

FOR SALE OR LEASE

0.20 AC | 3,291 SF

PATIO



1535 Madison Road
Cincinnati, Ohio 45206

For More Information:

Joshua M. Rothstein

Vice President

+1 513 562 2264

josh.rothstein@colliers.com



Accelerating success.

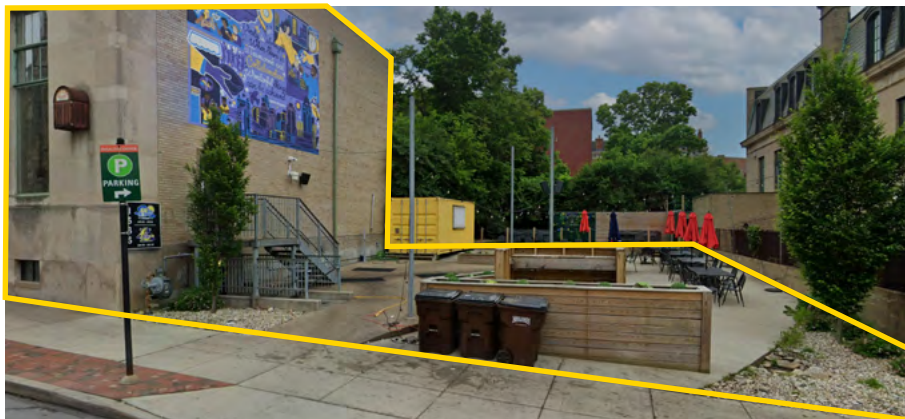
SECOND GEN. RESTAURANT SPACE

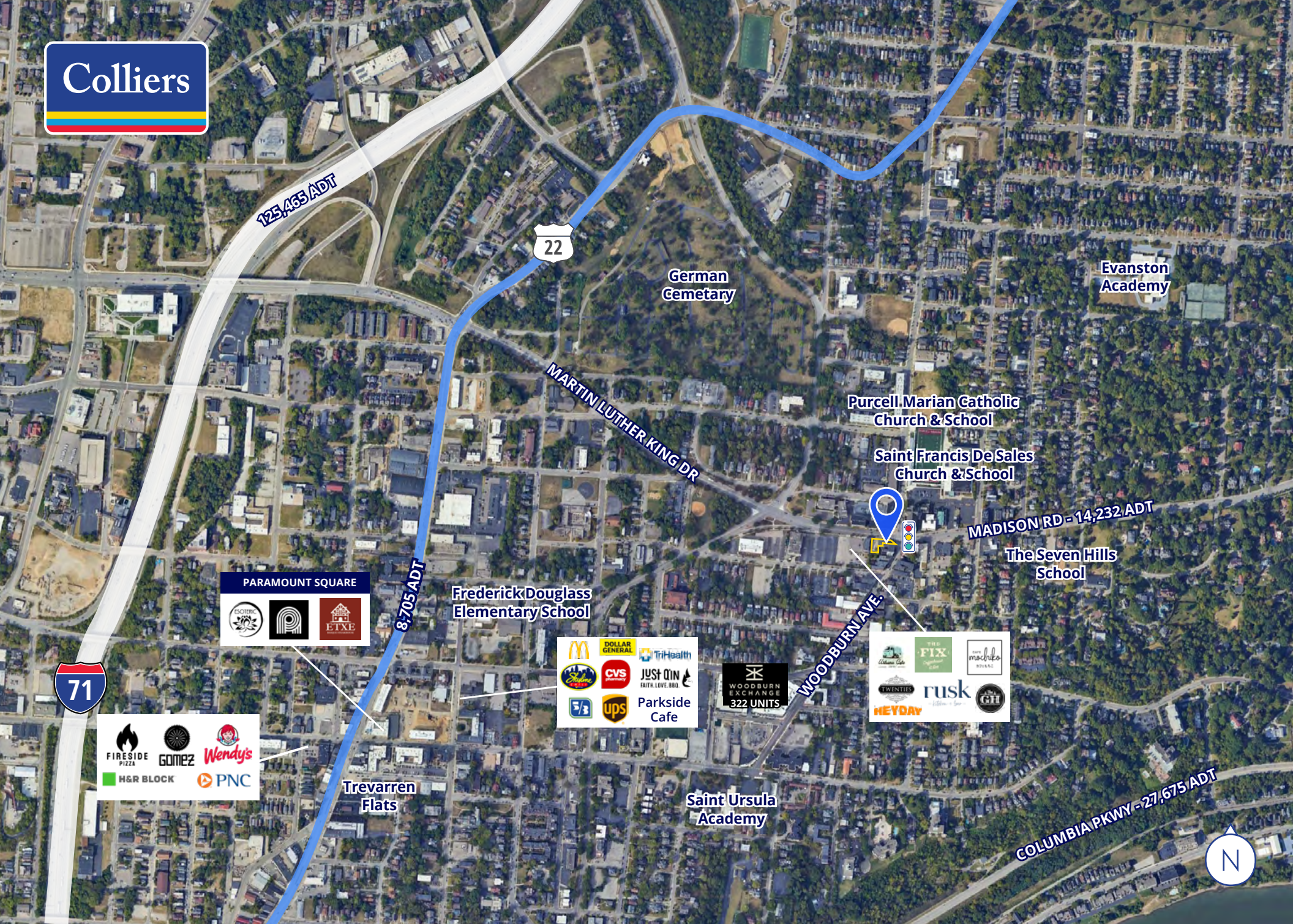
1535 MADISON ROAD, CINCINNATI, OHIO 45206

