

CROSS COUNTY CORPORATE

8075 READING RD, CINCINNATI, OH 45237



KYLE SIMON

VICE PRESIDENT

C: 248-921-6730

KSIMON@AQREADVISORS.COM

SEBASTIAN HALABO

ASSOCIATE ADVISOR

C: 248-497-1678

SHALABO@AQREADVISORS.COM

BANG

REALTY

License # REC.2009002663

AQRE

A D V I S O R S

TABLE OF CONTENTS

8075 READING RD, CINCINNATI, OH 45237

- 1 COVER PAGE
- 2 TABLE OF CONTENTS
- 3 EXECUTIVE SUMMARY
- 4 RENT ROLL
- 5 FINANCIAL ANALYSIS
- 6 SITE PLAN
- 7 AREA OVERVIEW
- 8 AERIAL OVERVIEW
- 9 DEMOGRAPHICS (HH INCOME)
- 10 DEMOGRAPHICS
- 11 PROPERTY PHOTOS
- 12 CONTACT



EXECUTIVE SUMMARY

CROSS COUNTY CORPORATE CENTER 8075 READING RD. CINCINNATI, OH 45237

AQRE Advisors is pleased to present for sale the subject property known as Cross County Corporate Center. The ±32,149 SF office building is located at 8075 Reading Rd, Cincinnati, OH 45237 ("Property"). The Property is situated in a no payroll tax district of Sycamore Township on 2 acres of land with ample parking and bus stop. The building has no load-bearing walls which facilitates ease of tenant expansions. Leases are kept on short-term basis for maximum flexibility of future development opportunities. Target tenants have been smaller tenants that require licenses to operate and therefore cannot work from home (home health care agencies, beauty salons, etc). It is located between Roselawn and Reading, Ohio on thriving commercial corridor of Reading Rd.

The property is located along Reading Road, one of Cincinnati's key thoroughfares, as well as minutes of I-75 and I-71 and Ronald Reagan Cross County Hwy which allows for seamless connectivity to Downtown Cincinnati and surrounding suburban markets.

PROPERTY INFORMATION



OCCUPANCY
70%



YEAR BUILT
1963



BUILDING SIZE
±32,149 SF



LAND SIZE
±2.00 AC



AUCTION DATES

December 2nd-4th, 2024

*Anticipated year-end close



PRICE

Contact Broker

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Positioned along the heavily trafficked Reading Road, this office building provides outstanding visibility and direct access to I-75 and I-71 and Ronald Reagan Cross County Hwy, facilitating easy connections to Downtown Cincinnati and regional commercial hubs.



Local Investment: The local Port Authority has invested significantly in the area. The Port has acquired and demolished several assets in and around the asset for a planned redevelopment. In 2023 the Port initiated "Project Forge" at the Northwest corner of Reading and Cooper Roads. A planned 16-acre development that is set to add 350 jobs and \$25 Million in private investment.



Upside Potential: 8075 Reading Road offers significant upside potential, priced well below replacement cost, insured replacement cost of 7 million, an acquisition allows investors to enter Cincinnati's office market with minimal risk and considerable return potential.



Growth Market: Cincinnati's stable market offers long-term appreciation, while the building's flexible layout allows for potential repositioning/repurposing in response to future market demands.



RENT ROLL

TENANT	SF	LEASE START	LEASE END	ANNUAL RENT
GEORGE STEELE	880	3/1/2019	MTM	\$13,080
CLOCK WORK	1,372	3/1/2022	MTM	\$12,000
HAIR ADDICT	800	6/1/2021	MTM	\$10,680
STEPHEN ROBERTS	600	MTM	MTM	\$8,400
RICHARD BANNON	2,000	9/1/2020	MTM	\$24,000
OHIO 1ST HOME HEALTHCARE	2,120	MTM	MTM	\$23,040
ERIC DANIELS	500	MTM	MTM	\$4,500
PROVISION DEVELOPMENT GROUP	7,144	MTM	MTM	\$75,504
STYLES BY TASHA	648	MTM	MTM	\$6,300
EZZIE CONTRACTORS	200	MTM	MTM	\$4,680
ENVY ME BEAUTY LOUNGE	1,660	3/31/2022	MTM	\$13,200
BRANDON THOMPSON	400	9/1/2022	MTM	\$5,100
SUPPORT MGT SOLUTIONS	1,090	1/1/2021	MTM	\$9,000
RAH'ARA EVANS	1,136	9/30/2023	MTM	\$11,280
METRO SECURTIY AGENCY	600	8/30/2022	MTM	\$7,500
PRETTY ME	500	MTM	MTM	\$6,480
NO LOOSE ENDS	400	6/1/2019	MTM	\$5,220
TATE TATS	238	5/1/2023	MTM	\$4,800
KATHY HANKERSON	470	6/1/2021	MTM	\$6,600
VACANT SUITE TOTALS	9,391			
	32,149 SF			



FINANCIAL ANALYSIS

AS-IS

INCOME	
Base Rent	\$251,364
Total Gross Revenue	\$251,364
EXPENSES	
Repairs & Maintenance	\$98,872
Utilities	\$64,954
Insurance	\$8,784
Real Estate Taxes	\$16,726
Total Gross Expenses:	\$189,336
NET OPERATING INCOME	\$62,028

