

FOR SALE OR LEASE



WPA

WRIGHT PROPERTY ADVISORS

8241 Cornell Road, Suite 210
Cincinnati, OH 45249

COMMERCIAL OFFICE SPACE

7870 CAMARGO ROAD
MADEIRA, OH 45243

BRAD WRIGHT

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FEATURES

5,364 square feet across two levels

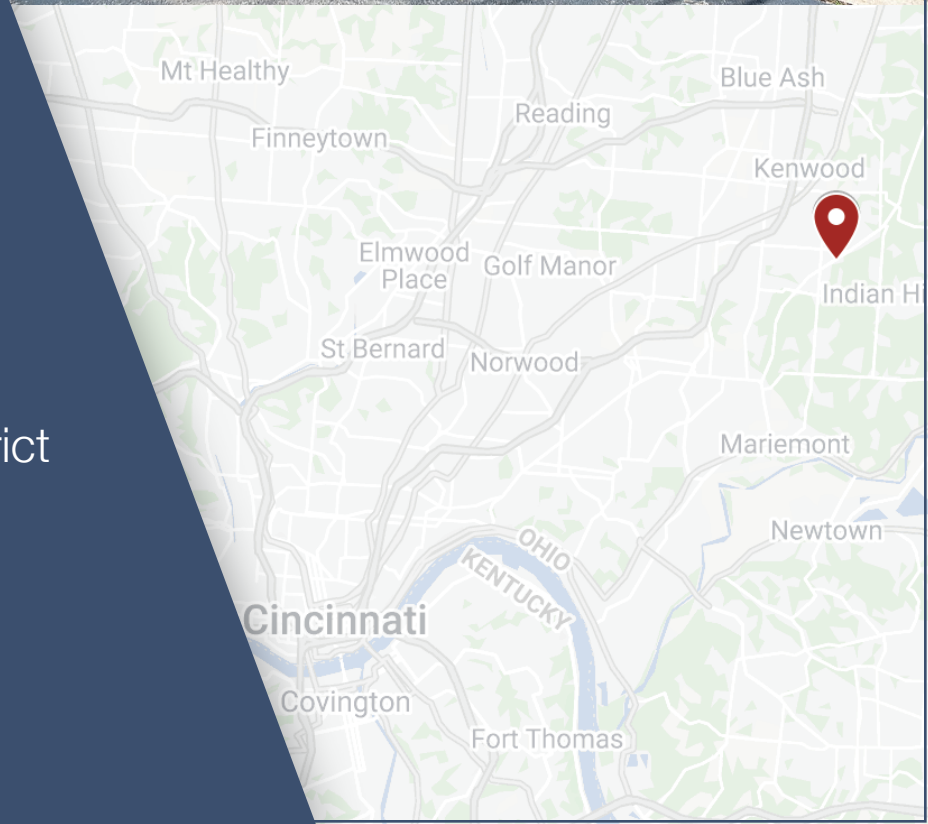
Prime location in the City of Madeira

Versatile property with flexible zoning

Close proximity to I-71 and Kenwood retail district

New roof in 2018

Breakroom with kitchenette



SIZE 5,364 Sq. Ft.
LAND 0.199 Acres
SALE \$400,000
LEASE \$4,500/month + Utilities

CLICK HERE TO VIEW
3D VIRTUAL TOUR



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2020 Total Population	8,066	52,853	138,099
2025 Population	8,185	53,476	139,312
Pop Growth 2020-2025	1.48%	1.18%	0.88%
Average Age	40.5	41.2	40.6

HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	\$309,892	\$199,815	\$218,306
Median Year Built	1955	1954	1956