Highlights

- Premier corner of Woodburn & Madison
- 3,291 SF first level + 3,291 SF lower level
- Located in the Heart of East Walnut Hills
- One of Cincinnati's most exciting urban corridors
- Unique 1921 building with dramatic interior architecture
- \$1.2M renovation with all FF&E included
- New bars, restaurants, & developments all around
- Hundreds of new residences within 1 mile
- Traffic Counts:
 - Woodburn Ave: 5,038 ADT
 - Madison Rd: 14,233 ADT

0.20 AC | 3,291 SF + Patio





Colliers

Hyde Park
1.0 Miles

Clifton
2.0 Miles

MARTIN LUTHER KING DR - 14,386 ADT

HAMILTON COUNTY
DEVELOPMENTAL DISABILITIES
SERVICES

ONYX EAST
THE GH
THE FIX
CAFE mochi

Purcell Marian Catholic
Church & School

MADISON RD - 14,232 ADT

Health

HEYDAY

TWENTIES

rusk

Urbana Cafe

VICTORY PKWY - 6,415 ADT

WOODBURN AVE - 5,038 ADT

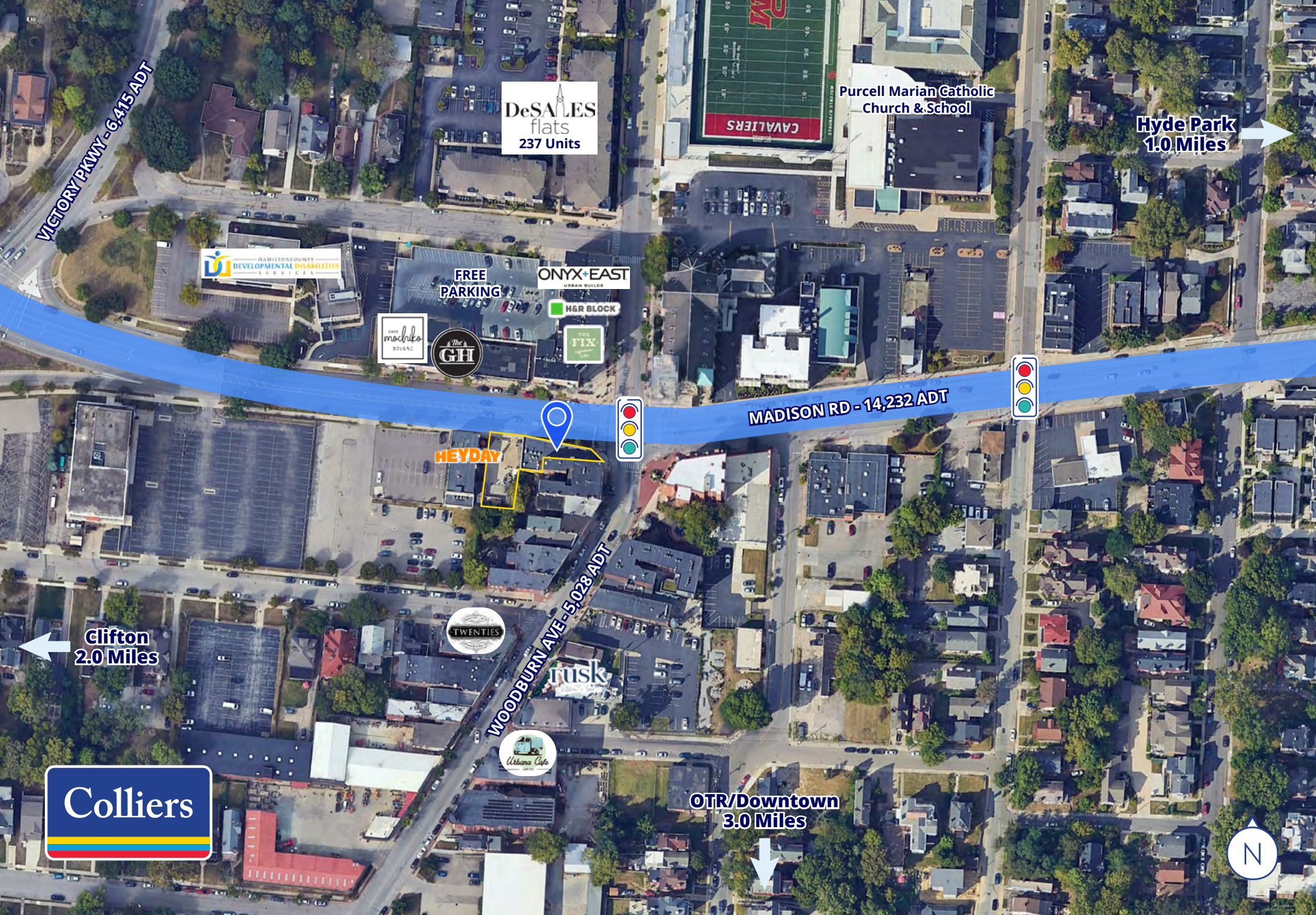
WILLIAM HOWARD TAFT RD

WOODBURN
EXCHANGE
322 UNITS

E MC MILLAN ST

OTR/Downtown
3.0 Miles

N



Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	17,860	160,255	323,252
2010 Total Population	15,024	145,651	289,793
2020 Total Population	14,252	151,090	297,624
2026 Total Population	15,102	160,758	310,393
2026 Group Quarters	315	14,137	17,234
2031 Total Population	15,396	164,499	315,033
2000-2020 Growth Rate: Population (CAGR)	-1.1%	-0.3%	-0.4%
2010-2020 Growth Rate: Population (CAGR)	-0.5%	0.4%	0.3%
2020-2026 Growth Rate: Population (CAGR)	0.9%	1.0%	0.7%
2026-2031 Growth Rate: Population (CAGR)	0.4%	0.5%	0.3%
2026 Total Daytime Population	13,725	279,037	442,693
Workers	7,360	206,703	295,601
