



RATH EQUITY, LTD.

FULLY BUILT OUT OFFICE SPACE FOR LEASE

5548 STEWART AVE
CINCINNATI, OH 45227

2,000 SF AVAILABLE
PRIME LOCATION & ACCESSIBILITY

ASKING RATE:
\$13 MG



PROPERTY OVERVIEW

Located at 5548 Stewart Avenue in Cincinnati's thriving Madisonville neighborhood, this newly renovated 4,000 SF office building offers 2,000 SF of turnkey second-floor office space available for lease. Ideal for small businesses, the suite features a fully built-out floor plan including five private offices, a spacious conference room, two restrooms, and a kitchenette with modern appliances. Tenants are responsible for electric and in-suite janitorial, and lease terms are negotiable. With its strategic location near I-71, Madison Road, and just minutes from both Lunken and CVG airports, the property offers exceptional accessibility and convenience for professionals and clients alike.

LEASE RATE

\$13 MG

AVAILABLE SQ FT

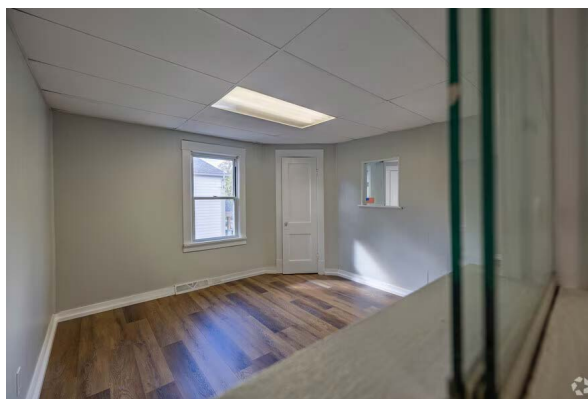
2,000

USE

Office

PROPERTY HIGHLIGHTS

- >> Recently renovated, move-in-ready office space
- >> Located in Madisonville, a fast-growing Cincinnati submarket with robust commercial and residential development
- >> Walking distance to local retail, restaurants, and public transportation options
- >> Strong local employment base supported by Fortune 500 companies and emerging startups
- >> Close proximity to Norfolk Southern and CSX freight rail lines—ideal for logistics-oriented businesses
- >> Ample natural light and functional layout designed to enhance workplace productivity



PROPERTY AERIAL



NEARBY AMENITIES

LOWE'S



HomeBuys
The Best for Less



FLOOR
DECOR &



DOLLAR GENERAL

DUNKIN'

562



TARGET

meijer



CINEMARK



Olive
Garden
ITALIAN KITCHEN



McALISTER'S
DELI



HYDE PARK
Golf & Country Club



INTERSTATE
71

INTERSTATE
71

RED BANK PKWY

MADISON RD

MADISON RD

DEMOGRAPHICS

2025 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	8,796	88,186	205,016
Households	4,186	41,073	90,734
Families	1,852	19,933	46,141
Average Household Size	1.97	2.11	2.20
Owner Occupied Housing Units	1,726	23,351	51,322
Renter Occupied Housing Units	2,460	17,722	39,412
Median Age	40.5	38.2	38.2
Median Household Income	\$60,153	\$84,018	\$79,038
Average Household Income	\$103,362	\$135,792	\$130,698

2030 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	8,865	89,081	206,051
Households	4,212	41,341	90,866
Families	1,836	19,762	45,592
Average Household Size	1.97	2.11	2.20
Owner Occupied Housing Units	1,772	23,887	52,429
Renter Occupied Housing Units	2,440	17,454	38,437
Median Age	42.1	39.5	39.5
Median Household Income	\$67,779	\$98,039	\$92,918
Average Household Income	\$116,285	\$152,856	\$147,726



