

RETAIL FOR LEASE OR SALE FORMER FREE-STANDING BANK

11186 Reading Road, Cincinnati, OH 45241



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RETAIL FOR LEASE OR SALE

FORMER FREE-STANDING BANK

11186 Reading Road, Cincinnati, OH 45241

AVAILABLE: 1,800 SF First Floor/1,800 SF 2nd Floor
Office Space

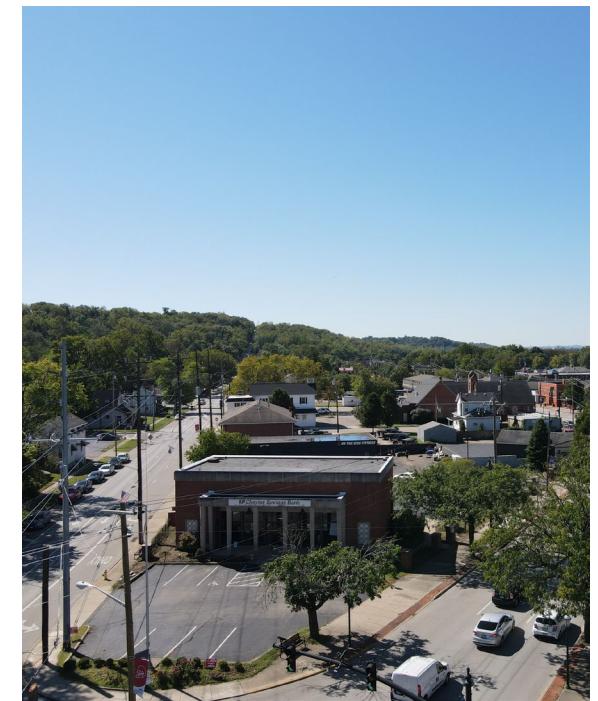
PRICING: \$22 PSF NNN + \$4.50
\$650,000

PROPERTY HIGHLIGHTS:

- Front Door corner of Sharonville
- Ample parking
- Easy expressway access
- Approximately .56 acres
- Three drive-thru lanes
- 258' of frontage on Reading Rd
- 3 curb cuts

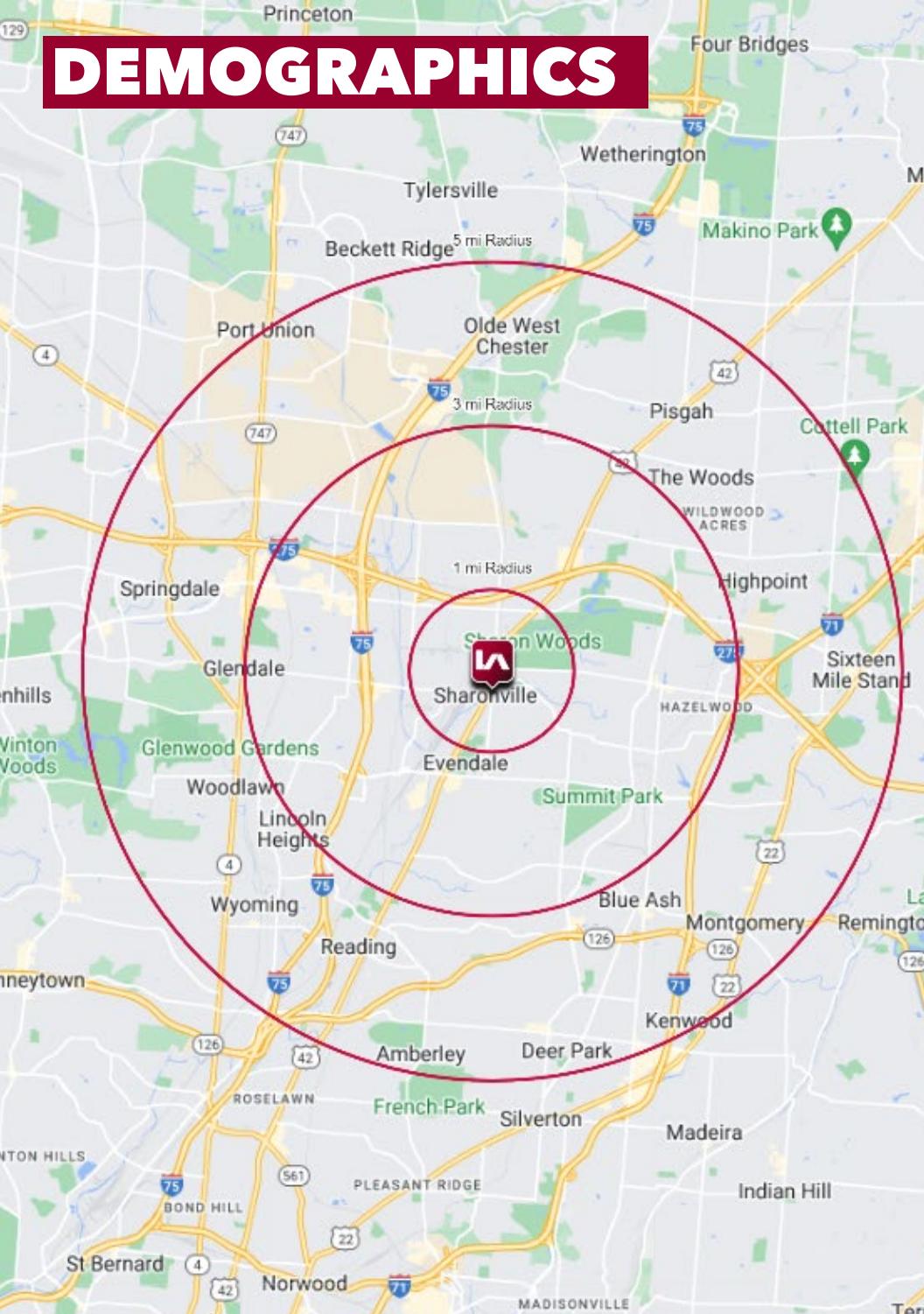
TRAFFIC COUNTS:

