

# FOR LEASE

5229 Madison Road Cincinnati , OH 45227





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## Executive Summary



NAI Bergman, as exclusive advisor to the Seller/Landlord, is pleased to offer the opportunity to lease Qwench (the "Property") located in Cincinnati , OH in Hamilton County, \*Franchise business also available for sale.

### Offering Summary

Building Size:	3,000 SF
Lot Size:	0.4 Acres
Number of Units:	1
Year Built:	1993
Renovated:	2021
Zoning:	CG-A General Commercial
Market:	Oakley
Submarket:	Madisonville, Fairfax, Hyde Park

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## Property Highlights

- Available For Lease
- Motivated Owner
- Business Can Be Sold Separately
- Premier Corner Lot with Unmatched Visibility
- FF&E Negotiable
- Newly Remodeled
- Excellent Condition
- Outside Patio Space
- On Site Parking
- Current Drive-In Access
- Drive-Thru Can Be Converted to Additional Building Square Footage
- Pylon signage on Madison and Red Bank Road with over 40,000 VPD



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## Location Information

<b>Building Name</b>	Qwench
<b>Street Address</b>	5229 Madison Road
<b>City, State, Zip</b>	Cincinnati , OH 45227
<b>County</b>	Hamilton
<b>Market</b>	Oakley
<b>Sub-market</b>	Madisonville, Fairfax, Hyde Park
<b>Cross-Streets</b>	Red Bank Road and Madison Road

## Property Information

<b>Property Type</b>	Retail
<b>Building Size</b>	3,000 SF
<b>Property Subtype</b>	Street Retail
<b>Zoning</b>	CG-A General Commercial
<b>Lot Size</b>	0.4 Acres
<b>Lease Rate</b>	\$30.00 NNN



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ADDITIONAL PHOTOS 7

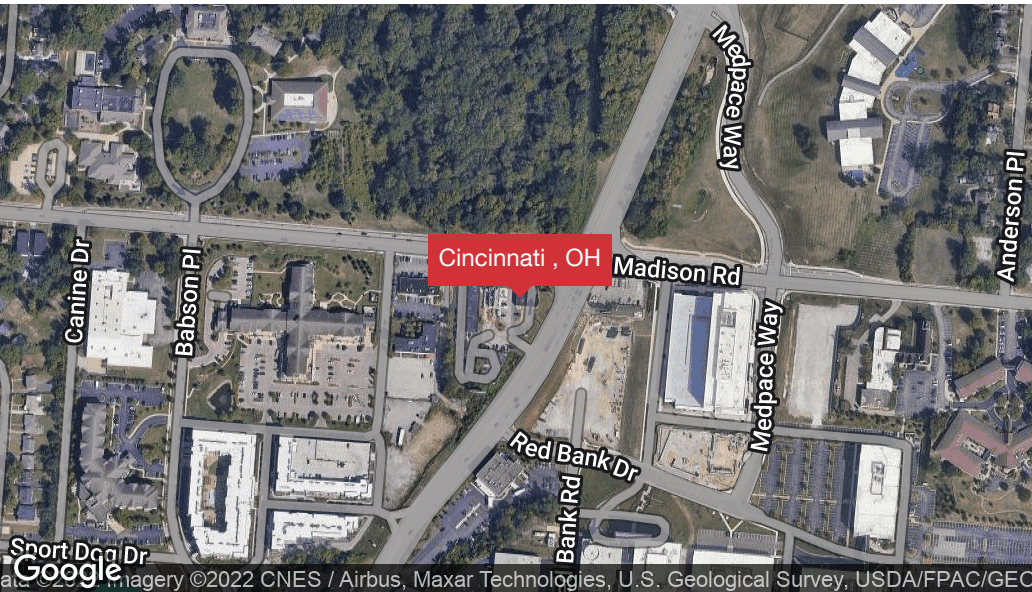
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## Location Description

This retail commercial building sits on a corner lot at the signaled intersection of Madison Road and Red Bank Road in Oakley. Adjacent to the Med Pace Headquarters, Red Dog Apartments and other retailers and restaurants, this premier location has approximately 40,000 VPD.

