

RETAIL SPACE FOR LEASE

AVONDALE TOWN CENTER

3539 - 3559 Reading Road | Cincinnati, OH 45229



Dan McDonald
dan.mcdonald@lee-associates.com
D 513.588.1113

Dean Misleh
dmisleh@lee-associates.com
D 513.588.1843

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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NORTH BUILDING AVAILABILITY: 1,129 SF & 1,800 SF & 2,374 SF

SOUTH BUILDING AVAILABILITY: 1,284 SF & 1,479 SF & 4,246 SF

PRICING: \$15.50 PSF + NNN (\$3.89 PSF)

PROPERTY HIGHLIGHTS:

- 3 buildings make up Avondale Town Center
- The property is located on the route 36, 43, 46 & M+ bus line, servicing both a customer and employee base.
- Direct traffic light access enables easy ingress and egress to the center
- Just minutes away from many of the nation's top hospitals and situated between two of the area's largest universities, offering an enormous customer base.
- Close proximity to I-71 North and South ramps





WEST BUILDING
100% OCCUPIED

NORTH BUILDING
1,129 SF
1,800 SF
2,374 SF
AVAILABLE

SOUTH BUILDING
1,284 SF
1,479 SF
4,246 SF
AVAILABLE

Cincinnati Fire Dept. Station 32

Renfro, Patterson & Jordan Funeral Home

Carmel Presbyterian Church

Southern Baptist Church



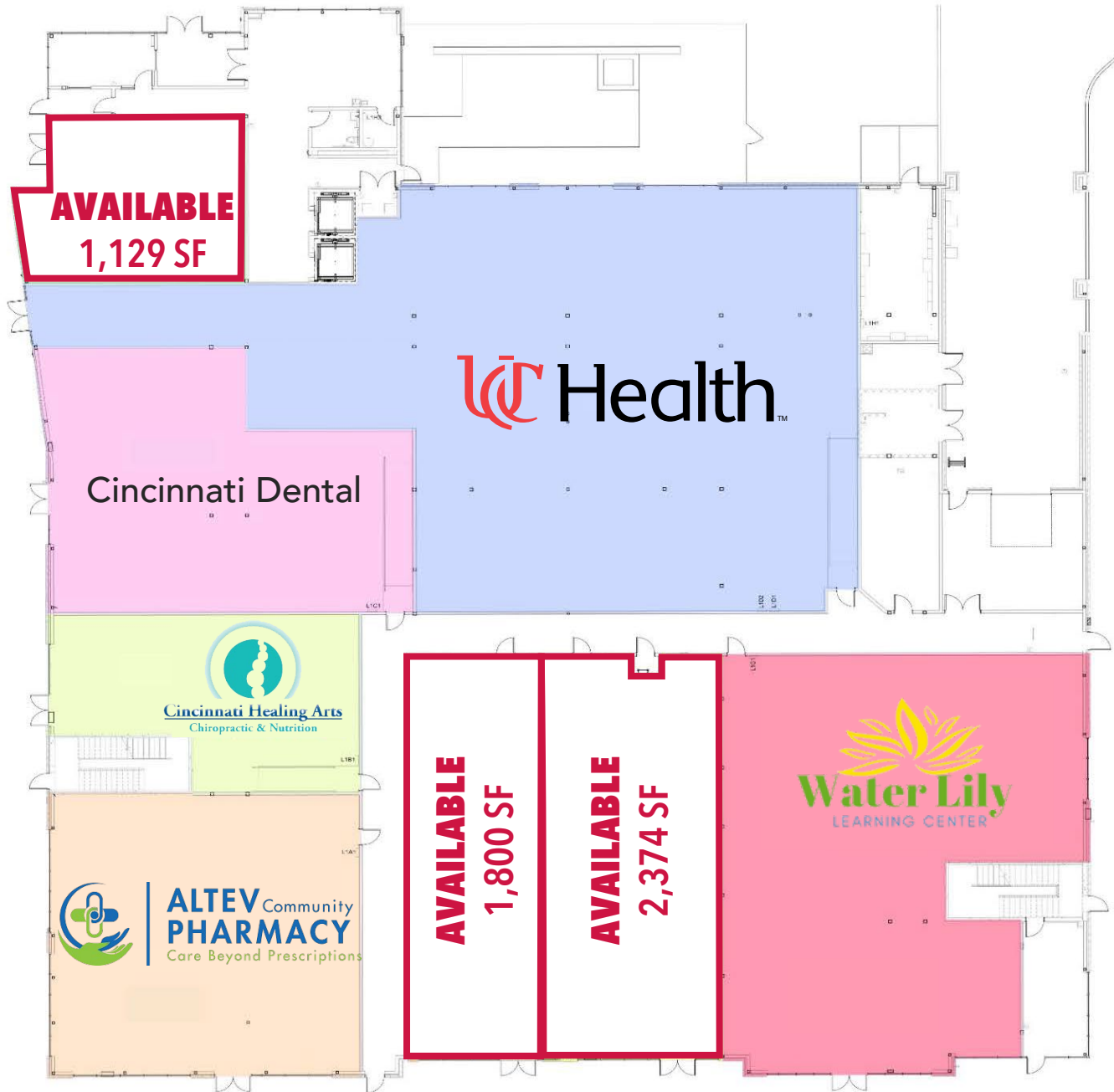
FOREST AVENUE

READING ROAD

South Avondale Elementary School

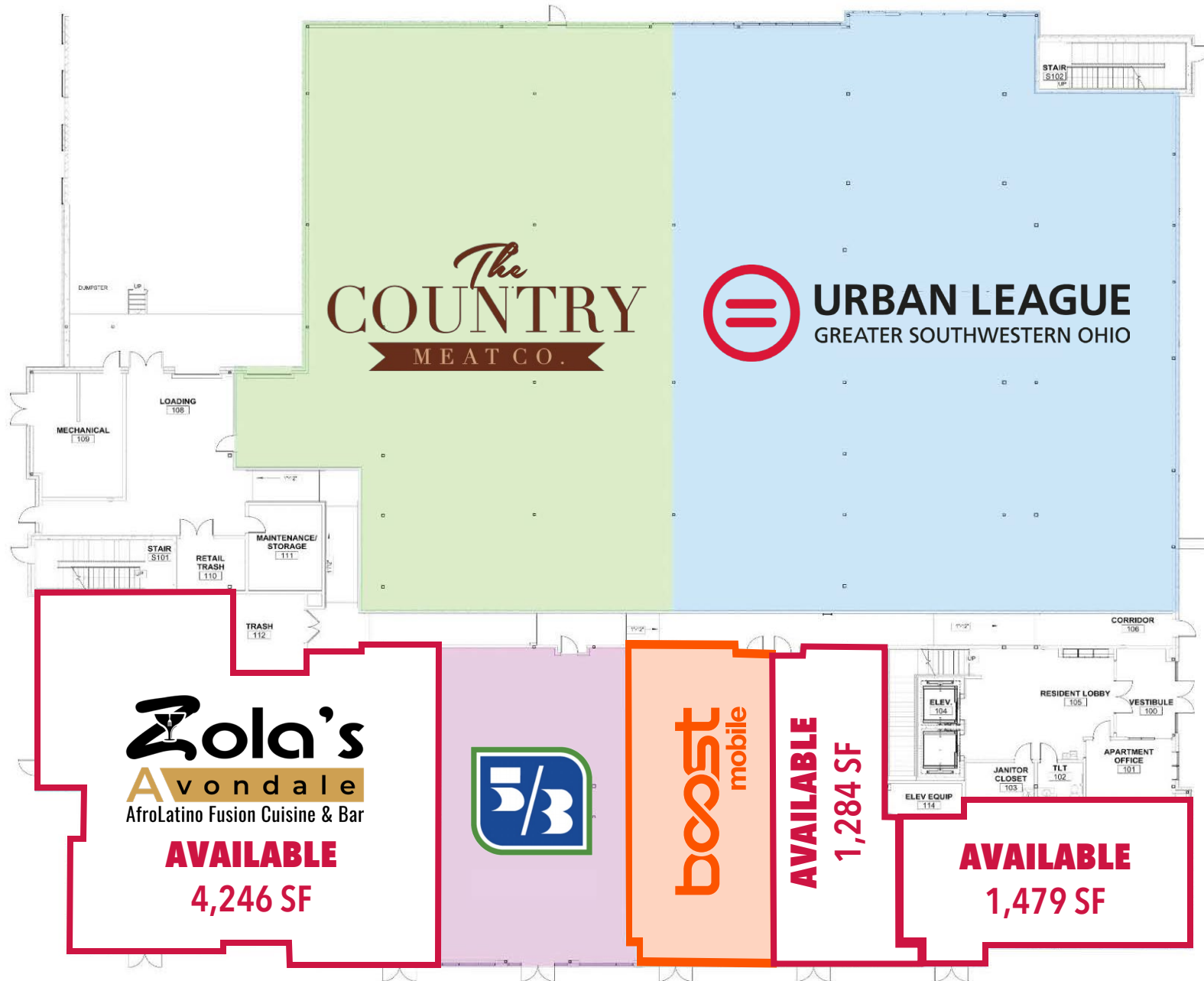
RETAIL SPACE FOR LEASE