PROFORMA

INCOME	
Base Rent	\$371,772
Total Gross Revenue	\$371,772
EXPENSES	
Repairs & Maintenance	\$98,872
Utilities	\$84,254
Insurance	\$8,784
Real Estate Taxes	\$16,726
Total Gross Expenses:	\$208,636
NET OPERATING INCOME	\$163,136



TOTAL GROSS REVENUE
\$228,324



TOTAL EXPENSES
\$189,336



NOI
\$38,988



TOTAL GROSS REVENUE
\$348,732



TOTAL EXPENSES
\$208,636



NOI
\$140,096



SITE PLAN



AREA OVERVIEW

CINCINNATI, OHIO

Located in the thriving Greater Cincinnati region, 8075 Reading Road benefits from proximity to one of Ohio's most economically dynamic and diverse metropolitan areas. As the third-largest city in Ohio, Cincinnati boasts a robust economy, a skilled workforce, and a mix of industries, making it a strategic choice for both businesses and investors.

Strong Economic Foundation:

- Cincinnati's economy is powered by sectors like healthcare, finance, manufacturing, and logistics. With headquarters for 10 Fortune 500 companies, including Procter & Gamble, Fifth Third Bancorp, and Kroger, Cincinnati is recognized as a major business hub in the Midwest.

Growing Population:

- The Cincinnati metro area is home to over 2 million residents, with steady population growth driven by a high quality of life, affordable housing, and a strong job market. This growth fuels demand for office and commercial space in well-connected suburban areas like Roselawn.

Strategic Location:

- Cincinnati's central location provides convenient access to over 60% of the U.S. population within a day's drive. Key interstate connections (I-71, I-75, and I-275) make it a prime logistics and distribution point, boosting demand for office space among companies looking to establish regional operations.

Educational & Workforce Resources:

- The area is home to top institutions, including the University of Cincinnati and Xavier University, producing a well-educated workforce. This has helped attract a range of high-growth industries, including tech, healthcare, and financial services, all driving demand for office spaces in accessible suburban locations.

High-Quality Amenities:

- Cincinnati is known for its arts and cultural scene, professional sports teams, and scenic waterfront, contributing to its appeal as both a residential and commercial hub.



