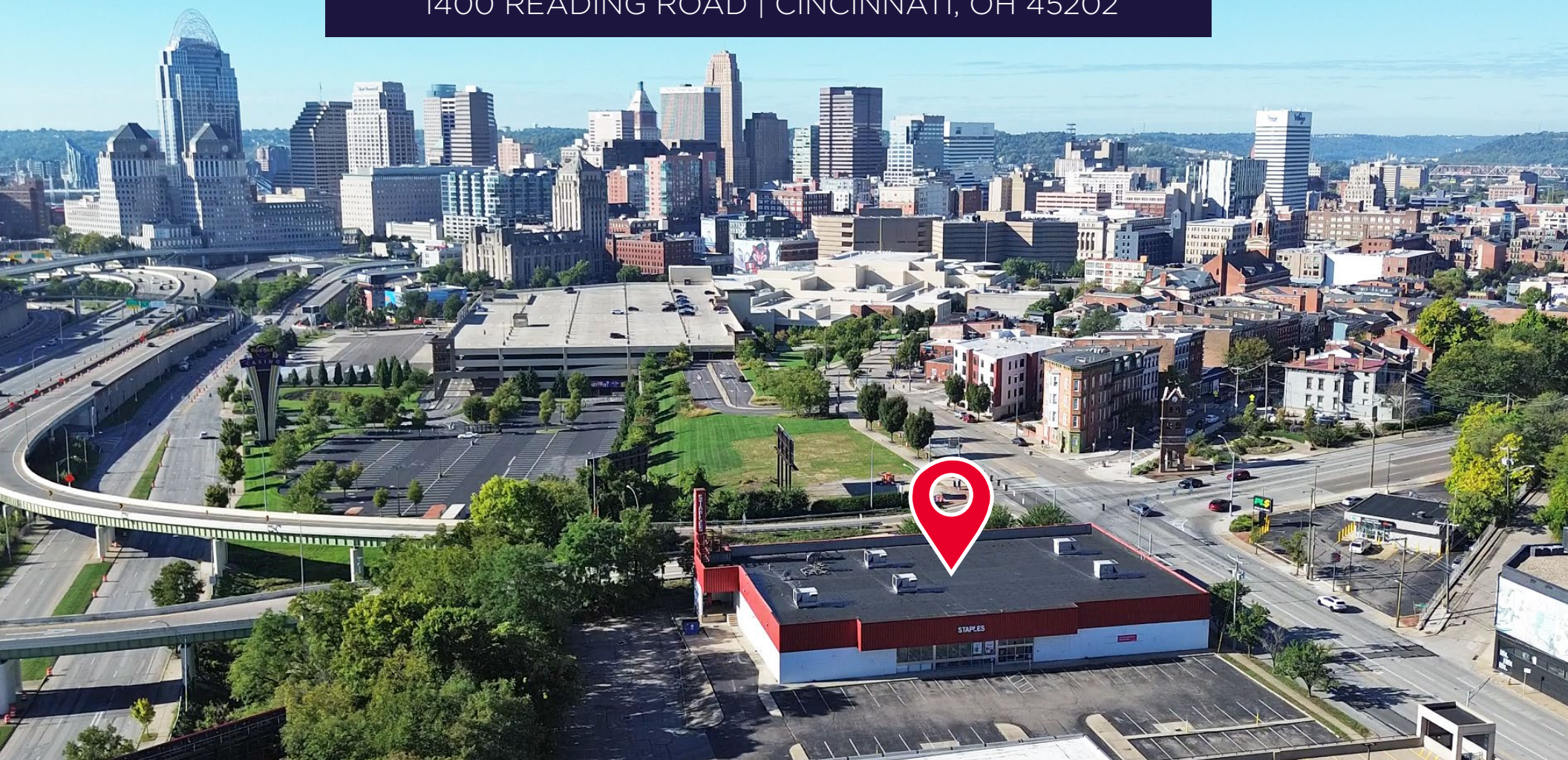




For Sale

RETAIL BOX ON 1.2 ACRE SITE

1400 READING ROAD | CINCINNATI, OH 45202



EXCLUSIVE LISTING - DO NOT DISTURB - TENANT STILL OPERATING
FREE-STANDING RETAIL OR REDEVELOPMENT OPPORTUNITY
17,992 SF ON 1.2 ACRES

