

COMMERCIAL PROPERTY

768 Hill Street

Reading, Ohio 45215



- Large development potential
- Zoned: Light industrial
- Additional acreage available
- High visibility on Ronald Reagan Highway
- MLS #1616370



Map courtesy of Google Maps

Nat Comisar Group
Nat Comisar – Executive Sales Vice President
513-378-5801
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All information is believed to be accurate but not guaranteed.

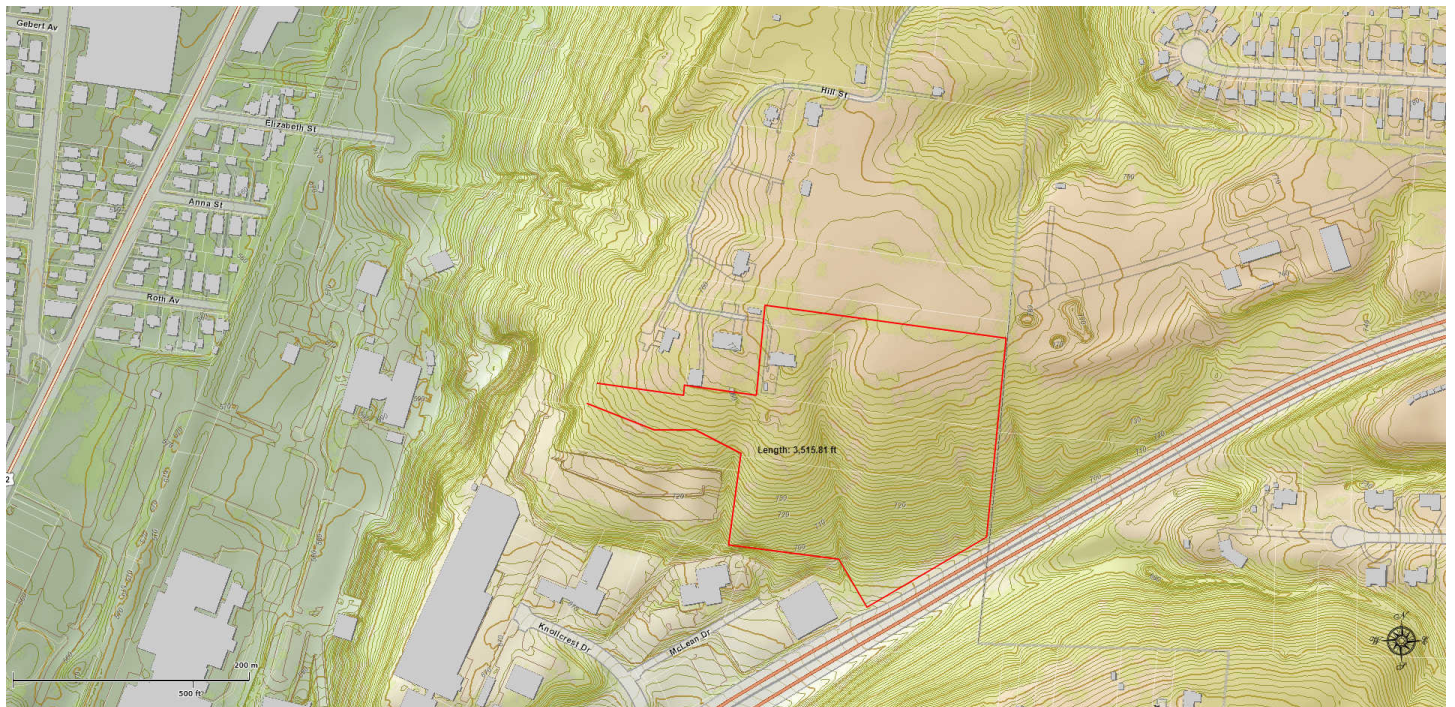
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Plat



