

# STANDALONE RETAIL BUILDING FOR SALE

MADISON, OHIO

6641 CHAPEL RD.



3,700 SF TOTAL  
TWO STOREFRONTS



2,500 SF  
1,200 SF

# FACT SHEET

## MADISON, OHIO

6641 CHAPEL RD.

### Size and Location

Standalone 3,700 SF retail building for Sale with two storefronts (2,500 SF and 1,200 SF) positioned along a local connector corridor in Madison, Ohio.

- Two clearly divided suites allowing for dual income or owner user flexibility
- Convenient access to Interstate 90 providing regional connectivity to surrounding markets
- Located near primary routes including State Route 528 and U.S. Route 20
- Positioned within a consistent, locally supported retail and service corridor



### Property Highlights

- 3,700 SF standalone retail building
- Two storefronts: 2,500 SF and 1,200 SF
- Ideal for owner occupant with supplemental rental income
- Functional layout suited for retail, office, or service users
- Strong fit for destination and repeat customer based businesses
- Stable trade area supporting long term tenancy and occupancy

Area Demographics	3 mi.	5 mi.	7 mi.
Total Population	13,780	21,151	35,159
Avg. Household Income	\$86,612	\$92,008	93,207
Daytime Employees	2,944	4,799	8,466

# RADIUS MAP

## MADISON, OHIO

6641 CHAPEL RD.

6641 Chapel Rd Madison, OH 44057	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2025 Estimated Population	13,780	21,151	35,159
2030 Projected Population	13,573	20,835	34,795
2020 Census Population	13,603	20,910	34,456
2010 Census Population	13,971	21,394	35,850
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	-	-	-0.1%
2025 Median Age	44.3	44.2	43.8
<b>Households</b>			
2025 Estimated Households	5,827	8,764	14,596
2030 Projected Households	5,821	8,752	14,603
2020 Census Households	5,643	8,480	14,029
2010 Census Households	5,399	8,247	13,876
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	92.3%	91.9%	91.5%
2025 Estimated Black or African American	1.7%	1.7%	1.7%
2025 Estimated Asian or Pacific Islander	1.0%	0.8%	0.8%
2025 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2025 Estimated Other Races	4.9%	5.4%	6.0%
2025 Estimated Hispanic	4.3%	4.7%	5.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$86,612	\$92,008	\$93,207
2025 Estimated Median Household Income	\$67,835	\$73,374	\$73,268
2025 Estimated Per Capita Income	\$36,765	\$38,276	\$38,868
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.5%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	7.0%	7.4%	7.3%
2025 Estimated High School Graduate	40.2%	39.0%	39.1%
2025 Estimated Some College	23.1%	23.2%	22.3%
2025 Estimated Associates Degree Only	11.1%	10.9%	10.3%
2025 Estimated Bachelors Degree Only	9.5%	10.6%	12.4%
2025 Estimated Graduate Degree	7.8%	7.4%	7.1%
<b>Business</b>			
2025 Estimated Total Businesses	356	569	971
2025 Estimated Total Employees	2,944	4,799	8,466
2025 Estimated Employee Population per Business	8.3	8.4	8.7
2025 Estimated Residential Population per Business	38.7	37.2	36.2

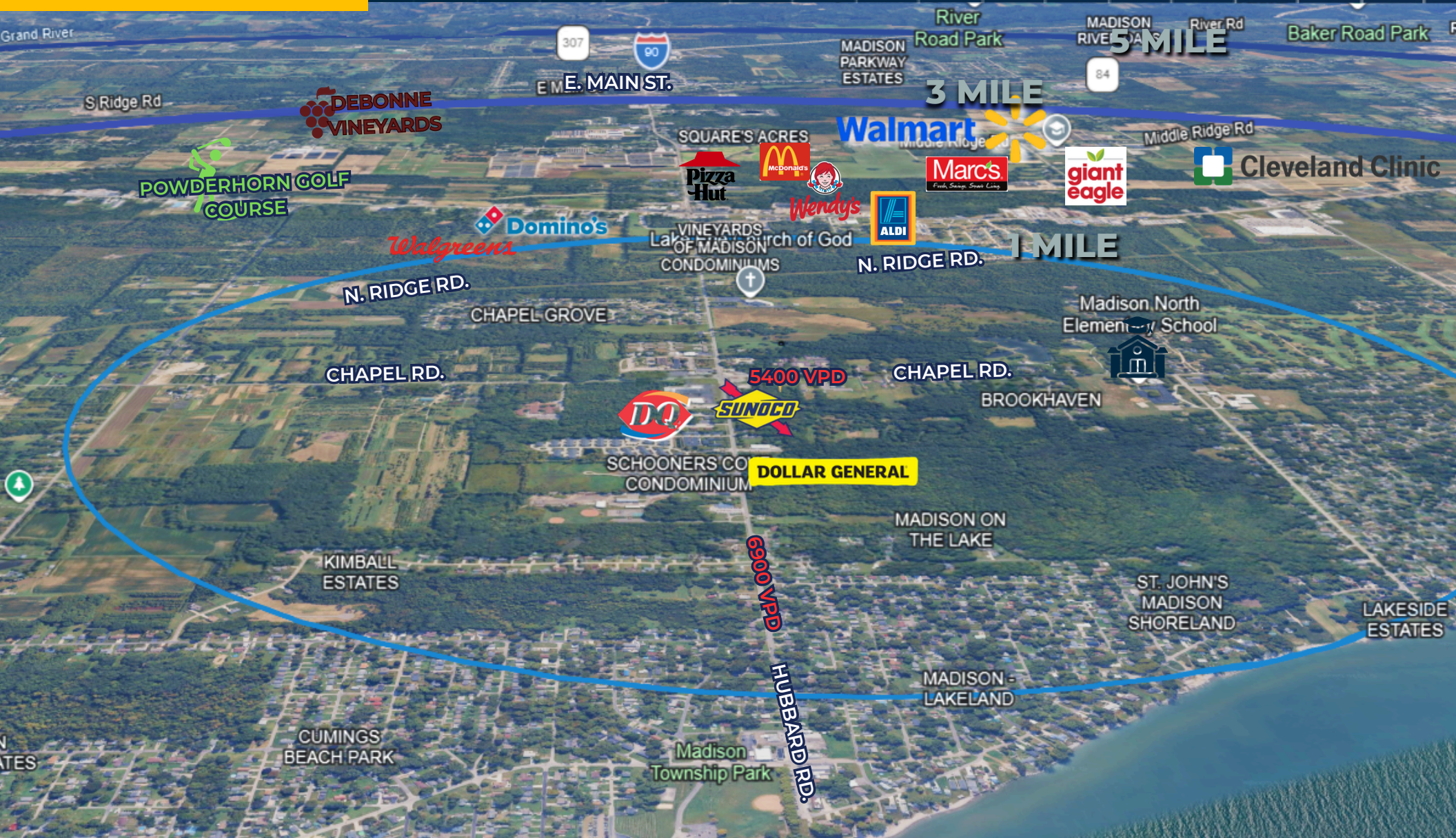
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# AERIAL VIEW

MADISON, OHIO

6641 CHAPEL RD.



# CONTACT INFORMATION

MADISON, OHIO

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