

# AVAILABLE: FOR LEASE



**SOUTH BUILDING: 3539 READING ROAD**

## AVONDALE TOWN CENTER



**NORTH BUILDING: 3559 READING ROAD**

## PRIME FIRST FLOOR COMMERCIAL / RETAIL SPACE

FOR MORE INFORMATION PLEASE CONTACT: WARM REALTY + DEVELOPMENT

**Brandon Smith**  
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## PROJECT DESCRIPTION

**Avondale Town Center** consists of two (2) new separate mixed-use residential and commercial buildings situated in redeveloping submarket of Avondale (City of Cincinnati), Hamilton County, Ohio 45229. The project is in close proximity to the new Martin Luther King Interchange at Interstate 71, adjacent to the Uptown Gateway/Innovation Corridor currently under development, as well as the University of Cincinnati, Xavier University, Cincinnati Children's Hospital and the University of Cincinnati Medical Center. The team at Warm Realty + Development is pleased to present commercial suites available FOR LEASE on the first floor of each of these buildings.



## PROJECT FEATURES

- \* New first generation suites available
  - \* Excellent storefront exposure and direct access
  - \* Strong residential tenant base above commercial
  - \* Tremendous community redevelopment underway
  - \* High employment demographics in immediate area
  - \* Join other new commercial tenants
  - \* Great location for community retail service
  - \* Restaurant opportunities available
  - \* Potential for office/medical office suites
  - \* Strong national ownership group/landlord
- Contact us to discuss attractive rental rates and excellent opportunities at this project!

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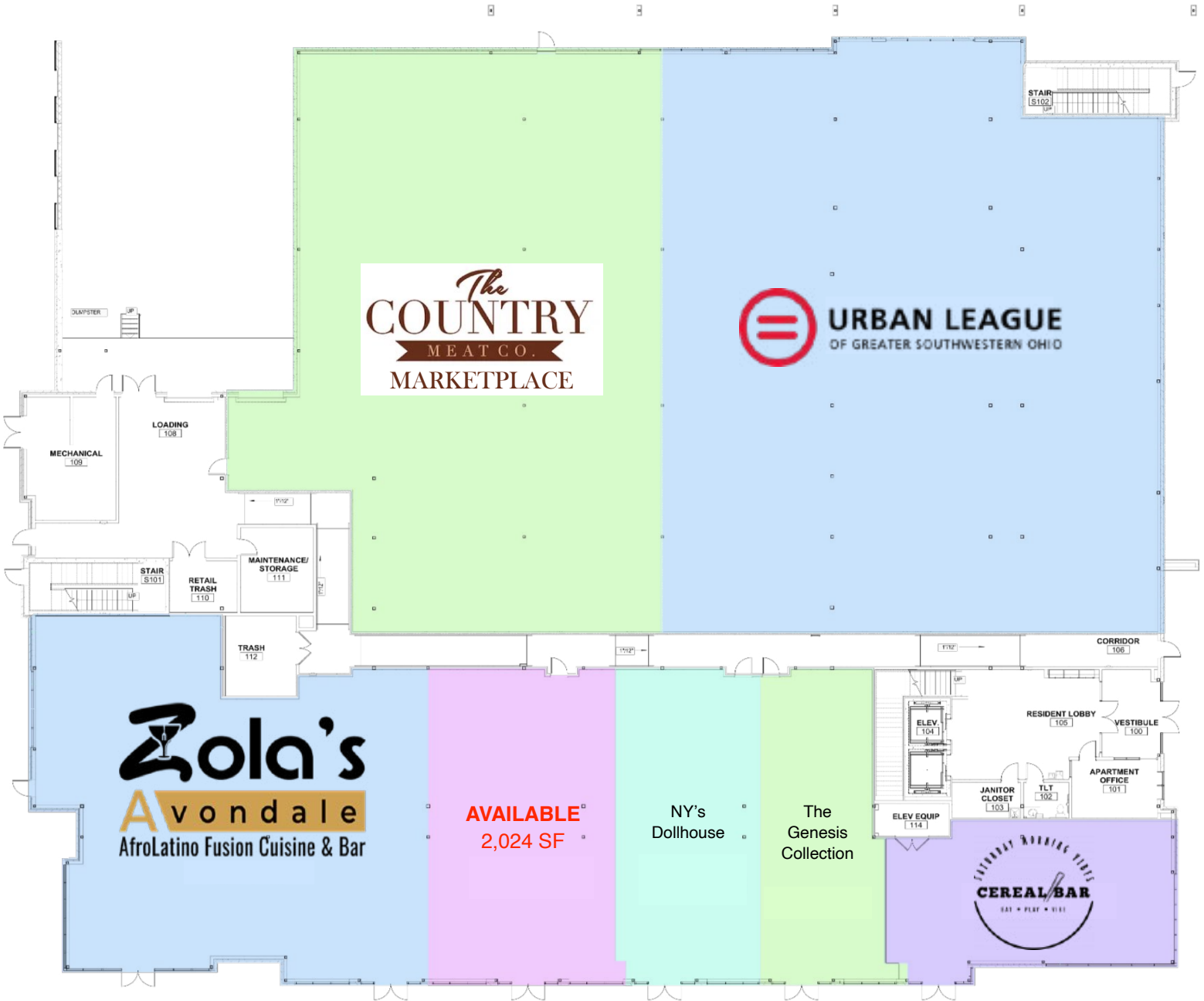
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## SOUTH BUILDING: FIRST FLOOR PLAN - AVAILABLE SUITES



## AVONDALE TOWN CENTER - SOUTH BUILDING

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## NORTH BUILDING: FIRST FLOOR PLAN - AVAILABLE SUITES



## AVONDALE TOWN CENTER - NORTH BUILDING

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