

# 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 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









**BRIJ MOHAN**  
Indian Sweets and Restaurant

**LaRosa's**  
PIZZERIA

City of Sharonville  
Fire Department

Sharonville License Bureau

Cornell Road

**RALLYE MOTORS**

**SITE**

**Scac**  
SHARONVILLE  
SUNSHINE AND GOLF CENTER

**RENÉE GRACE**  
BRIDAL

**Sahara**  
MORCCAN LOUNGE

**ON THE RISE**

**That Dog Cafe**

**HCI** HAGLAGE CONSTRUCTION INC.

**ST. MICHAEL**  
THE ARCHANGEL  
CATHOLIC PARISH AND SCHOOL

**CLIFF HARDWARE**

**PNC**

**Angilo's**  
PIZZA

Reading Road

Creek Road

**alReddy**  
LOCAL EATERY  
EST. 2008  
CUPCAKES, BAKED GOODS, SANDWICHES

**Housley**  
INSTITUTE  
RESTORATIVE BEAUTY

**Rec-A-Fellas**

**BLUE GOOSE**  
Sports Cafe

E Sharon Road

**QWER**

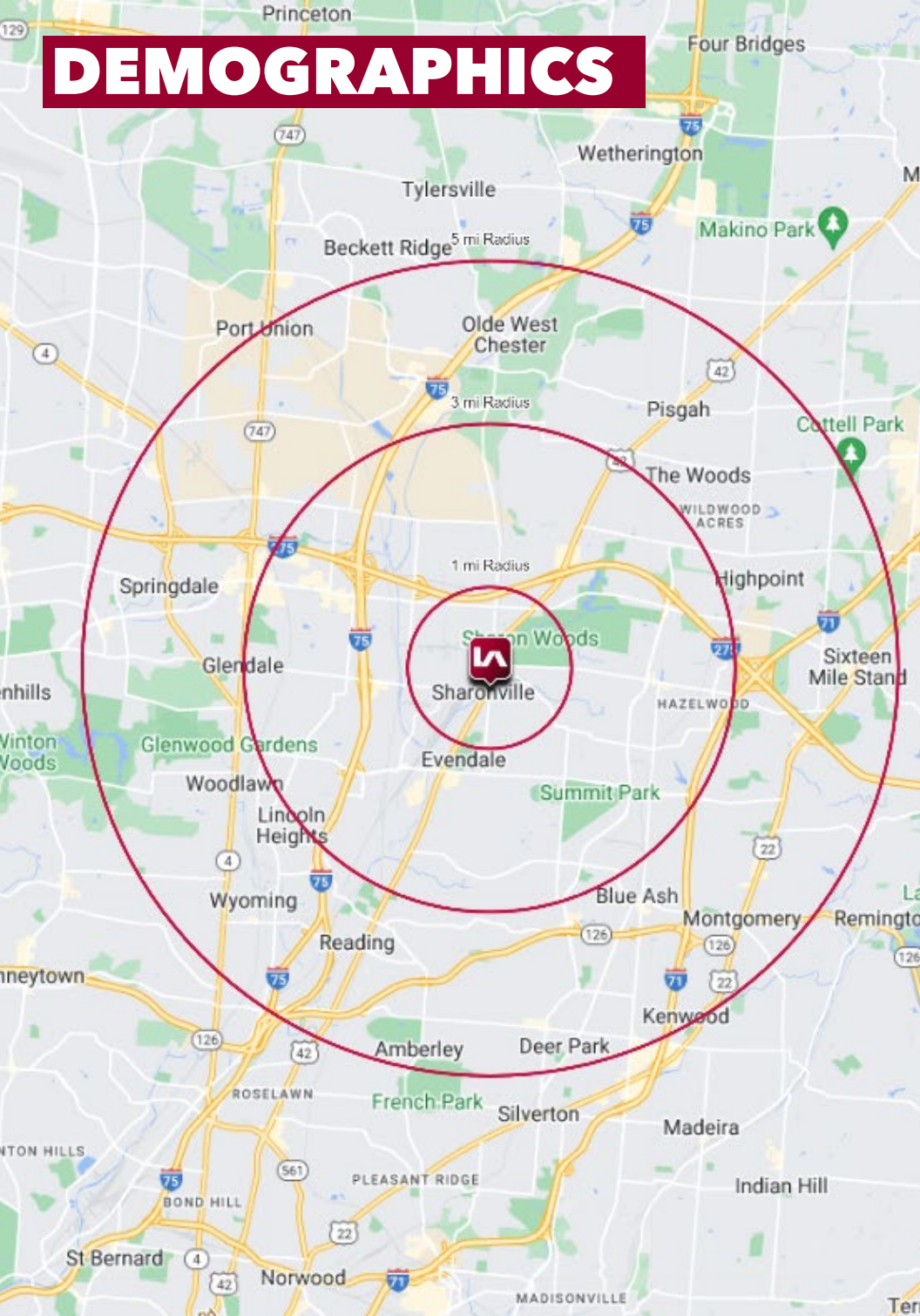
**瓊華酒家**  
**Chinese Imperial Inn**

**FIRECRACKER**  
BAKERY

**Athenian Restaurant**  
Greek American Grill



# DEMOGRAPHICS



|  | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|--|-------------|-------------|-------------|
| <b>POPULATION</b>                          |             |             |             |
| 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%        |
| <b>HOUSEHOLDS</b>                          |             |             |             |
| 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%        |
| <b>AGE</b>                                 |             |             |             |
| 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        |
| <b>MARITAL STATUS &amp; GENDER</b>         |             |             |             |
| 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%        |
| <b>INCOME</b>                              |             |             |             |
| 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     |