Residents	6,365	72,334	147,092
2026 Workers % of Daytime Population	53.6%	74.1%	66.8%
2026 Residents % of Daytime Population	46.4%	25.9%	33.2%
Household Summary			
2000 Households	8,256	71,723	142,416
2010 Households	7,327	65,080	129,146
2026 Households	7,929	73,411	143,155
2026 Average Household Size	1.86	2.00	2.05
2031 Households	8,129	75,866	146,605
2000-2020 Growth Rate: Households (CAGR)	-0.5%	-0.2%	-0.2%
2010-2020 Growth Rate: Households (CAGR)	0.1%	0.5%	0.5%
2020-2026 Growth Rate: Households (CAGR)	1.1%	1.1%	0.9%
2026-2031 Growth Rate: Households (CAGR)	0.5%	0.7%	0.5%
2010 Families	3,084	27,058	59,822
2026 Families	2,791	27,688	60,183
2031 Families	2,805	27,974	60,490
2026-2031 Annual Rate	0.10%	0.21%	0.10%
Housing Unit Summary			
2026 Housing Units	9,371	85,333	163,311
Owner Occupied Housing Units	35.0%	37.0%	40.1%
Renter Occupied Housing Units	65.0%	63.0%	59.9%
Vacant Housing Units	15.4%	14.0%	12.3%
Owner Occupied Median Home Value			
2026 Median Home Value	\$329,359	\$356,276	\$299,827
2031 Median Home Value	\$459,979	\$444,513	\$382,644
Income			
2026 Per Capita Income	\$56,290	\$53,918	\$49,095
2026 Median Household Income	\$61,422	\$71,013	\$66,717
2026 Average Household Income	\$105,438	\$116,920	\$105,810
Household Income Base	7,928	73,411	143,153
<\$15,000	16.6%	12.5%	13.6%
\$15,000 - \$24,999	8.5%	7.3%	7.5%
\$25,000 - \$34,999	4.6%	6.2%	6.6%
\$35,000 - \$49,999	13.1%	10.2%	10.7%
\$50,000 - \$74,999	13.8%	15.9%	16.3%
\$75,000 - \$99,999	10.7%	10.7%	10.7%
\$100,000 - \$149,999	10.7%	12.6%	13.4%
\$150,000 - \$199,999	9.4%	10.2%	9.0%
\$200,000+	12.5%	14.5%	12.1%

