

FOR SALE

AUTO REPAIR SHOP | 8,039 SF | 1.185 ACRES

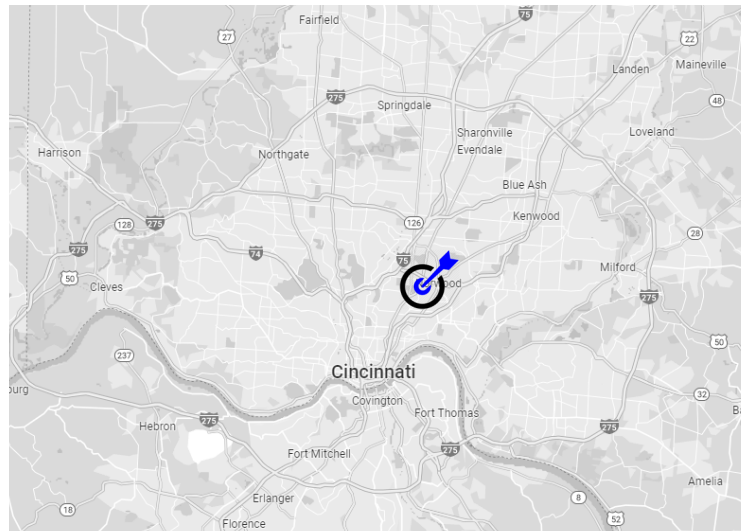
4440 READING ROAD

CINCINNATI, OH 45229



OFFERING SUMMARY

Address	4440 Reading Rd Cincinnati, OH 45229
Asking Price	\$695,000 \$645,000
Acreage	1.185 acres
Square Footage	8,039 SF Total 6,439 SF Auto Repair Shop 1,600 SF Pole Barn Garage (40' x 40')
Frontage	125' along Reading Rd
Traffic Counts	24,075 VPD
Zoning	CG-A Commercial General—Auto
Municipality	City of Cincinnati
County	Hamilton County



MIKE BASTIN

DIRECT: 513.618.2823 | **CELL:** 513.520.4525 | **EMAIL:** MJBASTIN@CBCRELIANTREALTY.COM

2181 VICTORY PARKWAY | SUITE 102
CINCINNATI, OH 45206
WWW.CBCRELIANTREALTY.COM



**COLDWELL BANKER
COMMERCIAL**

**RELIANT
REALTY**

©2023 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.

FOR SALE

AUTO REPAIR SHOP | 8,039 SF | 1.185 ACRES

4440 READING ROAD

CINCINNATI, OH 45229



DESCRIPTION	1 MILE	3 MILE	5 MILE
POPULATION SUMMARY			
2010 TOTAL POPULATION	15,098	118,755	292,373
2020 TOTAL POPULATION	15,218	120,098	302,476
2023 TOTAL POPULATION	15,189	119,016	305,400
2028 TOTAL POPULATION	15,088	118,718	306,467
2023-2028 ANNUAL RATE	-0.13%	-0.05%	0.07%
HOUSEHOLD SUMMARY			
2010 HOUSEHOLDS	6,561	54,034	130,891
2020 HOUSEHOLDS	6,752	55,349	136,570
2023 HOUSEHOLDS	6,759	55,428	138,483
2028 HOUSEHOLDS	6,771	55,801	140,206
2023-2028 ANNUAL RATE	0.04%	0.13%	0.25%
HOUSING UNIT SUMMARY			
2020 HOUSING UNITS	7,663	62,334	153,711
2023 HOUSING UNITS	7,658	62,250	155,741
OWNER OCCUPIED HOUSING UNITS	40.50%	39.10%	41.20%
RENTER OCCUPIED HOUSING UNITS	47.80%	50.00%	47.70%
VACANT HOUSING UNITS	11.70%	11.00%	11.10%

DESCRIPTION	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME			
2023	\$69,744	\$86,141	\$92,649
2028	\$81,860	\$99,377	\$105,995
AVERAGE HOME VALUE			
2023	\$236,545	\$307,521	\$309,197
2028	\$307,297	\$353,433	\$350,003
MEDIAN HOUSEHOLD INCOME			
2023	\$44,074	\$52,058	\$56,361
2028	\$51,217	\$60,377	\$65,766
MEDIAN HOME VALUE			
2023	\$179,012	\$226,253	\$229,153
2028	\$229,064	\$279,204	\$280,738
PER CAPITA INCOME			
2023	\$31,307	\$40,631	\$42,483
2028	\$36,985	\$47,251	\$48,962
MEDIAN AGE			
2023	40.1	36.9	36.7
2028	41	37.8	37.3

MIKE BASTIN

DIRECT: 513.618.2823 | **CELL:** 513.520.4525 | **EMAIL:** MJBASTIN@CBCRELIANTREALTY.COM

2181 VICTORY PARKWAY | SUITE 102
CINCINNATI, OH 45206
WWW.CBCRELIANTREALTY.COM



COLDWELL BANKER
COMMERCIAL

RELIANT
REALTY