

Lucy's Diner

E. Benson St.

Available
0.133 AC | 4,800 SF

Reading Rd. - 8,253 ADT

White Castle

Ike's Auto



Maple St.



Office building for sale

8832 Reading Road
Cincinnati, OH 45215

Prominently situated along the high-traffic US-42/Reading Road corridor, this freestanding office building offers excellent visibility, dedicated signage opportunities, and on-site parking. Located in close proximity to both I-75 and the Ronald Reagan Cross County Highway. The two-story building features approximately 2,400 square feet on each floor, totaling 4,800 square feet, and sits on a 0.133-acre parcel—making it an ideal option for office users seeking a well-located and highly visible property.

Accelerating success.

For More Information:

Joshua M. Rothstein

Vice President

+1 513 562 2264

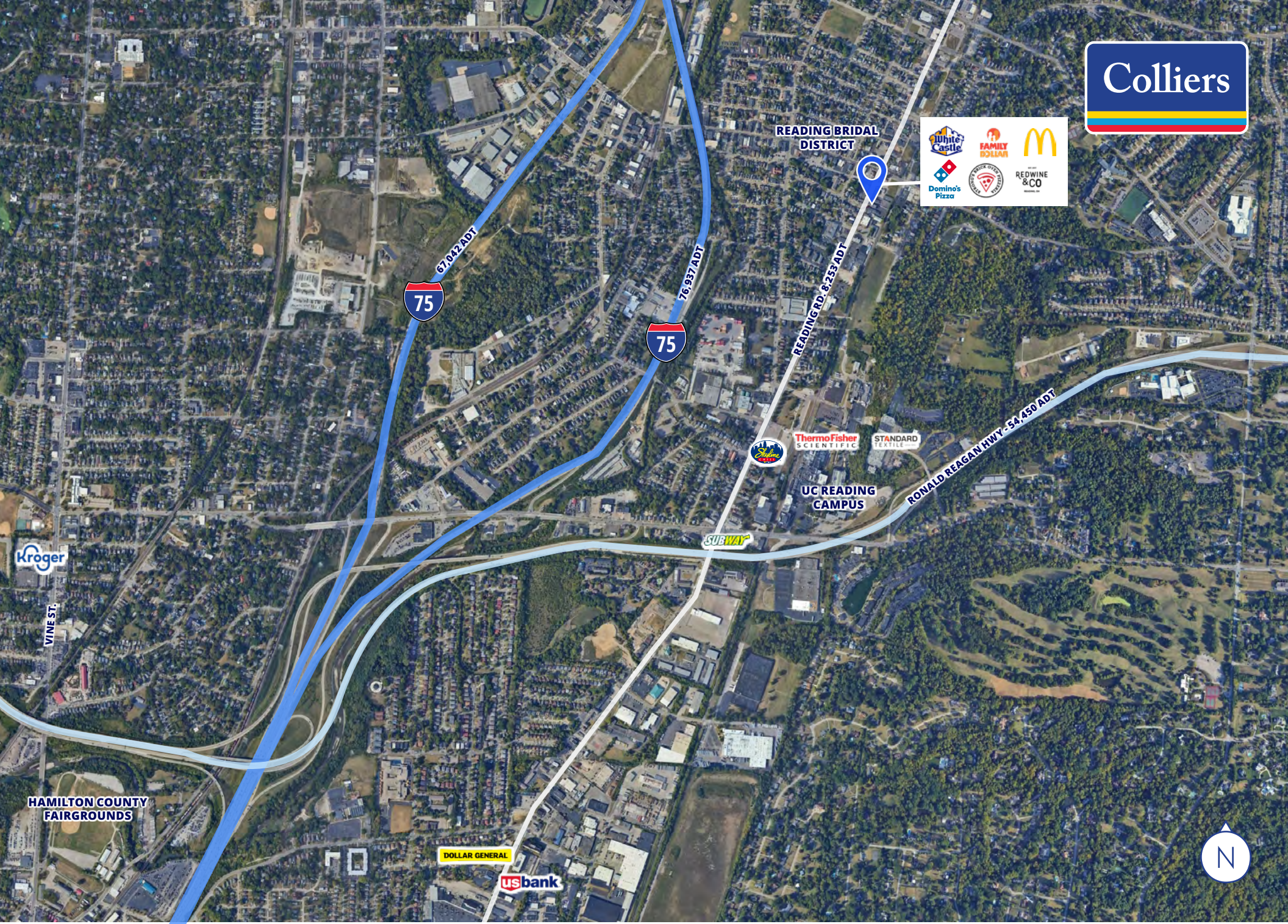
josh.rothstein@colliers.com

Colliers Cincinnati

191 Rosa Parks Street, Suite 501

Cincinnati, Ohio 45202

P: +1 513 721 4200





Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	10,882	82,165	212,151
2010 Total Population	9,903	76,189	197,508
2020 Total Population	10,158	78,440	204,630
2025 Total Population	10,040	78,716	208,907
2025 Group Quarters	119	1,515	4,083
2030 Total Population	9,964	78,640	210,148
2000-2020 Growth Rate: Population (CAGR)	-0.3%	-0.2%	-0.2%
2010-2020 Growth Rate: Population (CAGR)	0.3%	0.3%	0.3%
2020-2025 Growth Rate: Population (CAGR)	-0.2%	0.1%	0.4%
2025-2030 Growth Rate: Population (CAGR)	-0.1%	-0.0%	0.1%
2025 Total Daytime Population	10,975	87,812	258,518
Workers	5,874	48,253	157,580
Residents	5,101	39,559	100,938
2025 Workers % of Daytime Population	53.5%	55.0%	61.0%
2025 Residents % of Daytime Population	46.5%	45.0%	39.0%
Household Summary			
2000 Households	4,827	35,559	90,750
2010 Households	4,388	33,156	86,064
2025 Households	4,473	33,474	89,777
2025 Average Household Size	2.22	2.31	2.28
2030 Households	4,415	33,284	90,014
2000-2020 Growth Rate: Households (CAGR)	-0.3%	-0.2%	-0.1%
2010-2020 Growth Rate: Households (CAGR)	0.4%	0.2%	0.3%
2020-2025 Growth Rate: Households (CAGR)	-0.5%	-0.2%	0.1%
2025-2030 Growth Rate: Households (CAGR)	-0.3%	-0.1%	0.1%
2010 Families	2,371	19,310	49,915
2025 Families	2,190	18,532	48,750
2030 Families	2,130	18,209	48,246
2025-2030 Annual Rate	-0.55%	-0.35%	-0.21%
Housing Unit Summary			
2025 Housing Units	4,876	36,241	97,412
Owner Occupied Housing Units	47.6%	58.3%	56.7%
