



FOR SALE

**NORTH
AVONDALE**

**REDEVELOPMENT
OPPORTUNITY**

**4000
READING**

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

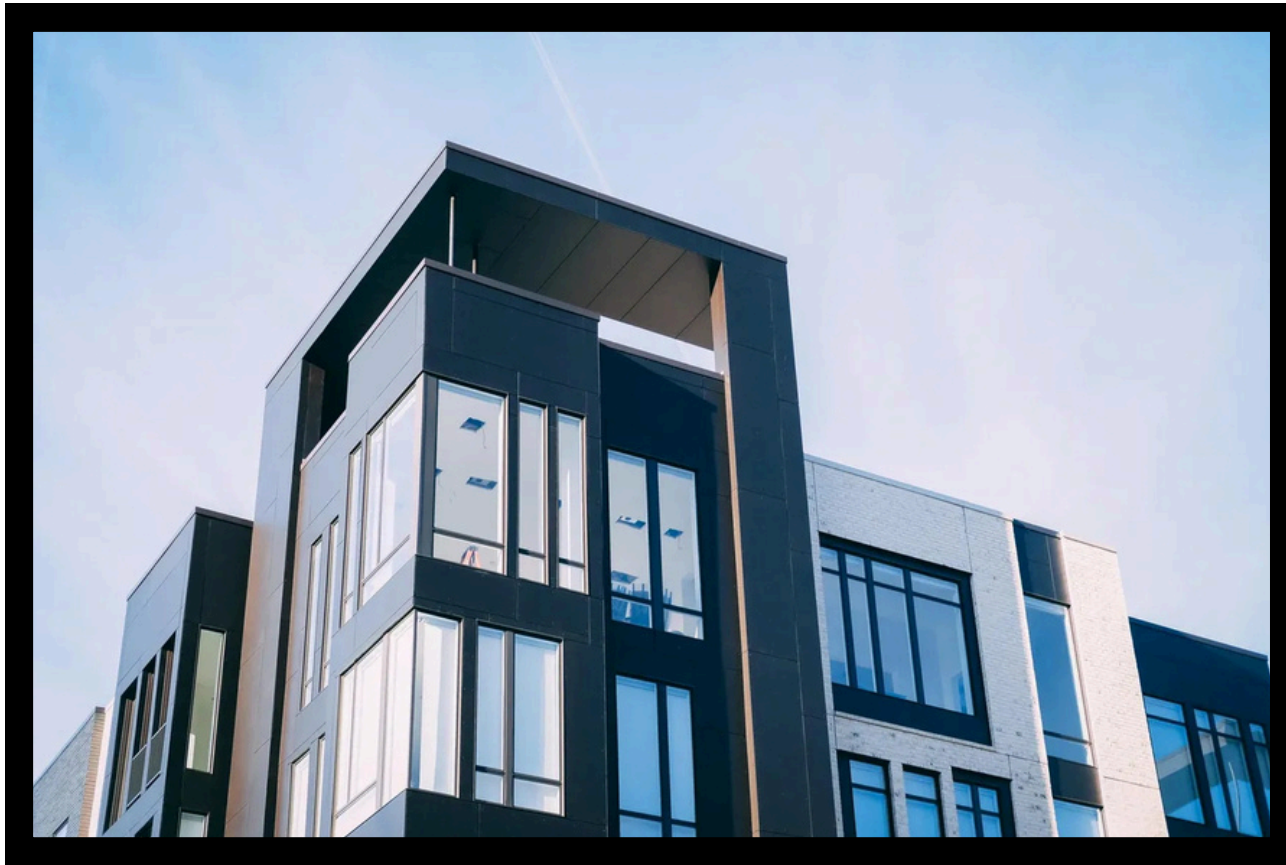
**+/- 20,000 VPD
VIA READING**

***Boundaries are approximate**

The North Avondale Neighborhood Association 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.







CONTACT US

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we deem reliable. We have no
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