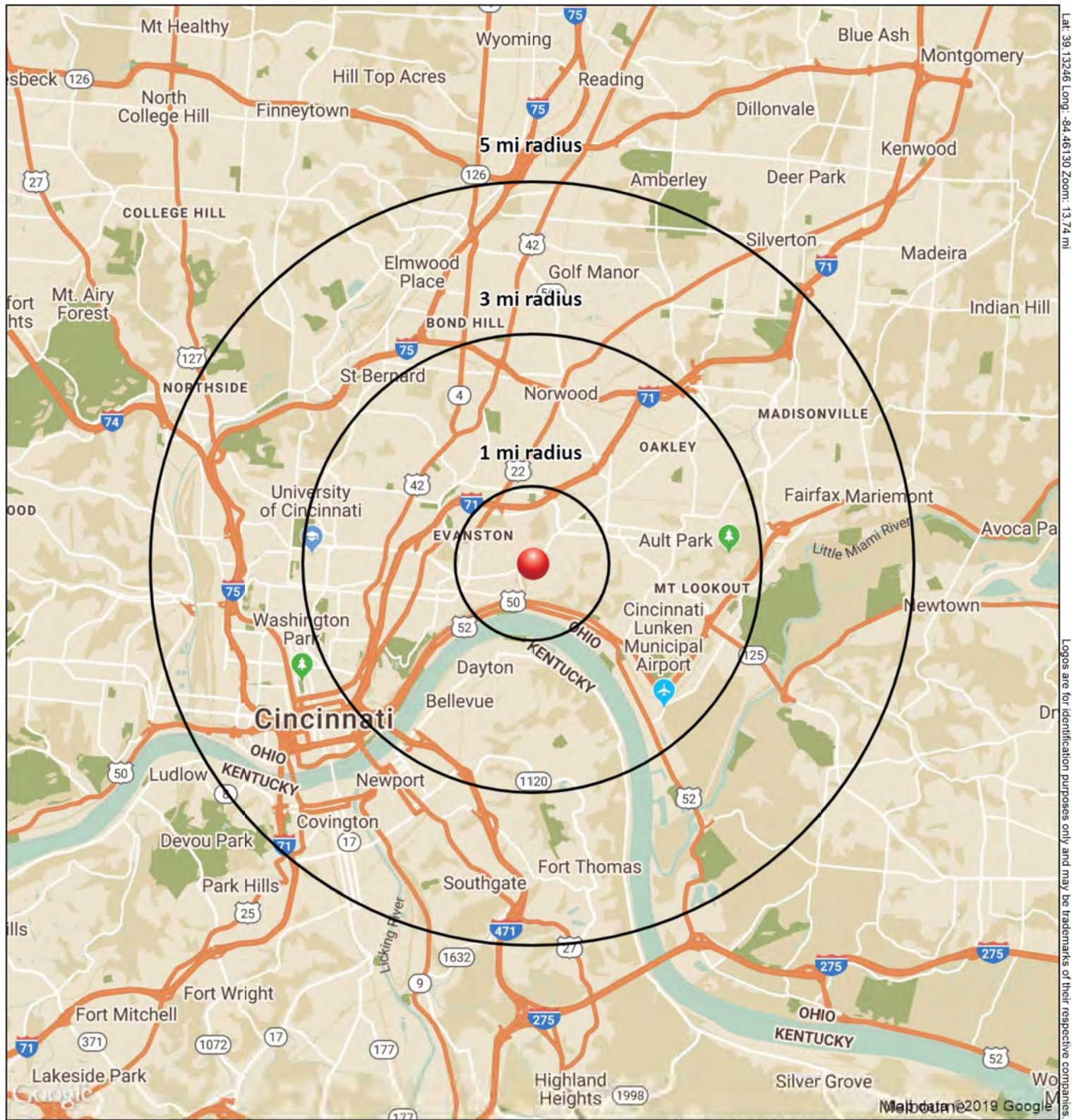
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Lat: 39.13246 Long: -84.46130 Zoom: 13.74 mi  
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**2038 Madison Rd**  
**Cincinnati, OH 45208**

November 2019



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# SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.4613/39.1325

RS1

2038 Madison Rd		1 mi radius	3 mi radius	5 mi radius
Cincinnati, OH 45208				
POPULATION	2019 Estimated Population	12,148	128,460	287,978
	2024 Projected Population	12,866	133,619	298,690
	2010 Census Population	12,364	124,090	281,197
	2000 Census Population	13,921	140,439	309,551
	Projected Annual Growth 2019 to 2024	1.2%	0.8%	0.7%
	Historical Annual Growth 2000 to 2019	-0.7%	-0.4%	-0.4%
	2019 Median Age	37.6	34.6	35.0
HOUSEHOLDS	2019 Estimated Households	5,972	60,574	134,665
	2024 Projected Households	6,220	62,408	138,612
	2010 Census Households	5,799	56,461	126,099
	2000 Census Households	6,286	62,398	137,648
	Projected Annual Growth 2019 to 2024	0.8%	0.6%	0.6%
	Historical Annual Growth 2000 to 2019	-0.3%	-0.2%	-0.1%
RACE AND ETHNICITY	2019 Estimated White	48.3%	63.1%	60.4%
	2019 Estimated Black or African American	45.9%	30.7%	32.6%
	2019 Estimated Asian or Pacific Islander	2.8%	2.6%	2.7%
	2019 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
	2019 Estimated Other Races	2.9%	3.4%	4.0%
	2019 Estimated Hispanic	2.5%	3.2%	3.6%
INCOME	2019 Estimated Average Household Income	\$108,877	\$86,294	\$75,754
	2019 Estimated Median Household Income	\$56,993	\$58,300	\$54,572
	2019 Estimated Per Capita Income	\$53,637	\$41,025	\$35,909
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.7%	3.1%
	2019 Estimated Some High School (Grade Level 9 to 11)	5.3%	7.3%	7.6%
	2019 Estimated High School Graduate	19.4%	21.7%	23.0%
	2019 Estimated Some College	18.2%	17.5%	18.5%
	2019 Estimated Associates Degree Only	5.3%	6.0%	7.0%
	2019 Estimated Bachelors Degree Only	26.9%	25.2%	23.4%
	2019 Estimated Graduate Degree	23.4%	19.5%	17.5%
BUSINESS	2019 Estimated Total Businesses	451	8,025	18,703
	2019 Estimated Total Employees	4,530	109,697	328,753
	2019 Estimated Employee Population per Business	10.0	13.7	17.6
	2019 Estimated Residential Population per Business	26.9	16.0	15.4

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