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	36.1	31.2	32.9
2020	36.4	30.8	32.9
2026	37.7	31.8	34.0
2031	39.2	32.6	35.2
2026 Population by Age			
Total	15,104	160,758	310,394
0 - 4	4.9%	4.6%	5.4%
5 - 9	4.4%	4.1%	5.1%
10 - 14	4.0%	3.9%	4.7%
15 - 19	4.7%	7.7%	6.8%
20 - 24	7.2%	16.1%	11.6%
25 - 29	10.3%	10.0%	9.0%
30 - 34	10.4%	9.8%	9.4%
35 - 39	7.7%	7.1%	7.3%
40 - 44	5.9%	5.5%	6.0%
45 - 49	5.0%	4.3%	5.0%
50 - 54	5.0%	4.4%	4.8%
55 - 59	5.6%	4.5%	4.8%
60 - 64	6.1%	4.8%	5.2%
65 - 69	6.1%	4.4%	5.0%
70 - 74	5.0%	3.6%	4.2%
75 - 79	3.5%	2.5%	2.8%
80 - 84	2.3%	1.5%	1.6%
85+	2.0%	1.2%	1.4%
18+	83.9%	84.9%	81.8%
21+	80.7%	75.4%	75.3%
2026 Population by Race/Ethnicity			
Total	15,102	160,758	310,393
White Alone	38.5%	62.4%	59.2%
Black Alone	52.3%	25.6%	28.3%
American Indian Alone	0.3%	0.2%	0.3%
Asian Alone	1.8%	3.8%	2.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.1%	1.8%	2.9%
Two or More Races	5.9%	6.1%	6.4%
Hispanic Origin	3.2%	4.4%	5.7%
Diversity Index	60.1	57.8	61.1
2026 Population 25+ by Educational Attainment			
Total	11,307	102,134	206,282
Less than 9th Grade	2.0%	1.7%	2.1%
9th - 12th Grade, No Diploma	8.8%	4.9%	5.5%
High School Graduate	12.4%	15.3%	17.1%
GED/Alternative Credential	4.1%	4.4%	4.8%
Some College, No Degree	15.2%	13.8%	15.1%
Associate Degree	6.1%	6.5%	7.4%
Bachelor's Degree	27.7%	29.7%	27.9%
Graduate/Professional Degree	23.5%	23.6%	20.1%

For More Information:

Joshua M. Rothstein

Vice President

+1 513 562 2264

josh.rothstein@colliers.com



Colliers | Greater Cincinnati

191 Rosa Parks Street, Suite 501

Cincinnati, Ohio 45202

P: +1 513 721 4200

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Copyright © 2025