205,016

5-Mile
Population



\$79,038

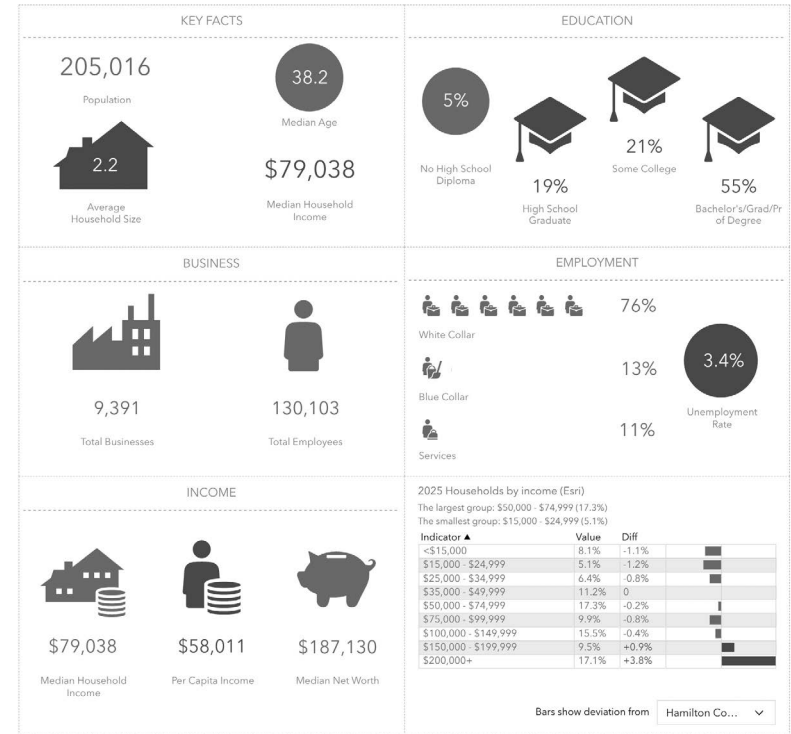
5-Mile Median
Household Income



90,734

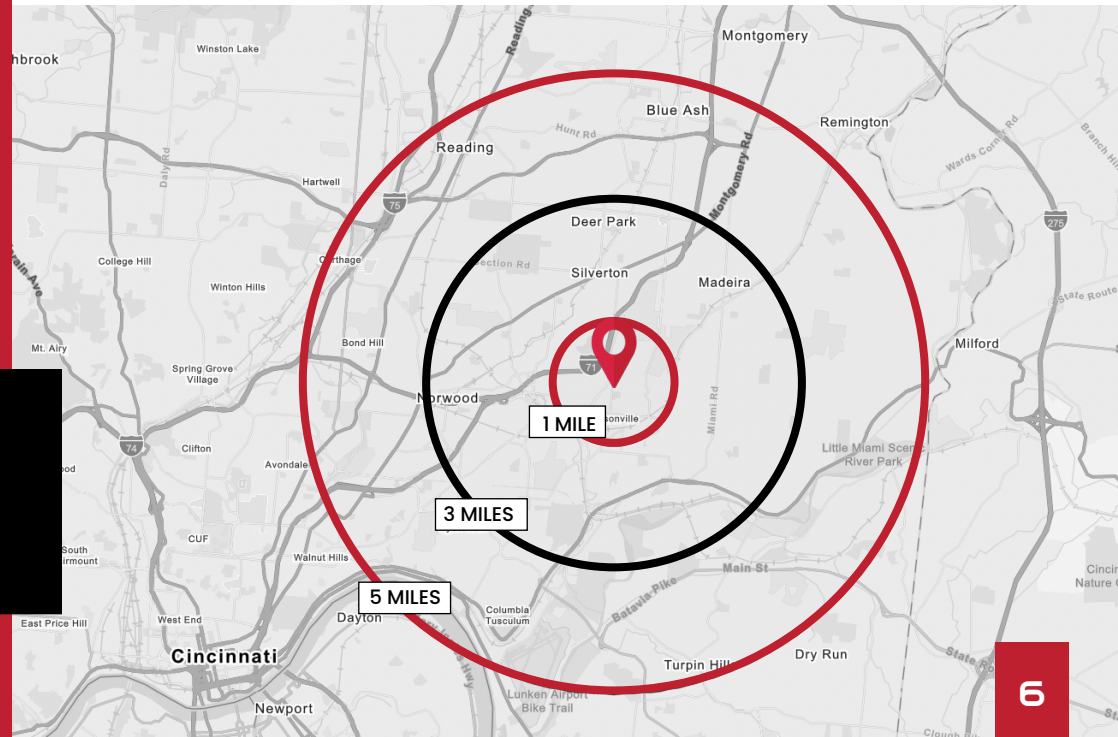
5-Mile
Households

5 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Asle. The vintage of the data is 2021, 2026.

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