



**FOR SALE**

**11144 READING ROAD  
SHARONVILLE, OH 45241**

## Property Highlights

- 6,594 SF BUILDING ON MAIN CORNER WITHIN SHARONVILLE'S CENTRAL BUSINESS DISTRICT
- IN A DORA DISTRICT (DESIGNATED OUTDOOR REFRESHMENT AREAS)
- HIGH TRAFFIC CORNER WITH EXCELLENT FOOT TRAFFIC
- BEAUTIFUL WELL-MAINTAINED MASONRY CONSTRUCTION
- SEVERAL SUCCESSFUL RESTAURANTS, BOUTIQUE RETAILERS, AND CONSUMER SERVICES SURROUND THE LOCATION
- THE BUILDING HAS MOST RECENTLY BEEN USED AS A CHURCH
- LOCATION IS IDEAL FOR A PLACE OF WORSHIP, BUSINESS OFFICES, CONFERENCE CENTER, FINANCIAL INSTITUTION, HOTEL, MEDICAL/DENTAL CLINIC, MIXED-USE, RESTAURANT, RETAIL, THEATER, AND MANY OTHER POSSIBLE IDEAS

**Offered at: \$649,000**

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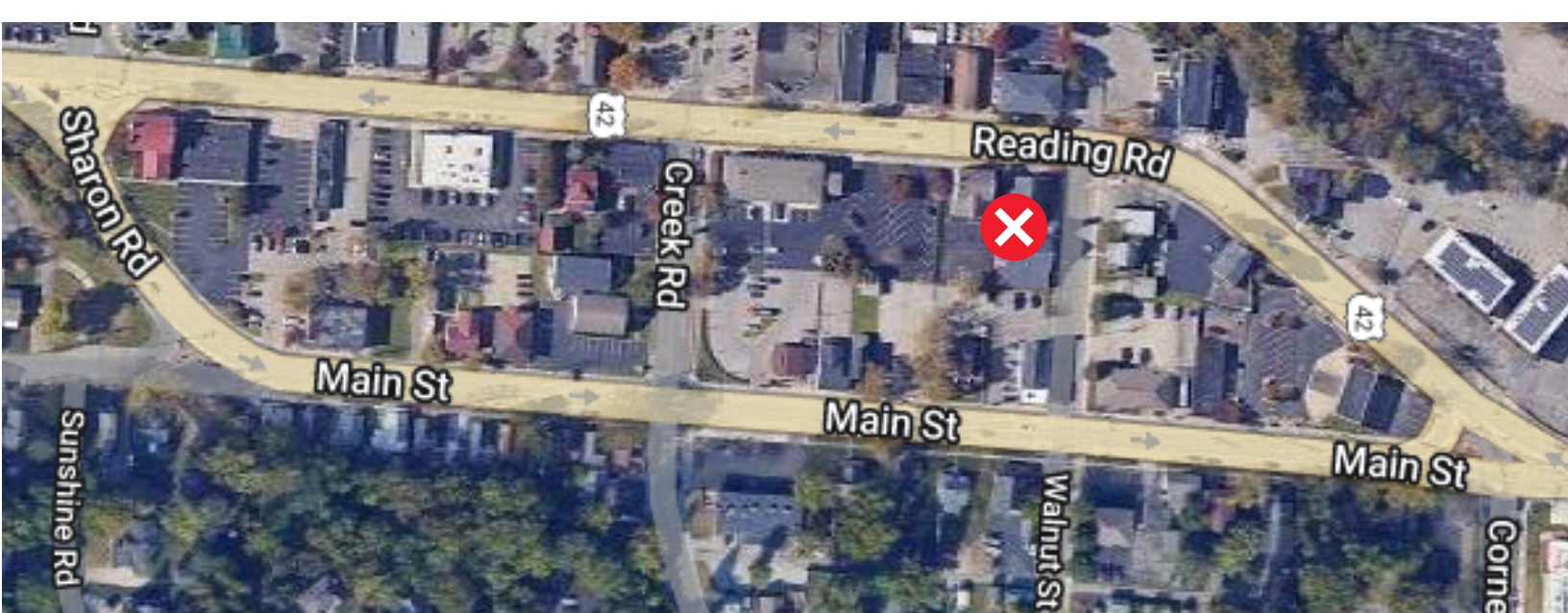




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2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	12,939	146,098	692,464
HOUSEHOLDS	5,642	59,689	277,156
HH INCOME	\$113,410	\$110,024	\$103,108







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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.