## Location Details

<b>Market</b>	Oakley
<b>Sub Market</b>	Madisonville, Fairfax, Hyde Park
<b>County</b>	Hamilton
<b>Cross Streets</b>	Red Bank Road and Madison Road

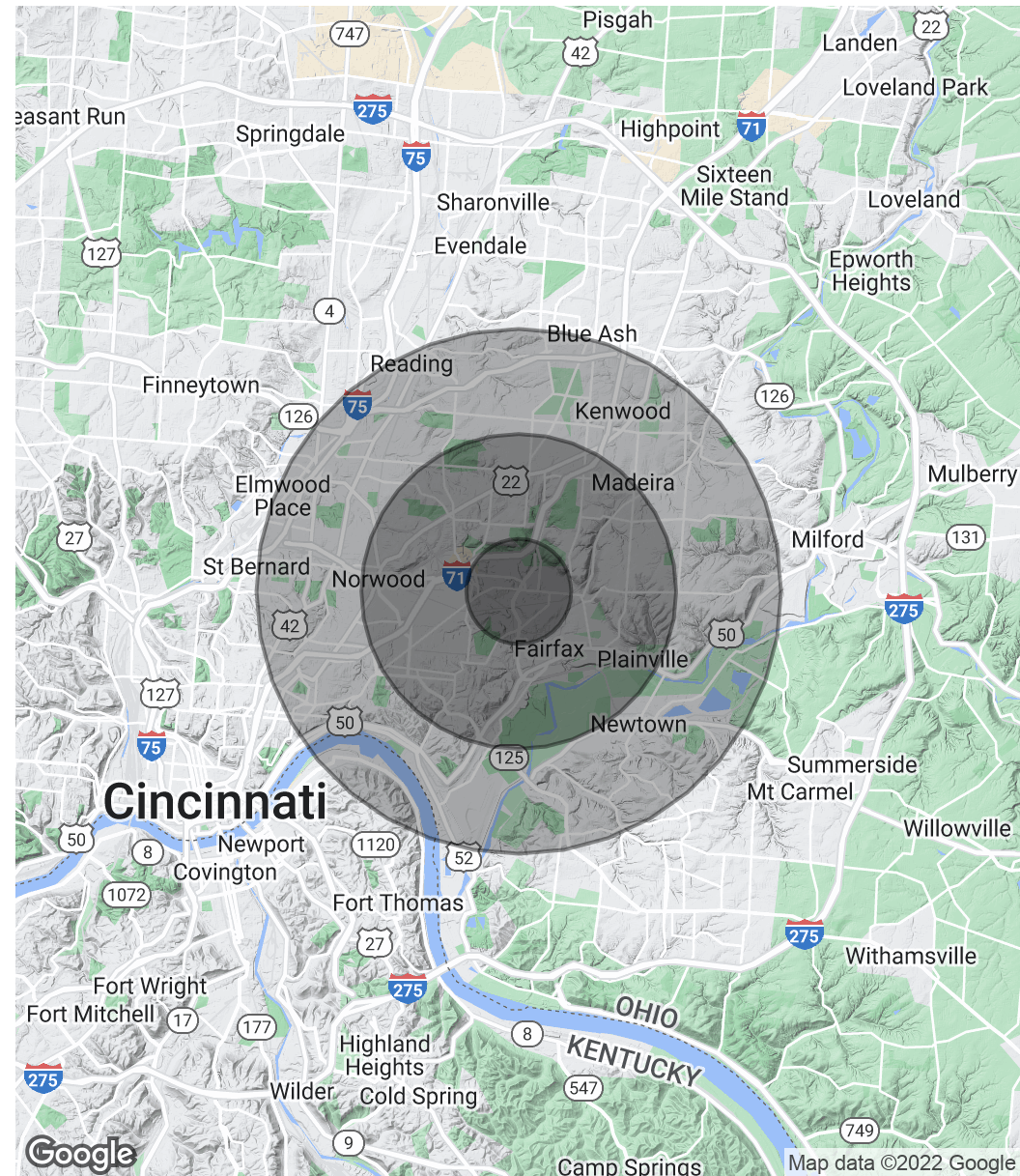


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	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Total Population	9,848	90,557	208,800
Average Age	38.1	38.3	39.4
Average Age (Male)	37.4	37.4	37.7
Average Age (Female)	39.1	40.1	40.9
<b>Households &amp; Income</b>			
Total Households	5,463	46,898	105,658
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$66,386	\$94,164	\$86,838
Average House Value	\$164,820	\$257,617	\$229,738

\* Demographic data derived from 2020 ACS - US Census



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