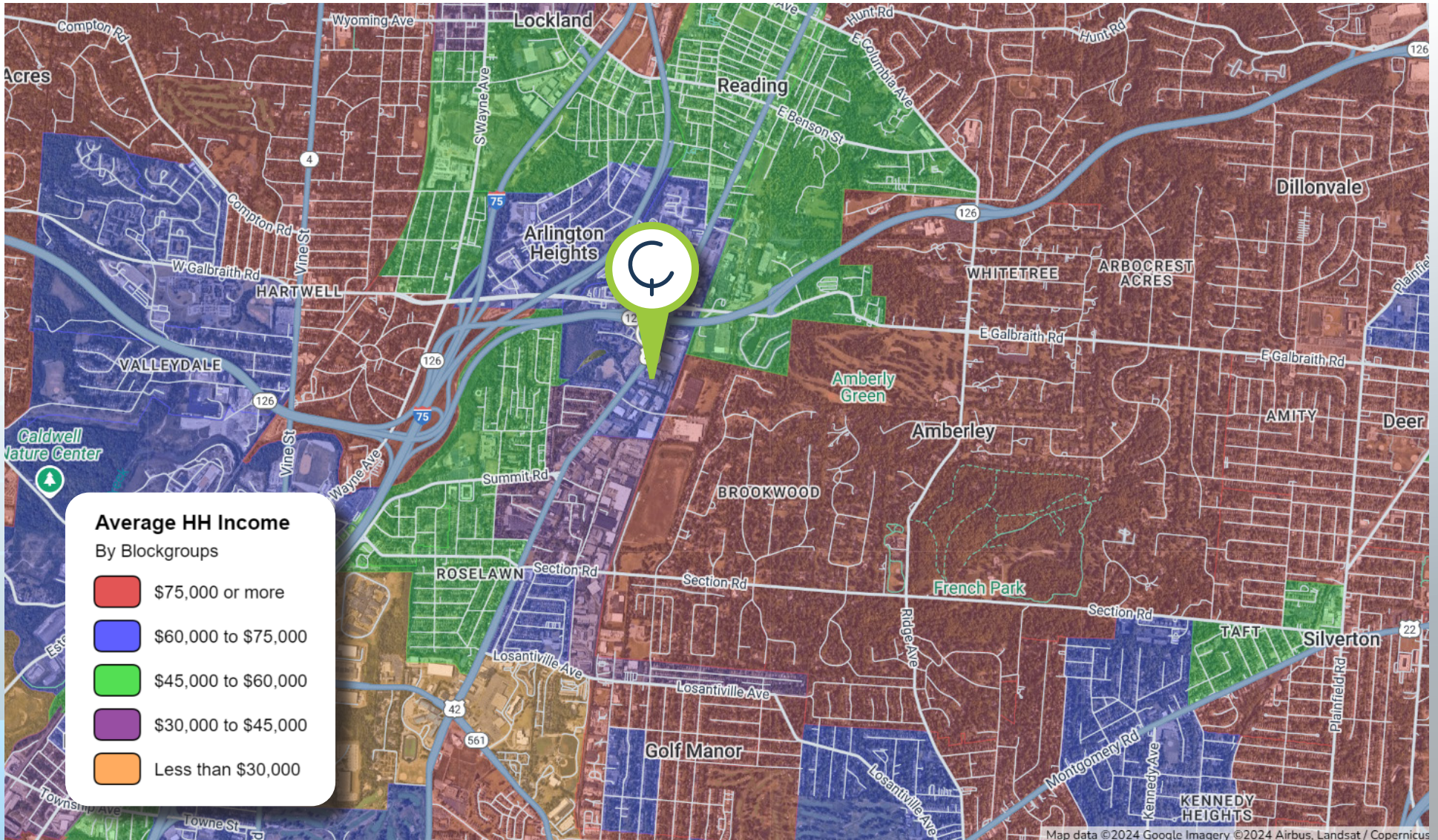
AERIAL OVERVIEW

CINCINNATI, OHIO



DEMOGRAPHICS HH INCOME

CINCINNATI, OHIO



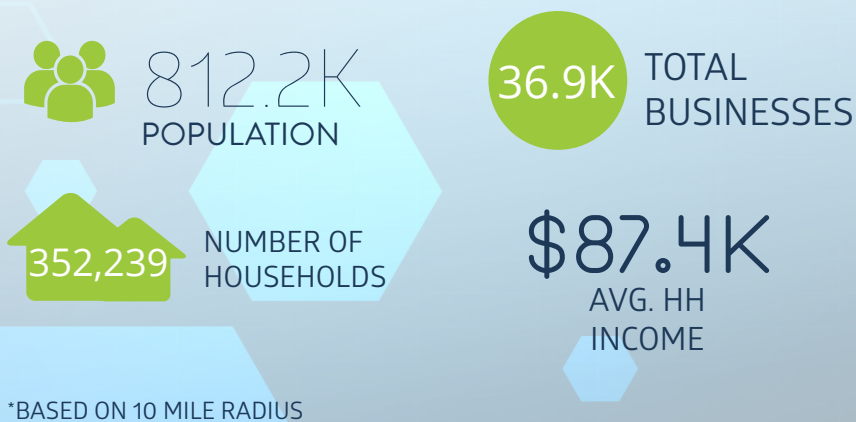
DEMOGRAPHICS

8075 READING RD. CINCINNATI, OHIO 45237

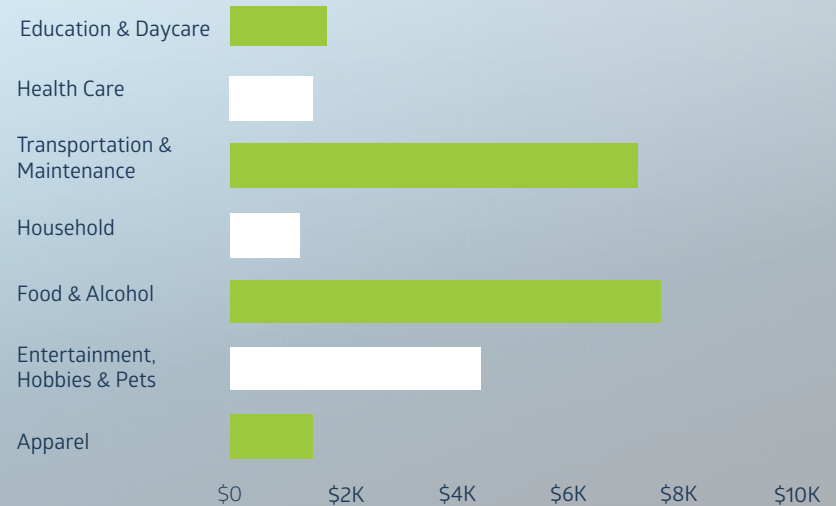
*Data provided by SitesUSA 2024

	2 mile radius	5 mile radius	10 mile radius
Population	39,487	233,829	812,242
Average HH Income	\$82,514	\$102,909	\$105,045
Population Median Age	38.4	38.3	37.2
Households	17,425	104,086	352,239
Total Businesses	1,640	10,883	36,978

KEY FACTS



Avg. Household Spending - 5 Mile Radius 2024



PROPERTY PHOTOS



CONTACT

KYLE SIMON

Vice President

248-921-6730

KSIMON@AQREADVISORS.COM

SEBASTIAN HALABO

Associate Advisor

248-497-1678

SHALABO@AQREADVISORS.COM

AQRE

A D V I S O R S

BANG
REALTY

License # REC.2009002663

AQRE ADVISORS is a forward-thinking boutique commercial real estate brokerage serving clients nationwide with exceptional client service and unparalleled creative vision, all backed by extensive experience in all facets of the commercial real estate industry.

All materials and information received or derived from AQRE Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither AQRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. AQRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.