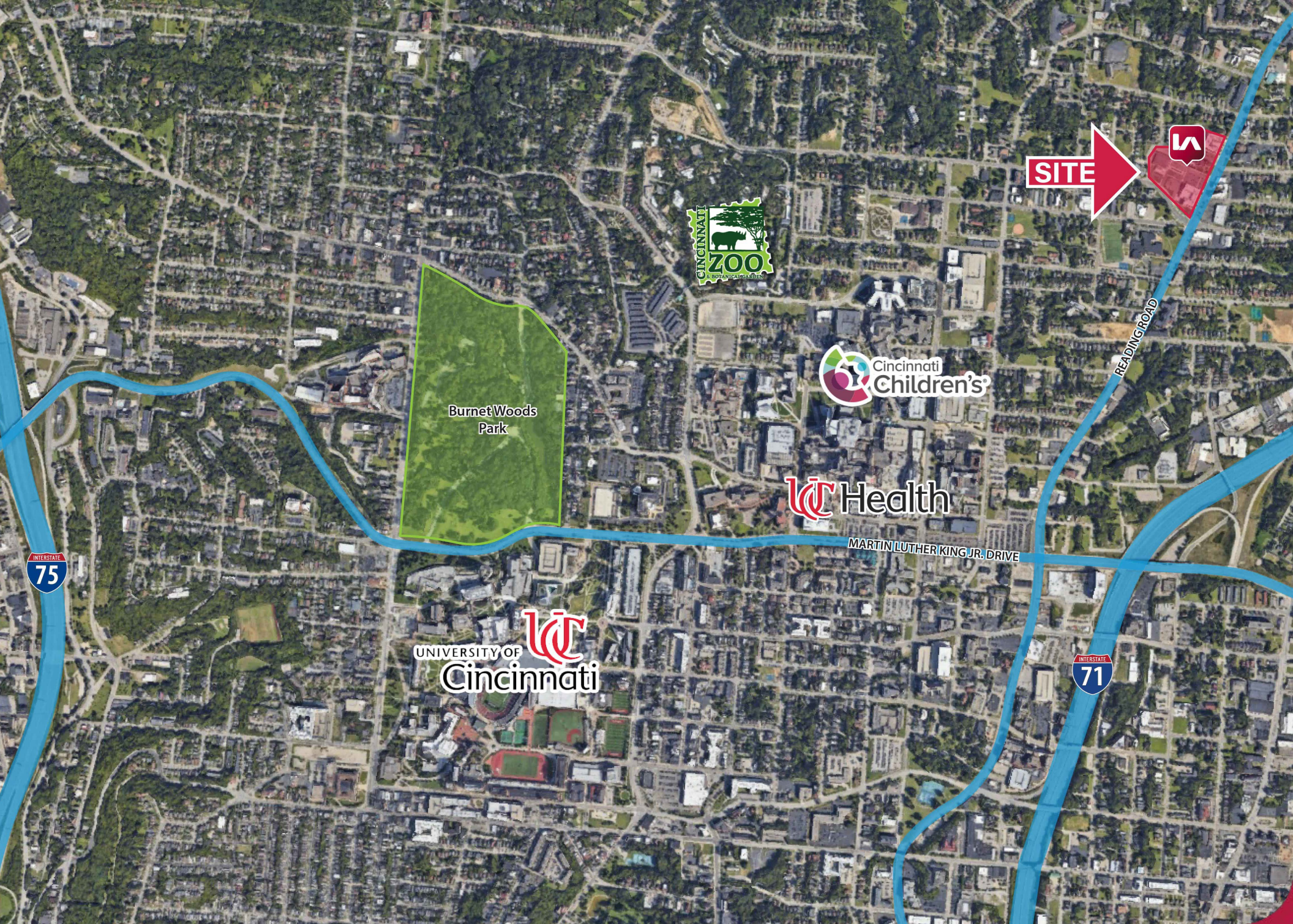
AVONDALE TOWN CENTER - NORTH BUILDING



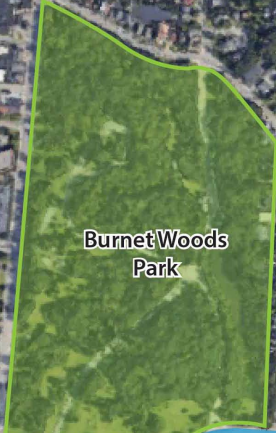
RETAIL SPACE FOR LEASE

AVONDALE TOWN CENTER - SOUTH BUILDING

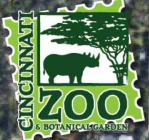




SITE 



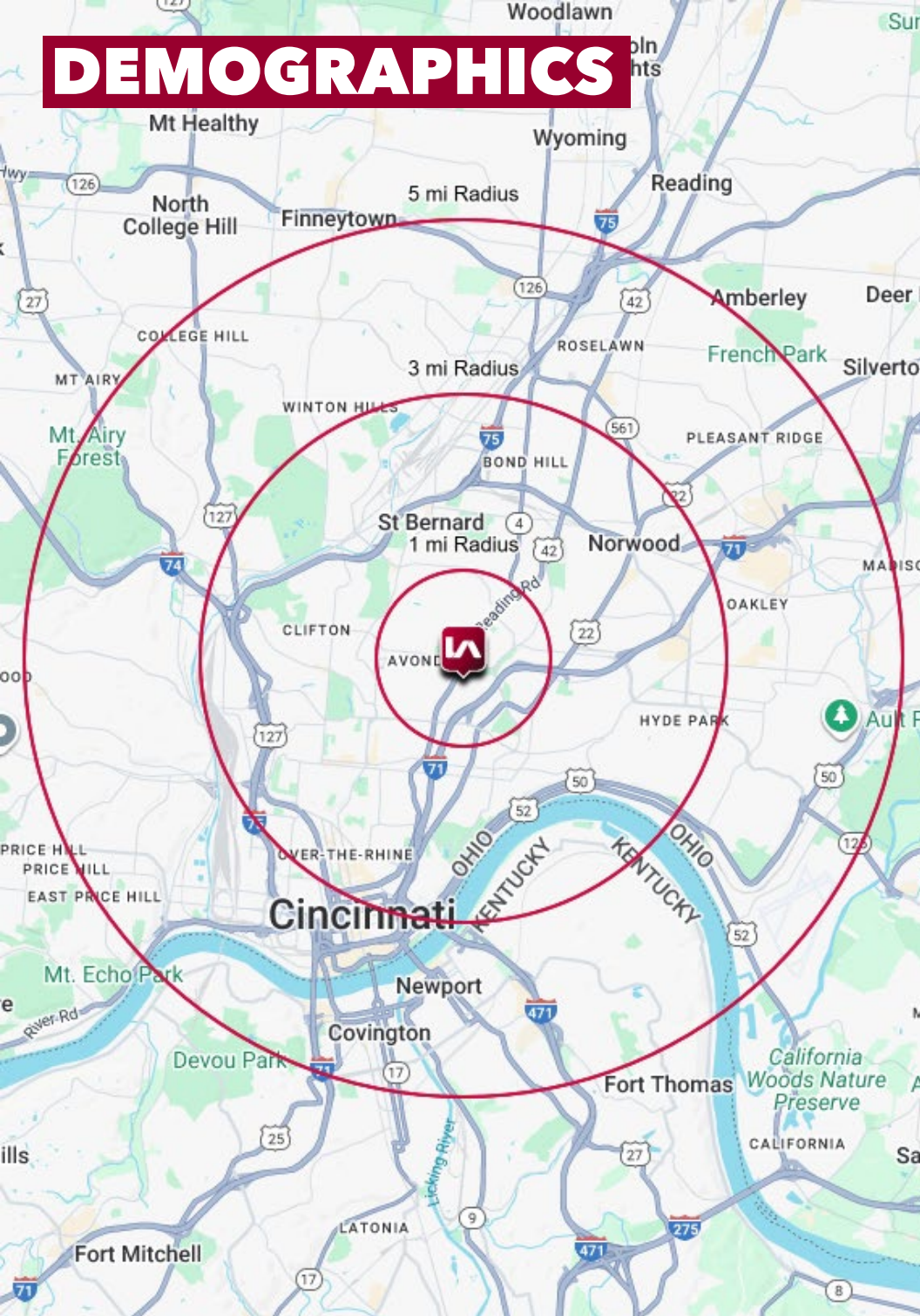
Burnet Woods Park



MARTIN LUTHER KING JR. DRIVE

READING ROAD

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	19,426	154,546	329,647
2030 Projected Population	19,604	156,519	332,557
2020 Census Population	17,750	143,141	310,139
2010 Census Population	19,361	139,614	301,986
Projected Annual Growth 2025 to 2030	0.2%	0.3%	0.2%
Historical Annual Growth 2010 to 2025	-	0.7%	0.6%
HOUSEHOLDS			