HOUSEHOLDS

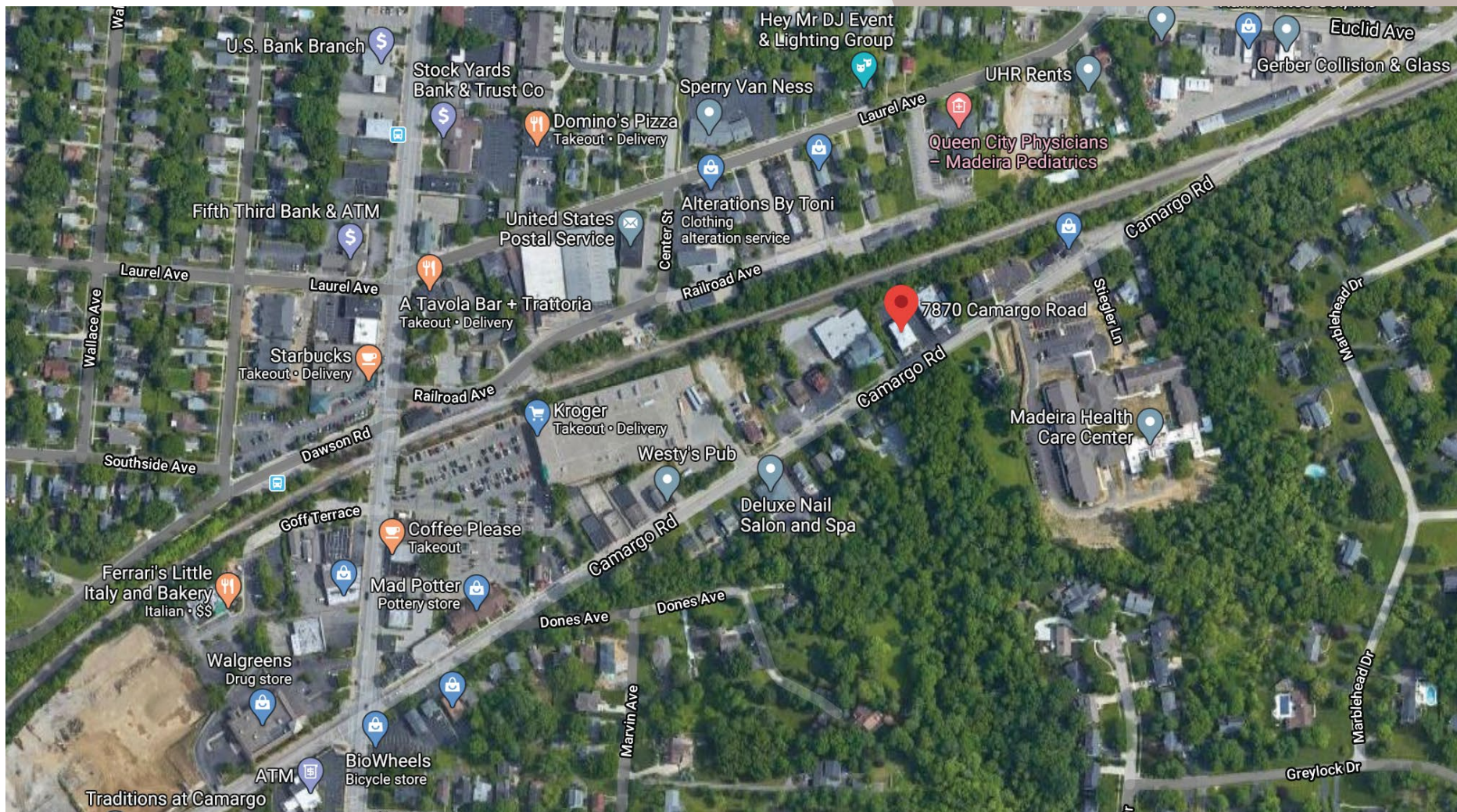
2020 Total Households	3,095	22,816	60,709
HH Growth 2020-2025	1.62%	1.21%	0.88%
Median Household Inc	\$101,633	\$72,390	\$72,536
Avg Household Size	2.6	2.3	2.2
2020 Avg HH Vehicles	2	2	2

TRAFFIC

CROSS STREETS	AVG DAILY VOLUME	COUNT YEAR
Camargo Road & Stiegler Lane	5,573	2020
Miami Avenue & Euclid Ave	13,287	2020



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TRADE AREA

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DETAILS

COUNTY	Hamilton
PARCEL ID	525-0002-0264-00
YEAR BUILT	1971
LAND	0.199 acres
ZONING	Business-B (City of Madeira: 513.561.7228)
CONSTRUCTION	Poured foundation, masonry/frame
ROOF	Membrane replaced in 2018; Mansard replaced in 2014
PARKING	6 spaces plus on street (additional parking may be available)
RESTROOMS	Four (1 full / 3 half)
HEATING	Radiant baseboard (natural gas)
AIR CONDITIONING	Forced air
SECURITY SYSTEM	Yes
GAS & ELECTRIC	Duke Energy
WATER & SEWER	Indian Hill Water Works
TAXES (2019)	\$7,524.98
LEASE TERM	Negotiable

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