

RETAIL LAND FOR SALE

8512 READING ROAD

8512 Reading Road, Cincinnati, OH 45215



PROPERTY SUMMARY:

LOT SIZE: .782 Acres

SALE PRICE: \$900,000

ZONING: Reading Road General
Commercial Design Review

PROPERTY OVERVIEW:

- At a signalized intersection; Reading Rd. & Illinois Ave.
- Skyline Chili is next door, McCluskey Automotive is across the street & Thermo Fischer Scientific is behind
- Excellent proximity to Ronald Reagan Cross County Hwy & I-75

PROPERTY HIGHLIGHTS:

- 3 parcels #s on the listing
- 100% asphalt w/ lined parking spaces lighting

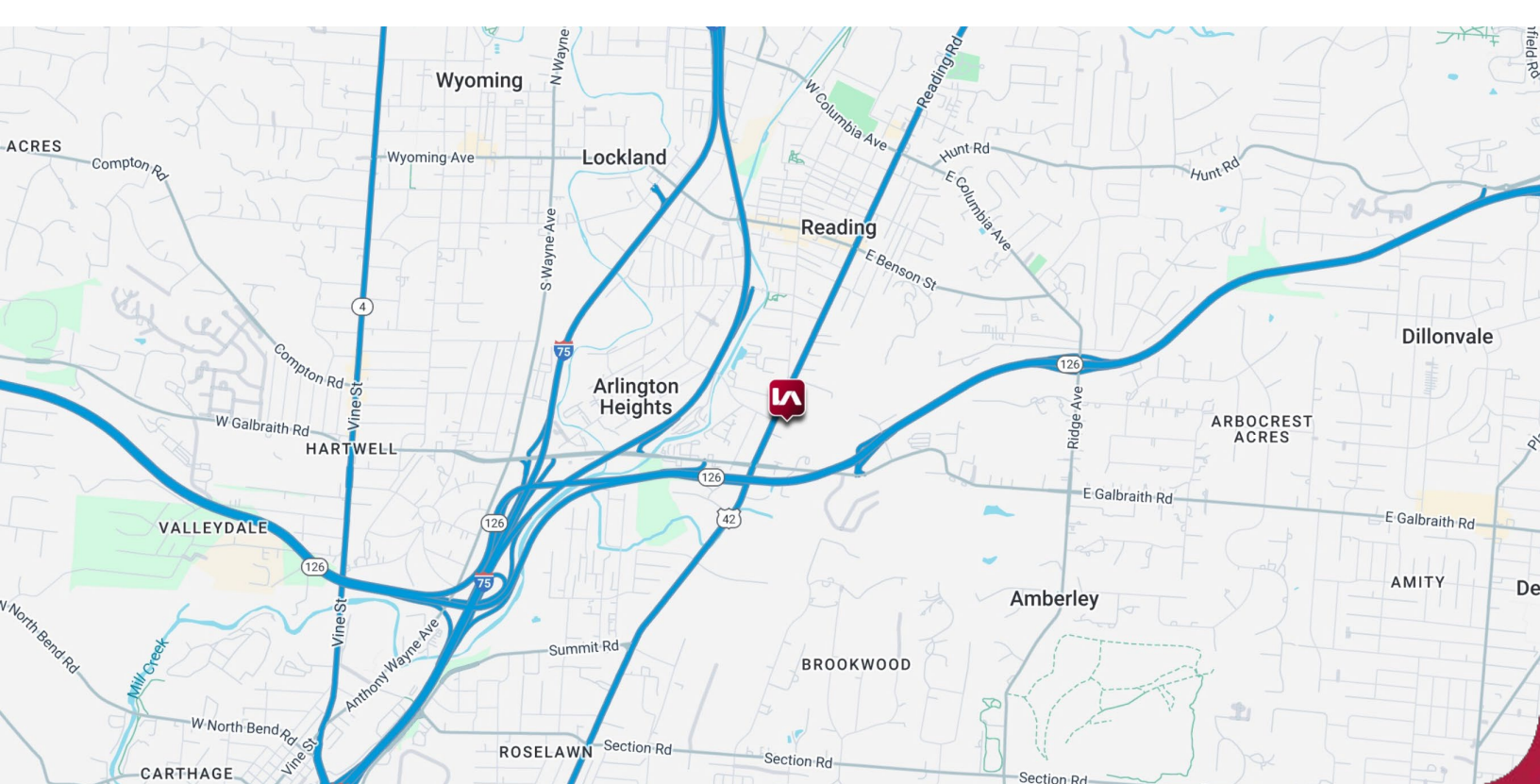


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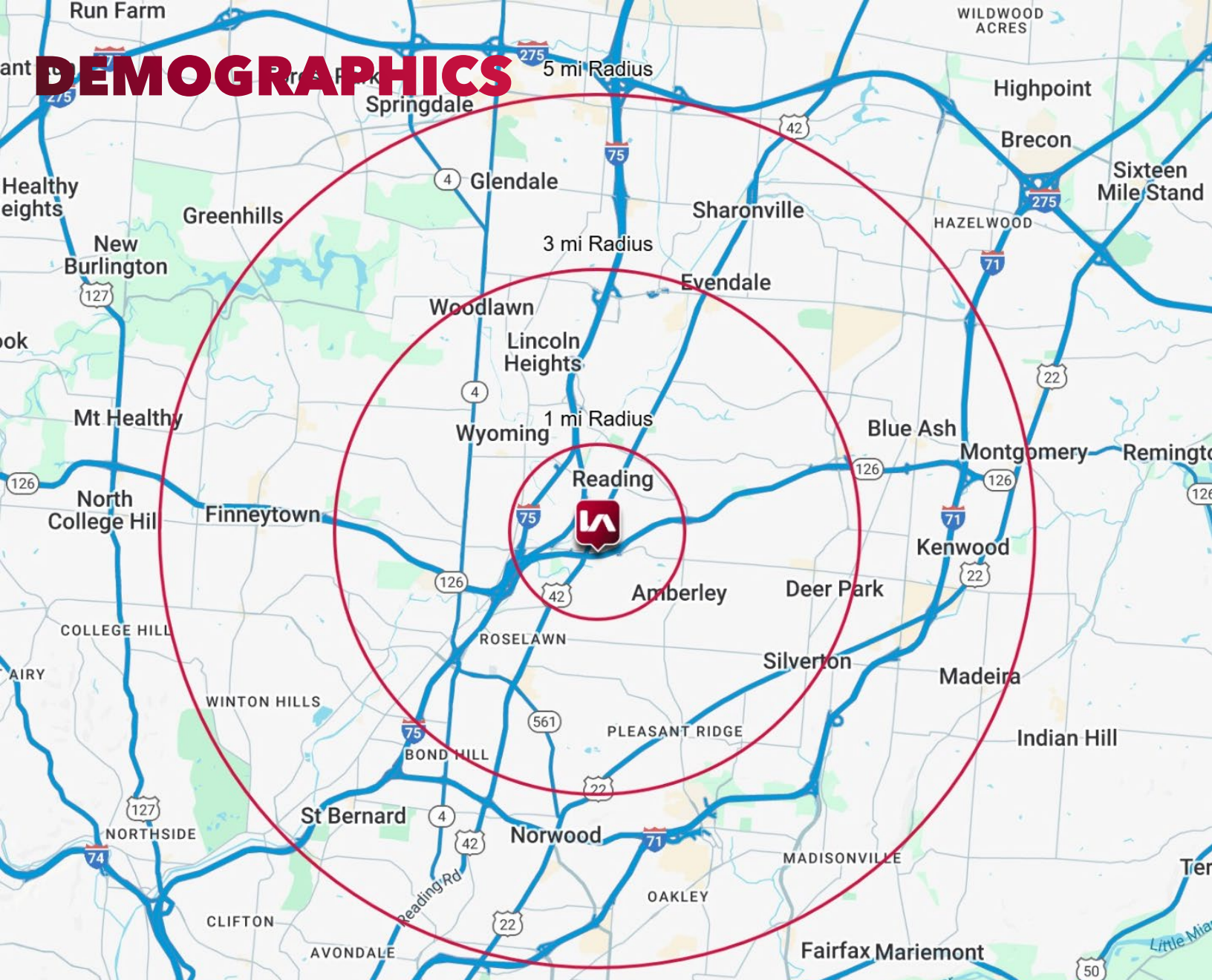
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COMMERCIAL REAL ESTATE SERVICES

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DEMOGRAPHICS



| | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|--------------------------------------|-------------|-------------|-------------|
| POPULATION | | | |
| 2025 Estimated Population | 9,403 | 89,364 | 227,495 |
| 2030 Projected Population | 9,272 | 87,139 | 223,634 |
| 2020 Census Population | 9,252 | 90,193 | 227,559 |
| 2010 Census Population | 8,930 | 88,318 | 218,316 |
| Projected Annual Growth 2025 to 2030 | -0.3% | -0.5% | -0.3% |
| HOUSEHOLDS | | | |
| 2025 Estimated Households | 4,152 | 39,388 | 99,797 |
| 2030 Projected Households | 4,107 | 38,586 | 98,802 |
| 2020 Census Households | 4,067 | 39,828 | 99,350 |
| 2010 Census Households | 3,907 | 38,825 | 95,300 |
| INCOME | | | |
| 2025 Est. Average Household Income | \$66,591 | \$99,223 | \$111,860 |
| 2025 Est. Median Household Income | \$53,836 | \$76,445 | \$82,446 |
| 2025 Est. Per Capita Income | \$29,559 | \$43,939 | \$49,320 |
| 2025 Est. Total Businesses | 551 | 3,224 | 11,302 |
| 2025 Est. Total Employees | 11,810 | 39,979 | 160,023 |