# RETAIL FOR LEASE OR SALE FORMER FREE-STANDING BANK

Cheviot Savings 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 2<sup>nd</sup> 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







129	Princeton		-7	T.	
<b>FD</b>	EMOGR/	PHICS	Four Bridge	25	POPULATION
				111	2024 Estimated Population
	(747)		75		2029 Projected Population
+	Harris	Wet	therington	Ma	2020 Census Population
		Tylersville		MIC	2010 Census Population
			Makino Pa	-0	Projected Annual Growth 2024 to 2029
	Becket	tt Ridge <sup>5 mi Radius</sup>	Makino Pa	агк	Historical Annual Growth 2010 to 2024
			1		HOUSEHOLDS
					2024 Estimated Households
	Portunion	Olde West		- 6-	2029 Projected Households
4		Chester		-	2020 Census Households
			42		2010 Census Households
		3 mi Radius	Pisgah		Projected Annual Growth 2024 to 2029
	(47)			Cottell Park	Historical Annual Growth 2010 to 2024
			The Woods	V I	AGE
			The Woods		2024 Est. Population Under 10 Years
~		1. 1.	WILDWOOD >		2024 Est. Population 10 to 19 Years
- 7					2024 Est. Population 20 to 29 Years
		1 mi Radius	Highpoin	nt	2024 Est. Population 30 to 44 Years
	Springdale		ingripon		2024 Est. Population 45 to 59 Years
F 28		Sharph Woods		Ū	2024 Est. Population 60 to 74 Years
	Glendale	in woods	27	Sixteen	2024 Est. Population 75 Years or Over
nhills	Giendale	Sharonville		Mile Stand	2024 Est. Median Age
nniiis		Sharohville	HAZELWOOD		MARITAL STATUS & GENDER
Vinton	Glenwood Gardens			$\mathbf{X}$	2024 Est. Male Population
Voods	Gierriwood Gardens	Evendale			2024 Est. Female Population
	Woodlawo	Summit	Park		2024 Est. Never Married
	Linooln			1-	2024 Est. Now Married
	Heights		22		2024 Est. Separated or Divorced
				P	2024 Est. Widowed
	Wyoming	BI	ue Ash	La	INCOME
4		(126)	Montgomer	y Remington	2024 Est. HH Income \$200,000 or More
	Readin	9	126	(126)	2024 Est. HH Income \$150,000 to \$199,99
neytown			7 2	$\sim$ $\sim$	2024 Est. HH Income \$100,000 to \$149,99
			Kenwood		2024 Est. HH Income \$75,000 to \$99,999
11 ~~	(126)	mberley Deer Park	Neinesou		2024 Est. HH Income \$50,000 to \$74,999
	42	mberley Deer Park	1 Alexandre	4	2024 Est. HH Income \$35,000 to \$49,999
$\langle \cdot \rangle$	ROSELAWN	rough Dark			2024 Est. HH Income \$25,000 to \$34,999
	A Martin F	rench Park Silverton	Madeira		2024 Est. HH Income \$15,000 to \$24,999
TON HILLS			Wadena		2024 Est. HH Income Under \$15,000
	561 PLEA	SANT RIDGE	- Indian	LEI	2024 Est. Average Household Income
10	BOND HILL		Indian	( Pill)	2024 Est. Median Household Income
	22		9		2024 Est. Per Capita Income
St Be	ernard (4)				2024 Est. Total Businesses
	(42) Norwood	W	1-		2024 Est. Total Emp <mark>l</mark> oyees
		MADISONVILI	LE	Terra	ace Park

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	Soull 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%	Morrow
Historical Annual Growth 2010 to 2024	-0.3%	0.1%	0.2%
HOUSEHOLDS	-0.3 /6	0.178	0.278
2024 Estimated Households	insville <sub>1,659</sub>	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%
	44.001		10 50
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	1.776	0051101	0.078
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%		10.2%
		10.1%	
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%	<mark>9.3%</mark>	8.0%
2024 Est. Average Household Income	\$134,898	\$1 <mark>33</mark> ,890	\$124,053
2024 Est. Median Household Income	\$75,678	\$93 <mark>,</mark> 215	\$91,267
2024 Est. Per Capita Income	hts \$61,869	\$54,786	\$51,373
2024 Est. Total Businesses	282	4,344	10,195
2024 Est. Total Emp <mark>l</mark> oyees	4,139	78,247	161,748