Topography

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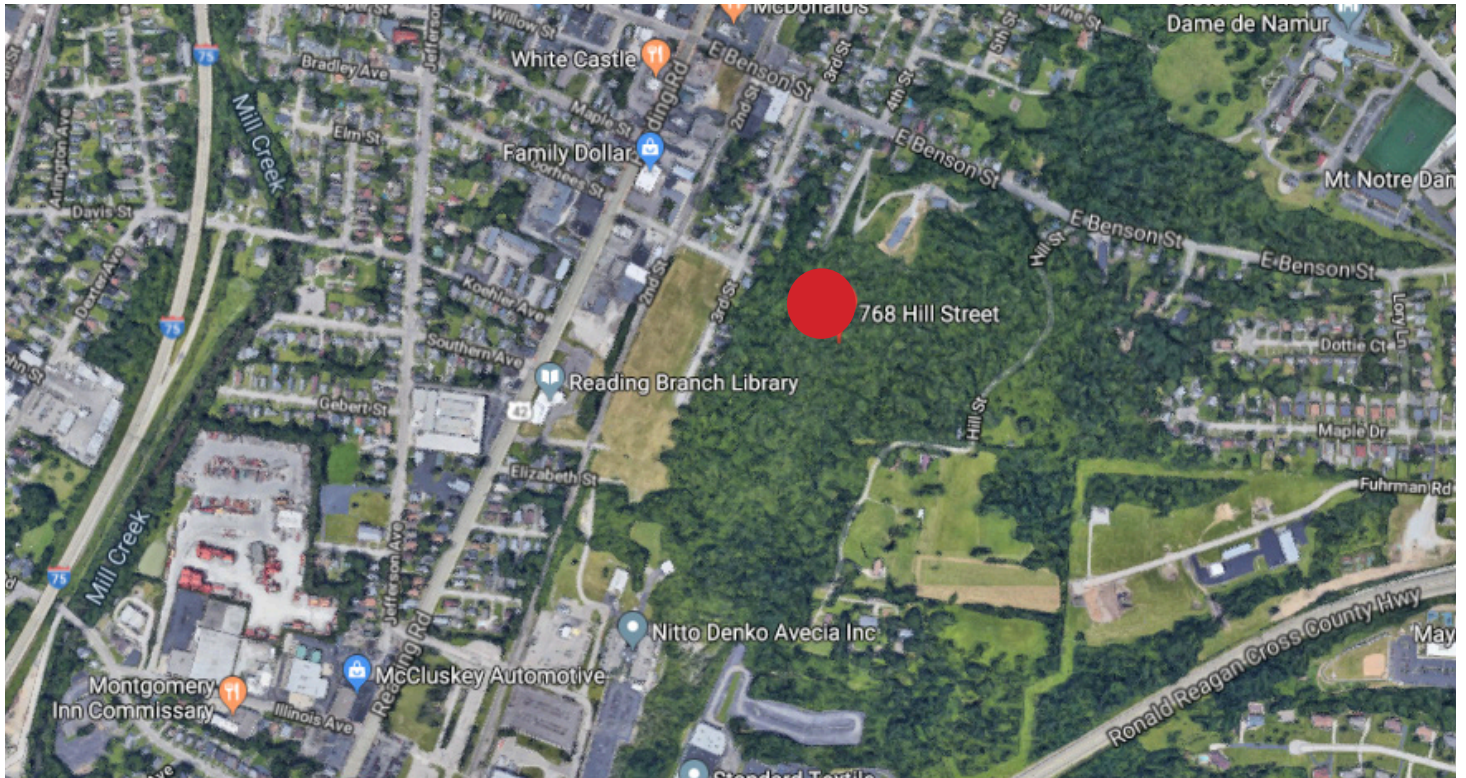


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Aerial View

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About Reading

Introduction

In 1794, German immigrant Abraham Voorhees moved his family from their home near Philadelphia, building a large log cabin along the west bank of the Millcreek. Another visitor, Harvey Redinbo, also purchased land nearby. This early settlement was known as Voorhees-Town, but was later changed to Reading in the honor of Redinbo's hometown. Reading was incorporated as a village on March 24, 1851.

Summary

Reading, the "Crossroads of Opportunity", is located four miles north of downtown Cincinnati within the I-275 beltway. As one of Cincinnati's original suburbs it quickly became a 'bedroom' community. Families and businesses alike have been here, some for many generations, either living 'down in the valley', or up on 'the hill'. A large portion of the city includes housing from 1880's; traditional Cape Cod and ranch homes are also prevalent. Businesses continue to relocate to the area because of its ease in transportation and access to employees.

Transportation

Twenty minutes from downtown Cincinnati, Reading has easy access to both I-75, I-71, and the Ronald Reagan Cross County Highway, making it one of the more accessible neighborhoods in the Greater Cincinnati beltway. Queen City Metro buses serve the community along busy Reading Road. It's about a 30-minute drive to the Greater Cincinnati International Airport.

Hospitals

Jewish Hospital Kenwood is the closest hospital to Reading with a 5-minute drive time. This hospital is located on Kenwood Road in Sycamore Township and features a state-of-the-art patient tower as well as a 24-hour emergency department. It also offers the region's only adult Blood and Marrow Transplant Center. Bethesda North Hospital – a Level III Trauma Center – is a 15-minute drive away, with well-used emergency room facilities.

Other Cincinnati area hospitals, such as The Christ Hospital, Good Samaritan Hospital, University Hospital and the Children's Hospital Medical Center are located within a 25-minute drive.

Shopping

Two separate corridors form the shopping district in Reading: the Reading Road corridor and the Benson Street Historic District. If you're shopping for anything bridal related from music to cakes to tiaras, Reading, along Benson Street, is the Bridal Capital of the region. There are 10+ gown shops and 34+ wedding professionals to help make that day really special. The neighborhood also has many local shops and restaurants for every day needs. Two shopping centers, Tri-County Mall, and the upscale Kenwood Towne Center are both a short 10-minute drive.

Recreation

Reading is TV's Mayberry come to life. Little League baseball, soccer, scouts, and cheering the local high school football team are big here with the focus on community events. Koenig Park, famous for seemingly monthly festivals and Little League baseball, is busy year round with civic or social groups renting the shelters for reunions and parties of all types. Centennial Park and its football stadium is likewise kept busy. The community sponsors events all year long, ranging from Easter egg hunts, parades, festivals and arts and crafts shows. A busy historic and nearby senior center offer programs and outings. The community pool is a cool place to hang out during the summer.

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