For more information, contact:

ANDREW SELLET

+1 513 763 3053

andrew.sellet@cushwake.com

PROPERTY OVERVIEW

PROPERTY SNAPSHOT



PROPERTY SIZE

17,992 SF



ACRES

1.224



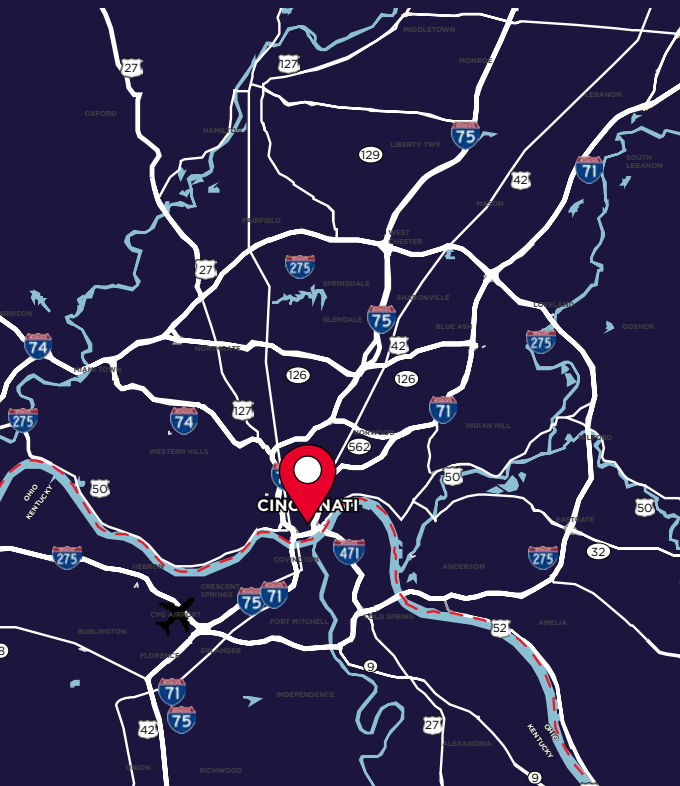
PARKING

65+



ZONING

DD, CINCINNATI



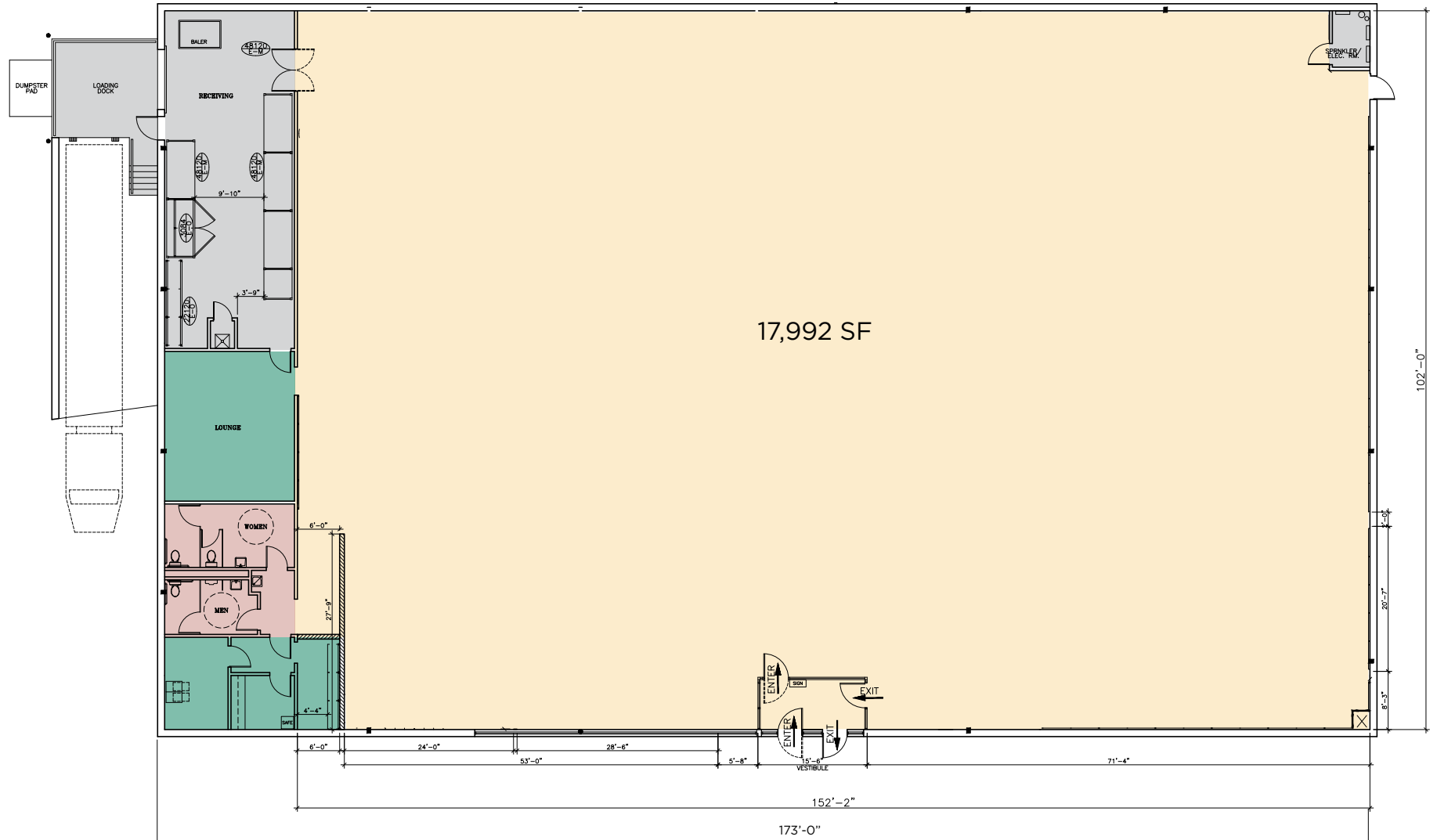
PROPERTY HIGHLIGHTS


- Rare Opportunity in Downtown Cincinnati!
- 17,992 SF free-standing retail building on 1.224 Acres
- Open floor plans and large storefront windows
- (1) Loading dock
- Built in 1991 and renovated in 2002
- 65+ surface parking spaces
- Large signage opportunities facing I-71 and downtown
- Directly next to a 380 space public parking garage (721 Reading Rd)
- Located in the heart of Cincinnati's urban core, surrounded by businesses, restaurants and entertainment attractions.



PROPERTY OVERVIEW

BUILDING FLOOR PLAN



 On & Off Ramp
(1 mile North) ↑

P

721 Reading
Road
Parking
Garage

380 Spaces

High St.

Reading Rd. 24,000 VPD

1.224 AC

I-471 Off Ramp

I-471 On Ramp

E. Liberty St. 17,000 VPD



10,000 VPD



123,000 VPD



Gilbert Ave







ST. BERNARD

