



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 Comprehensize 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.

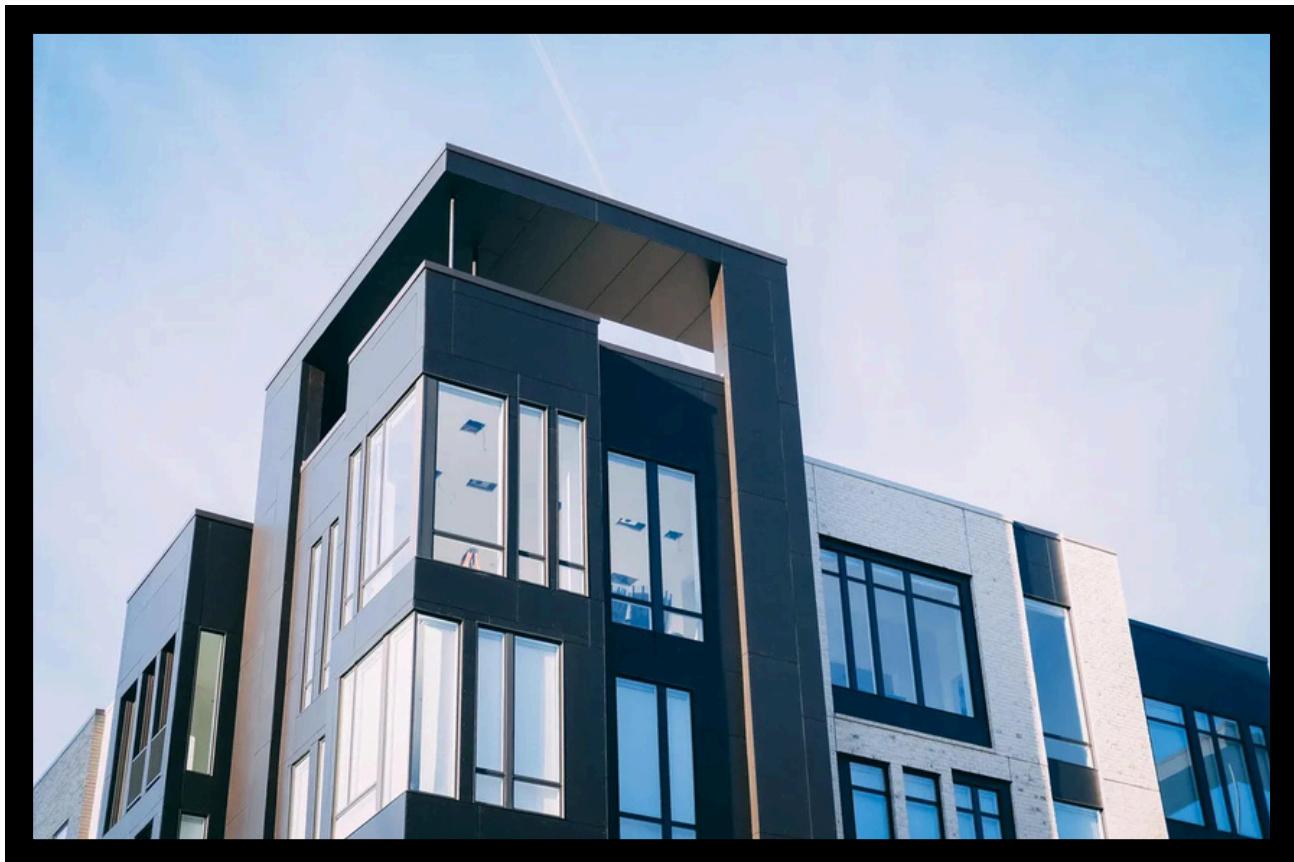




**Hyperlink Below  
for the Full Comprehensive Neighborhood Plan**



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



## CONTACT US

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The information contained herein  
has been obtained from sources  
we deem reliable. We have no  
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