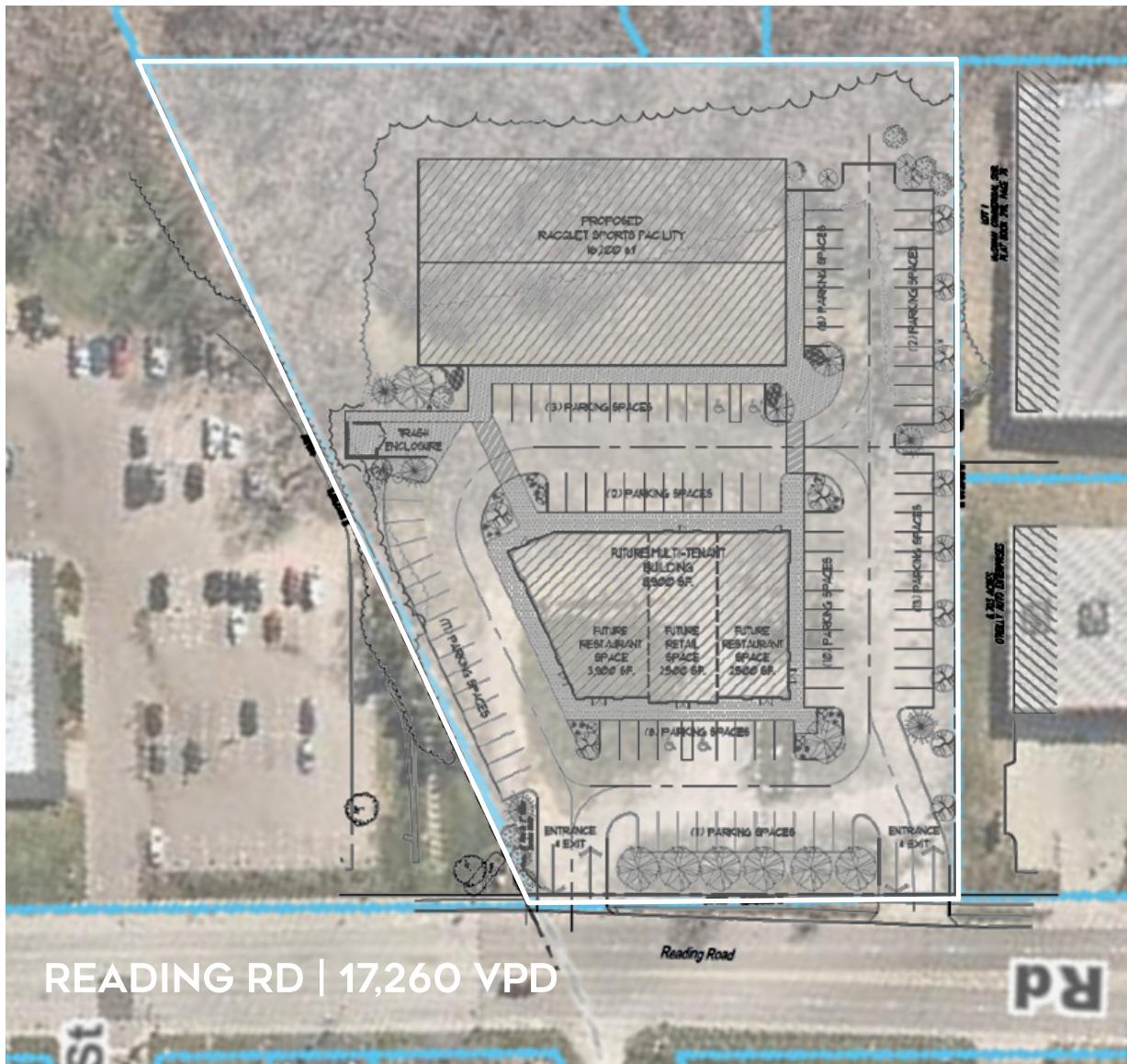


FOR LEASE | MIXED-USE DEVELOPMENT

8,900 SF RETAIL (DIVIDE TO 2,500 SF) & 16,200 SF RACQUET SPORTS FACILITY

10890 READING ROAD

EVENDALE, OH 45241



READING RD | 17,260 VPD

OFFERING SUMMARY

Address	10890 Reading Rd Evendale, OH 45241
Square Footage	8,900 SF Retail Divisible to 2,500 SF 16,200 SF Racquet Sports Facility
Year Built	New Construction Build-To-Suit
Construction	All Brick & Natural Stone Construction
Traffic Count	17,260 VPD
Municipality	Village of Evendale
Zoning	GC - General Commercial



