



9972 Reading Road, Cincinnati, OH 45241

PROPERTY HIGHLIGHTS

-  Pylon Signage Right Along US 42/Reading Rd.
-  Highly Trafficked Corridor with Great Frontage
-  1/2 Mile from Walmart & Menards
-  Close to Big Employers like General Electric & Formica
-  Across from The Acres Mini Golf Entertainment Complex
-  Convenient Access to I-75 & Cross County Highway
-  Traffic Counts- 18,071 ADT Reading Road

DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	3,733	57,136	172,593
Median Income	\$116,635	\$92,349	\$89,873
Average HH Income	\$159,270	\$125,635	\$120,400
Daytime Population	3,433	66,197	172,189



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- TARGET
- sam's club
- D&B
- FULL THROTTLE
- ASHLEY
- SLICK CITY
- Starbucks
- Planet Fitness
- PET SMART
- HOBBY LOBBY
- Burlington Coat Factory
- five BELOW
- ALDI
- ROSS DRESS FOR LESS
- DSW DESIGNER SHOE WAREHOUSE
- LOWE'S
- T.J. MAXX

PRINCETON HIGH SCHOOL

SHARON WOODS PARK

- Rocky Road
- Ruby Tuesday
- DRURY INN & SUITES
- Skylark

- Starbucks
- CHIPOTLE
- BURGER KING
- Arbys
- Walgreens
- Gold Star Chili
- ALDI

MENARDS

FORMICA

WAL-MART SUPERCENTER

GE Aviation

SITE

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GE Aviation

75



Glendale Milford Rd

MENARDS



42



Cincinnati State Workforce Development Center



THE ACRES



18,167 ADT '25



42



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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2435/-84.4272

9972 Reading Rd Cincinnati, OH 45241	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	3,733	57,136	172,593
2030 Projected Population	3,705	56,309	168,692
2020 Census Population	3,759	57,755	174,347
2010 Census Population	3,777	55,566	168,332
Projected Annual Growth 2025 to 2030	-0.2%	-0.3%	-0.5%
Historical Annual Growth 2010 to 2025	-	0.2%	0.2%
2025 Median Age	45.5	39.5	39.5
Households			
2025 Estimated Households	1,621	24,320	73,208
2030 Projected Households	1,616	24,058	71,959
2020 Census Households	1,609	24,439	73,761
2010 Census Households	1,599	23,483	71,976
Projected Annual Growth 2025 to 2030	-	-0.2%	-0.3%
Historical Annual Growth 2010 to 2025	-	0.2%	0.1%
Race and Ethnicity			
2025 Estimated White	75.6%	66.9%	61.7%
2025 Estimated Black or African American	16.2%	22.4%	26.0%
2025 Estimated Asian or Pacific Islander	3.4%	4.5%	4.6%
2025 Estimated American Indian or Native Alaskan	-	0.2%	0.3%
2025 Estimated Other Races	4.8%	5.9%	7.5%
2025 Estimated Hispanic	3.1%	4.5%	6.6%
Income			
2025 Estimated Average Household Income	\$159,270	\$125,635	\$120,400
2025 Estimated Median Household Income	\$116,635	\$92,349	\$89,873
2025 Estimated Per Capita Income	\$69,174	\$53,585	\$51,257
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.6%	2.0%
2025 Estimated Some High School (Grade Level 9 to 11)	4.6%	4.0%	4.2%
2025 Estimated High School Graduate	20.8%	26.5%	22.9%
2025 Estimated Some College	15.4%	15.6%	15.3%
2025 Estimated Associates Degree Only	6.6%	7.3%	7.9%
2025 Estimated Bachelors Degree Only	29.1%	25.6%	27.3%
2025 Estimated Graduate Degree	23.0%	19.5%	20.4%
Business			
2025 Estimated Total Businesses	188	4,165	11,441
2025 Estimated Total Employees	3,433	66,197	172,189
2025 Estimated Employee Population per Business	18.3	15.9	15.1
2025 Estimated Residential Population per Business	19.9	13.7	15.1