Renter Occupied Housing Units	52.4%	41.7%	43.3%
Vacant Housing Units	8.3%	7.6%	7.8%
Owner Occupied Median Home Value			
2025 Median Home Value	\$193,796	\$254,722	\$268,983
2030 Median Home Value	\$248,039	\$311,255	\$349,427
Income			
2025 Per Capita Income	\$33,239	\$44,577	\$47,729
2025 Median Household Income	\$56,424	\$70,414	\$72,399
2025 Average Household Income	\$74,384	\$104,547	\$111,001
Household Income Base	4,473	33,474	89,777
<\$15,000	9.8%	10.4%	9.0%
\$15,000 - \$24,999	7.5%	5.6%	6.0%
\$25,000 - \$34,999	10.6%	8.0%	7.4%
\$35,000 - \$49,999	12.8%	10.6%	11.2%
\$50,000 - \$74,999	24.8%	18.2%	18.0%
\$75,000 - \$99,999	10.2%	11.2%	10.7%
\$100,000 - \$149,999	15.2%	17.2%	16.6%
\$150,000 - \$199,999	4.5%	7.5%	8.4%
\$200,000+	4.5%	11.4%	12.8%

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	37.9	41.0	39.9
2020	37.6	39.8	38.8
2025	39.2	40.9	39.8
2030	41.1	42.3	41.2
2025 Population by Age			
Total	10,039	78,714	208,906
0 - 4	6.0%	5.7%	5.7%
5 - 9	5.8%	6.0%	5.9%
10 - 14	5.7%	6.2%	5.8%
15 - 19	6.1%	5.9%	5.7%
20 - 24	6.1%	5.5%	6.1%
25 - 29	6.4%	5.6%	6.5%
30 - 34	7.3%	6.8%	7.5%
35 - 39	7.7%	7.1%	7.0%
40 - 44	7.5%	6.8%	6.5%
45 - 49	5.8%	5.9%	5.6%
50 - 54	5.6%	5.7%	5.4%
55 - 59	5.5%	5.7%	5.5%
60 - 64	6.5%	6.7%	6.2%
65 - 69	6.3%	6.7%	6.3%
70 - 74	4.5%	5.2%	5.2%
75 - 79	3.0%	3.7%	3.7%
80 - 84	2.0%	2.4%	2.5%
85+	2.1%	2.6%	2.8%
18+	78.9%	78.5%	79.0%
21+	75.3%	75.1%	75.6%
2025 Population by Race/Ethnicity			
Total	10,040	78,717	208,906
White Alone	72.5%	57.2%	57.8%
Black Alone	16.8%	30.7%	29.0%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	1.7%	2.9%	3.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.1%	2.7%	3.0%
Two or More Races	6.5%	6.1%	6.3%
Hispanic Origin	3.6%	4.6%	5.3%
Diversity Index	48.0	61.1	61.8
2025 Population 25+ by Educational Attainment			
Total	7,063	55,659	147,817
Less than 9th Grade	1.8%	1.4%	1.6%
9th - 12th Grade, No Diploma	8.1%	5.3%	4.6%
High School Graduate	37.9%	23.0%	21.0%
GED/Alternative Credential	7.4%	4.3%	3.8%
Some College, No Degree	15.6%	14.8%	14.7%
Associate Degree	9.3%	8.8%	8.8%
Bachelor's Degree	11.7%	25.3%	26.1%
Graduate/Professional Degree	8.4%	17.2%	19.4%

Joshua M. Rothstein
 Vice President
 +1 513 562 2264
 josh.rothstein@colliers.com



Colliers Cincinnati
 191 Rosa Parks Street, Suite 501
 Cincinnati, Ohio 45202
 P: +1 513 721 4200

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