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2181 VICTORY PARKWAY | SUITE 102
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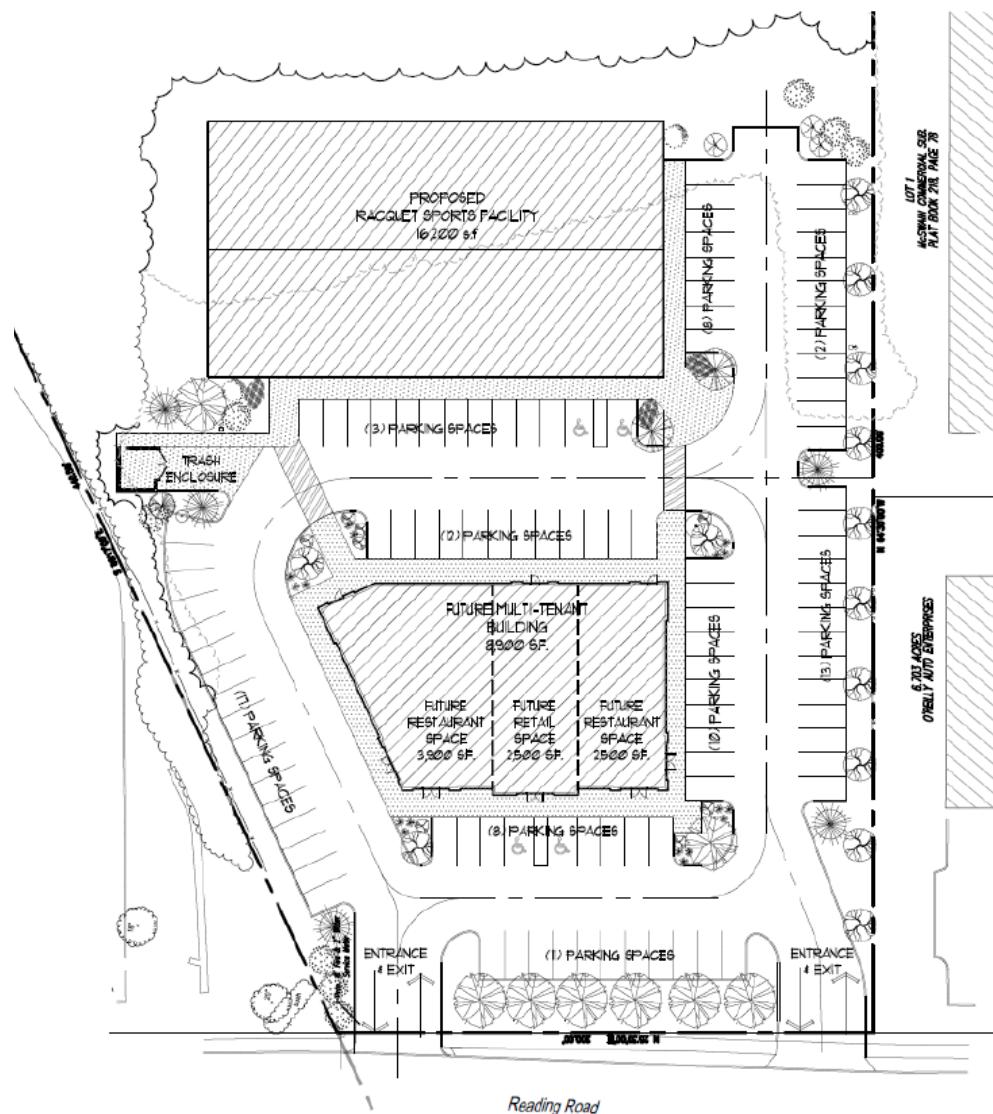
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PROPERTY DESCRIPTION

This new mixed-use retail development will include a 8,900 SF multi-tenant retail building (spaces range from 2,500 SF to 3,900 SF) and a 16,200 SF racquet sports facility - located in the Village of Evendale along the busy Reading Rd commercial corridor. With several other thriving retailers, employers, and recreational facilities in the immediate area, coupled with high traffic counts and excellent demographics, this site offers end users and their customers an attractive and vibrant location.

Brick, stone, and glass exterior finishes will enhance the appeal of the property, providing a welcome setting for all to enjoy. Inquire for more details!

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PROPERTY DETAILS

- Mixed-Use Development caters to wide variety of businesses
- 106 parking spaces available
- Large lot with two (2) full access curb cuts
- Excellent Visibility & Monument Signage Available
- Flexible Layout & Configuration
- Racquet Sports Facility will be a major traffic generator
- Across the street from Queen City Sportsplex
- High Traffic Area—17,260 VPD count

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<u>Population:</u>			
2024 Total Population	4,060	40,602	152,348
2024 Daytime Population	8,825	88,183	242,263
<u>Income & Home Values:</u>			
2024 Avg HH Income	\$150,704	\$130,651	\$123,847
2024 Median HH Income	\$101,594	\$88,715	\$85,649
2024 Per Capita Income	\$65,076	\$53,885	\$50,460
2024 Average Home Value	\$320,622	\$356,505	\$356,048

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