

Office Space For Lease



PROPERTY OVERVIEW

Outstanding, highly visible, OFFICE SPACE FOR LEASE in the coveted I-71 Office Market Corridor, right in the heart of Hyde Park and Rookwood! Located on the corner of Madison and Edwards Roads, the available space in this building offers amazing access to the ever-popular Rookwood Commons & Pavilion, while also offering a short drive to Oakley, Mt. Lookout and Hyde Park Squares.

Hyde Park Center
2727 Madison Road

FEATURES

- **Location, Location, Location!**
- **Class A Location at Below-Market Rate!**
- Recently Renovated Common Areas
- Up to 10,500 SF Available for Lease (Divisible)
- New Exterior Renovation
- 1/2 Mile to I-71, 2 Miles to SR 562 (Norwood Lateral)

LOCATION

2727 Madison Road
Cincinnati, OH 45209

CONTACT

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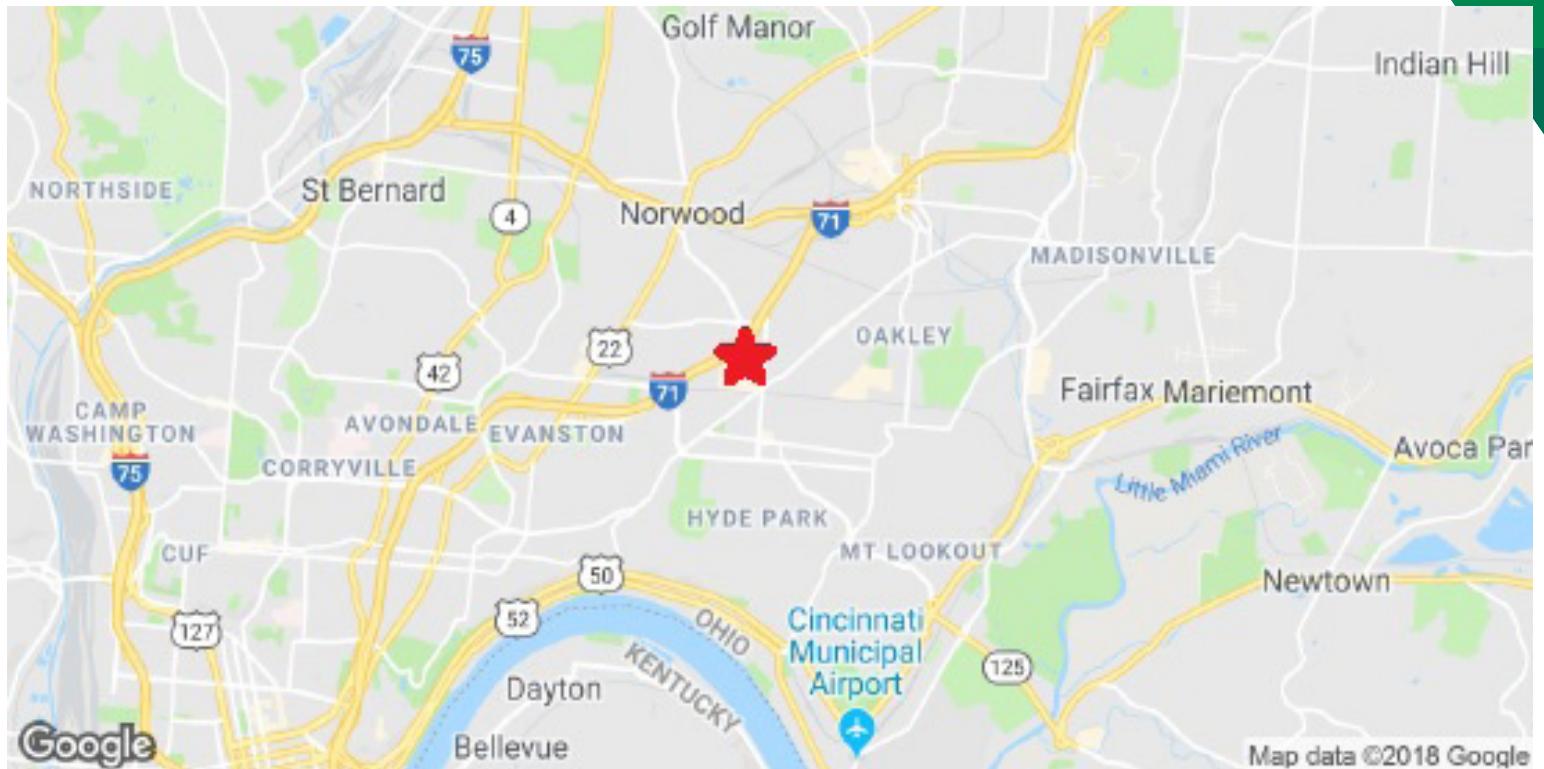
COMMERCIAL REAL ESTATE SERVICES