HYDE PARK

VA Health

Cincinnati
Children's
Health

TriHealth

Shriners Hospitals
for Children
Love to the rescue!

CLIFTON

WALNUT HILLS

UNIVERSITY OF
Cincinnati

The Christ Hospital

(OTR)
OVER
THE
RHINE

Hard Rock
CASINO

1400 READING

DOWNTOWN
CINCINNATI

BELLEVUE

NEWPORT

COVINGTON



**WITHIN 3 MILES OF
6 LOCAL HOSPITAL'S**

Christ Hospital
Cincinnati Children's
UC Health
Tri-Health
VA Health
Shriners Hospital
for Children

LOCATION OVERVIEW

DOWNTOWN STATS

Over 11,000 people live downtown. More than half of them are Millennials, because educated young professionals and recent college graduates choose to live in Cincinnati over any other city in the country. Similarly, Downtown Cincinnati has the most Graduate Degree holders of any of its peers.

**Fortune
500**

**companies to call
Downtown Cincinnati home:**

American Financial Group, Inc.
Fifth Third Bank
Kroger
P&G
W&S

11,000 Cincinnatians Call Downtown Home

68K

Downtown
Jobs

11K+

Residents

5

Fortune 500
Companies

\$6B

Annual
Payroll

LOCATION OVERVIEW

CINCINNATI REGION

30th

Largest MSA
in the U.S.

