

Oakley Connection

3348-3372 Madison Rd.
Cincinnati, OH 45209



3,050 SF Available in the Heart of Cincinnati's Midtown Market Corridor!

about the property...

- This site is in the heart of the desirable Oakley trade area, a dense, first-ring suburb of Cincinnati.
- Oakley Connection/Encore at Oakley is a 28,000 SF retail development within a larger mixed-use development.
- The property is located at the signalized intersection of Madison Road and Vandercar Way.
- Tenants within the Oakley Connection development include Starbucks, Condado Taco, Chicken Salad Chick, Crumbl Cookie, McAllister's Deli, Tropical Smoothie Café, and GE Credit Union.
- The property benefits from excellent visibility along the highly trafficked Madison Road and full movement access via a signalized intersection.
- Nearby retail in the area includes Kroger Marketplace, Target, a 14-screen Cinemark, Planet Fitness, Olive Garden, Crunch Fitness, Meijer, Esporta Fitness, Chipotle, Chickfila, and Madtree Brewing.
- The Oakley trade area was twice voted Best Place to live in Cincinnati due to the density of population and the explosion of retail, residential and office development.

Development within the trade area...

- Medpace - \$200 million investment that will add a 562,000 SF development consisting of a nine-story building that will feature a six-story office tower built atop a three-floor parking garage and conference center. Construction began in February 2024 and is scheduled for completion in March 2027. The project is expecting to bring an added 1,500 new job worth \$90 million in payroll.
- Three Oaks - 30 Acres redevelopment of former industrial area to a residential neighborhood that features over 600 homes.
- Arcadia - \$60 million investment delivering 124 townhomes in 2026.





POPULATION

1 Miles	3 Miles	5 Miles
12,164	111,230	240,970



MEDIAN AGE

1 Miles	3 Miles	5 Miles
32.7	35.7	36.7



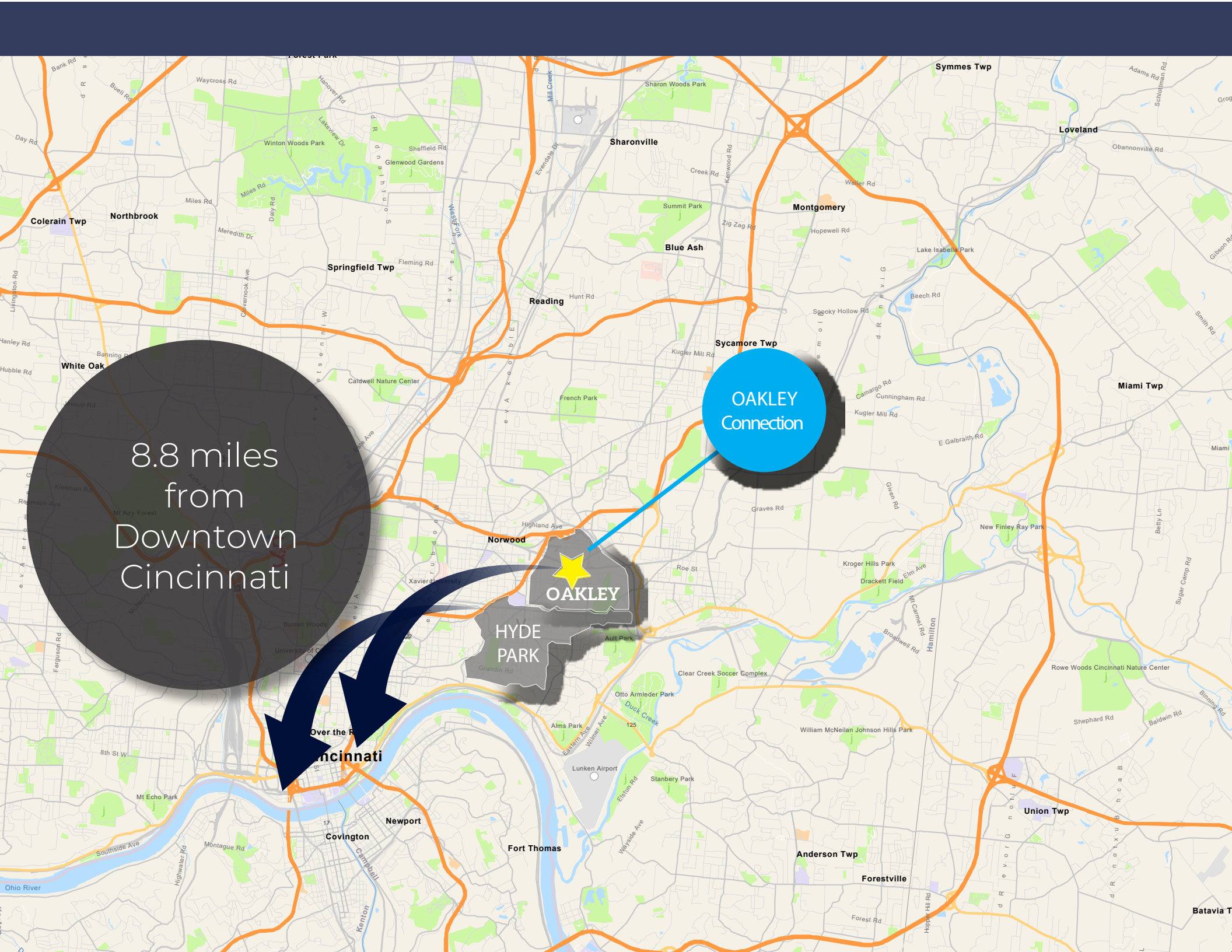
EDUCATION (COLLEGE)

1 Miles	3 Miles	5 Miles
40.2%	30.61%	28.4%



MEDIAN HH INCOME

1 Miles	3 Miles	5 Miles
\$121,913	\$116,482	\$108,753



8.8 miles
from
Downtown
Cincinnati

OAKLEY
Connection

OAKLEY

HYDE
PARK

Over the River
Cincinnati

Oakley Connection

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