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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

Hyde Park Center

| | |
|-----------------------------|--|
| Address/City/County: | 2727 Madison Road Cincinnati, Hamilton County, OH 45209 |
| Available SF: | 2,000 - 10,500 SF |
| Lease Rate: | \$15.00 - \$19.00/SF/YR Full Service |
| Building Size: | 60,000 SF |
| Parking: | Ample, Free, Off-Street |
| Market: | Hyde Park |
| Submarket: | Fairfax/Mt. Lookout/Hyde Park |



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Demographic Summary Report

Hyde Park Center

2701-2737 Madison Rd, Cincinnati, OH 45209

Building Type: **Class B Office**
 Class: **B**
 RBA: **60,000 SF**
 Typical Floor: **15,000 SF**

Total Available: **17,531 SF**
 % Leased: **70.78%**
 Rent/SF/Yr: **\$17.35**



| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|---------------|---------------|----------------|
| Population | | | |
| 2028 Projection | 16,864 | 111,424 | 277,692 |
| 2023 Estimate | 17,078 | 111,098 | 275,277 |
| 2010 Census | 18,642 | 111,412 | 265,908 |
| Growth 2023 - 2028 | -1.25% | 0.29% | 0.88% |
| Growth 2010 - 2023 | -8.39% | -0.28% | 3.52% |
| 2023 Population by Hispanic Origin | 753 | 4,352 | 10,551 |
| 2023 Population | 17,078 | 111,098 | 275,277 |
| White | 15,043 88.08% | 64,823 58.35% | 166,185 60.37% |
| Black | 993 5.81% | 40,505 36.46% | 91,949 33.40% |
| Am. Indian & Alaskan | 40 0.23% | 334 0.30% | 747 0.27% |
| Asian | 582 3.41% | 2,288 2.06% | 8,548 3.11% |
| Hawaiian & Pacific Island | 6 0.04% | 79 0.07% | 256 0.09% |
| Other | 413 2.42% | 3,069 2.76% | 7,591 2.76% |
| U.S. Armed Forces | 19 | 35 | 114 |
| Households | | | |
| 2028 Projection | 8,662 | 51,337 | 123,696 |
| 2023 Estimate | 8,788 | 51,241 | 122,565 |
| 2010 Census | 9,716 | 52,113 | 119,227 |
| Growth 2023 - 2028 | -1.43% | 0.19% | 0.92% |
| Growth 2010 - 2023 | -9.55% | -1.67% | 2.80% |
| Owner Occupied | 4,353 49.53% | 23,688 46.23% | 54,952 44.83% |
| Renter Occupied | 4,435 50.47% | 27,553 53.77% | 67,613 55.17% |
| 2023 Households by HH Income | 8,791 | 51,241 | 122,566 |
| Income: <\$25,000 | 986 11.22% | 11,573 22.59% | 30,554 24.93% |
| Income: \$25,000 - \$50,000 | 1,236 14.06% | 10,483 20.46% | 23,833 19.45% |
| Income: \$50,000 - \$75,000 | 1,401 15.94% | 7,754 15.13% | 19,118 15.60% |
| Income: \$75,000 - \$100,000 | 850 9.67% | 4,654 9.08% | 11,491 9.38% |
| Income: \$100,000 - \$125,000 | 952 10.83% | 4,547 8.87% | 10,218 8.34% |
| Income: \$125,000 - \$150,000 | 901 10.25% | 3,197 6.24% | 6,863 5.60% |
| Income: \$150,000 - \$200,000 | 893 10.16% | 3,767 7.35% | 8,678 7.08% |
| Income: \$200,000+ | 1,572 17.88% | 5,266 10.28% | 11,811 9.64% |
| 2023 Avg Household Income | \$124,571 | \$90,945 | \$87,440 |
| 2023 Med Household Income | \$97,720 | \$58,693 | \$56,830 |

The Following Information Has Been Prepared By The Everest Group
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7/21/2023

