

FOR SALE
0.577 ACRES

NORTH AVONDALE

**REDEVELOPMENT
OPPORTUNITY**

**4000
READING**

CONTACT US TODAY



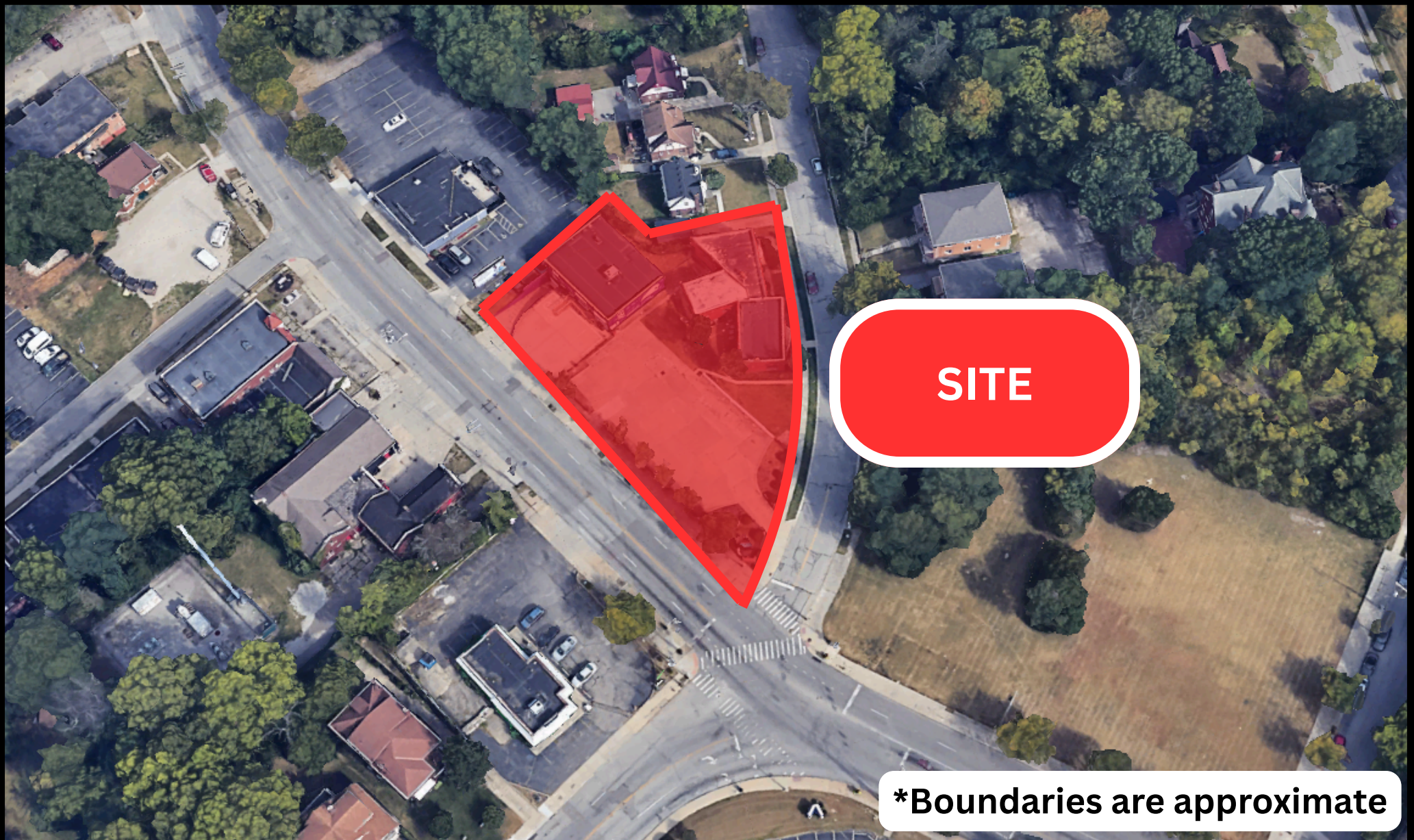
513-784-1776



DWYERCRE.COM

DWYER

Commercial Real Estate LLC



+/- 0.577 Acres Now Available

Located off of Reading Rd in North Avondale adjacent to Paddock Hills

CN - P - T Zoning Designation / Emphasizes Mixed Use + Walkability

High Traffic / / 20k + Vehicles Per Day Via Reading

Included in the Comprehensive Neighborhood Plan in the Heart of North Avondale Business District

10 - 15 Minutes Drive to Downtown, Located on Metro Route



SITE

**+/- 20,000 VPD
VIA READING**

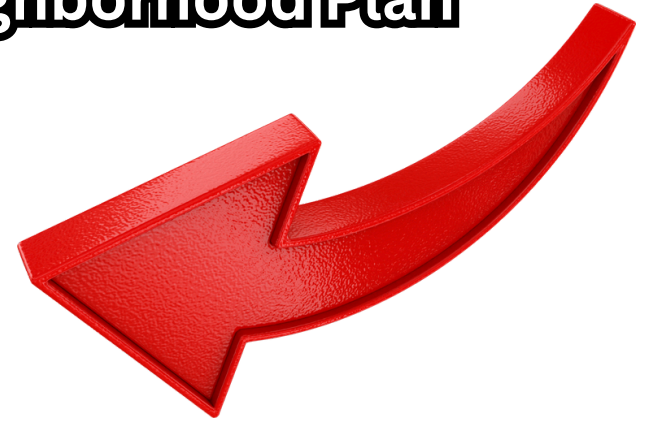
***Boundaries are approximate**

The North Avondale Neighborhood Association or NANA for short, is currently working in collaboration with the City of Cincinnati to develop a long-term comprehensive neighborhood plan for the future development of the neighborhood. This plan includes the future ideas, goals and strategies for the long-term physical, social, and economic development of North Avondale. Below is a rendering of what some of this development could look like in the future.





**Hyperlink Below
for the Full Comprehensive Neighborhood Plan**



<https://www.cincinnati.gov/sites/planning/assets/2024%20-%20Plans/North%20Avondale/2.6.25%20Mtg%20Presentation.pdf>



CONTACT US

Matt Morris
Vice President

513-532-4909

MMorris@DwyerCRE.com

John Dwyer
President

513-784-1776

JFDwyer52@gmail.com

Zach Timon
Sales Associate

513-633-9191

ZTimon@DwyerCRE.com

DWYERCRE.COM
DWYER
COMMERCIAL REAL ESTATE LLC

The information contained herein
has been obtained from sources
we deem reliable. We have no
reason to doubt but don't
guarantee its accuracy