- Reading Road – 20,222 VPD
- E Sharon Road – 24,528 VPD





DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	3,630	34,322	144,808
2029 Projected Population	3,526	33,990	144,776
2020 Census Population	3,901	35,244	146,366
2010 Census Population	3,776	33,658	140,197
Projected Annual Growth 2024 to 2029	-0.6%	-0.2%	-
Historical Annual Growth 2010 to 2024	-0.3%	0.1%	0.2%
HOUSEHOLDS			
2024 Estimated Households	1,659	14,007	59,812
2029 Projected Households	1,597	13,803	59,696
2020 Census Households	1,660	14,202	59,317
2010 Census Households	1,637	13,737	57,306
Projected Annual Growth 2024 to 2029	-0.7%	-0.3%	-
Historical Annual Growth 2010 to 2024	-	0.1%	0.3%
AGE			
2024 Est. Population Under 10 Years	11.2%	12.5%	12.5%
2024 Est. Population 10 to 19 Years	10.8%	12.3%	12.5%
2024 Est. Population 20 to 29 Years	11.8%	10.6%	10.9%
2024 Est. Population 30 to 44 Years	20.5%	19.0%	20.2%
2024 Est. Population 45 to 59 Years	17.6%	16.8%	17.6%
2024 Est. Population 60 to 74 Years	19.4%	19.6%	17.9%
2024 Est. Population 75 Years or Over	8.6%	9.1%	8.4%
2024 Est. Median Age	40.3	41.3	40.0
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.6%	49.3%	49.4%
2024 Est. Female Population	50.4%	50.7%	50.6%
2024 Est. Never Married	25.0%	28.3%	30.4%
2024 Est. Now Married	52.7%	52.4%	48.9%
2024 Est. Separated or Divorced	14.4%	12.2%	13.9%
2024 Est. Widowed	7.9%	7.2%	6.8%
INCOME			
2024 Est. HH Income \$200,000 or More	14.4%	15.9%	13.3%
2024 Est. HH Income \$150,000 to \$199,999	6.7%	10.1%	10.2%
2024 Est. HH Income \$100,000 to \$149,999	14.2%	17.0%	18.2%
2024 Est. HH Income \$75,000 to \$99,999	14.4%	13.4%	13.6%
2024 Est. HH Income \$50,000 to \$74,999	11.5%	14.1%	15.6%
2024 Est. HH Income \$35,000 to \$49,999	10.4%	7.3%	9.3%
2024 Est. HH Income \$25,000 to \$34,999	9.8%	8.0%	7.3%
2024 Est. HH Income \$15,000 to \$24,999	7.3%	4.8%	4.5%
2024 Est. HH Income Under \$15,000	11.3%	9.3%	8.0%
2024 Est. Average Household Income	\$134,898	\$133,890	\$124,053
2024 Est. Median Household Income	\$75,678	\$93,215	\$91,267
2024 Est. Per Capita Income	\$61,869	\$54,786	\$51,373
2024 Est. Total Businesses	282	4,344	10,195
2024 Est. Total Employees	4,139	78,247	161,748