2.22

Million
People

1.3

Million
Employees

7

Fortune 500
Companies



Largest MSA in Ohio
Lowest Cost of Living in Major Metros
Largest U.S. Inland Port
Best Regional Airport in North America



Four professional sports teams

The fifth-oldest symphony in the nation

Top Aquarium in the Midwest - Newport Aquarium

The oldest and largest public arts fund in the nation

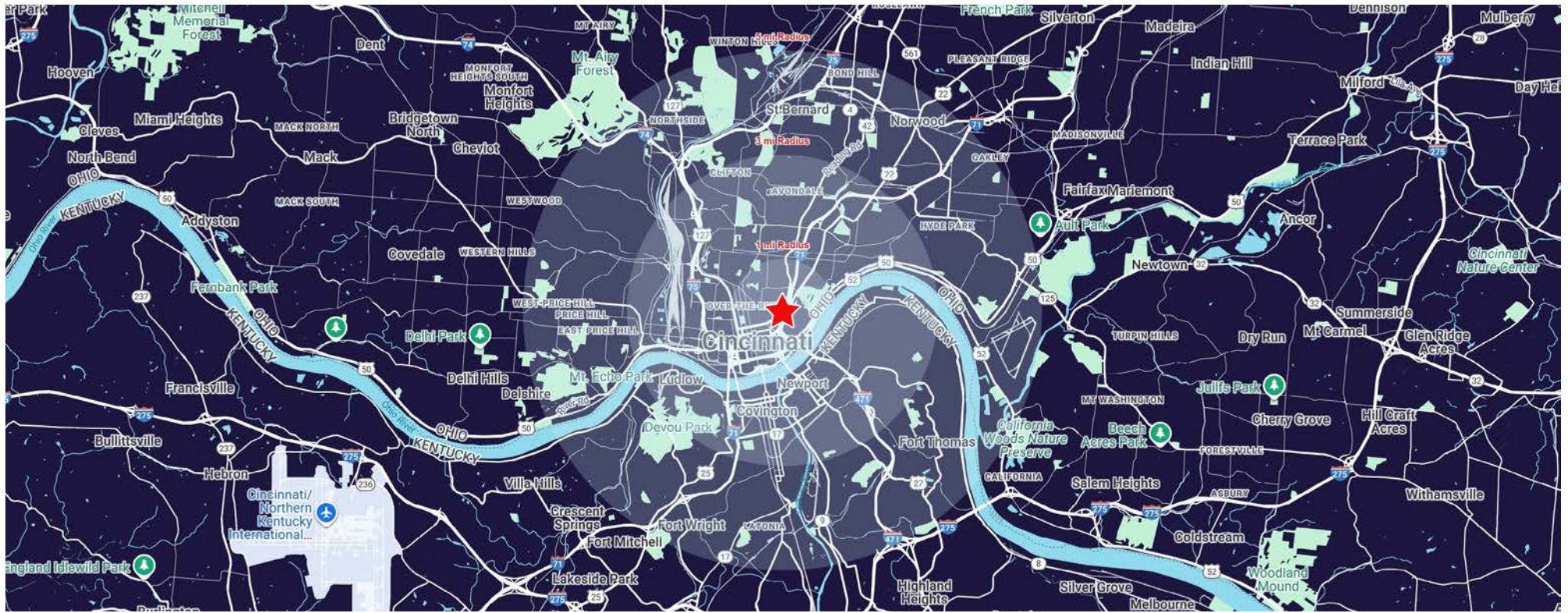
More than two dozen nationally renowned museums

#2 in the nation for recreation by WalletHub

Top 10 for Parks by Trust for Public Land

The #1 nationally ranked Cincinnati Zoo & Botanical Garden by USA Today, 2021

Cincinnati's cost of living is about 10% below the national average



LOCATION OVERVIEW

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVG. HH INCOME



DAYTIME POP.

1 Mile	24,086	\$123,692	63,255
3 Mile	156,790	\$91,046	182,351
5 Mile	326,806	\$98,130	165,618



**CUSHMAN &
WAKEFIELD**

ANDREW SELLET

+1 513 763 3053

andrew.sellet@cushwake.com

TERRY OHNMEIS

+1 513 763 3059

terry.ohnmeis@cushwake.com

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