2025 Estimated Households	7,998	69,234	151,272
2030 Projected Households	8,139	70,770	154,518
2020 Census Households	7,138	63,587	140,662
2010 Census Households	7,945	61,230	134,227
Projected Annual Growth 2025 to 2030	0.4%	0.4%	0.4%
Historical Annual Growth 2010 to 2025	-	0.9%	0.8%
AGE			
2025 Est. Population Under 10 Years	11.5%	10.1%	11.7%
2025 Est. Population 10 to 19 Years	19.8%	13.0%	12.3%
2025 Est. Population 20 to 29 Years	16.9%	24.3%	19.6%
2025 Est. Population 30 to 44 Years	17.2%	20.9%	22.0%
2025 Est. Population 45 to 59 Years	15.9%	14.1%	15.1%
2025 Est. Population 60 to 74 Years	14.3%	13.4%	14.4%
2025 Est. Population 75 Years or Over	4.3%	4.4%	5.0%
2025 Est. Median Age	33.3	32.6	34.1
MARITAL STATUS & GENDER			
2025 Est. Male Population	54.5%	54.4%	51.6%
2025 Est. Female Population	45.5%	45.6%	48.4%
2025 Est. Never Married	61.1%	57.8%	52.4%
2025 Est. Now Married	13.8%	24.1%	28.1%
2025 Est. Separated or Divorced	20.8%	14.2%	14.7%
2025 Est. Widowed	4.3%	4.0%	4.7%
INCOME			
2025 Est. HH Income \$200,000 or More	6.5%	10.5%	10.4%
2025 Est. HH Income \$150,000 to \$199,999	4.9%	6.8%	6.9%
2025 Est. HH Income \$100,000 to \$149,999	6.3%	12.0%	12.9%
2025 Est. HH Income \$75,000 to \$99,999	8.6%	9.8%	10.2%
2025 Est. HH Income \$50,000 to \$74,999	12.7%	15.1%	15.0%
2025 Est. HH Income \$35,000 to \$49,999	13.6%	12.3%	12.1%
2025 Est. HH Income \$25,000 to \$34,999	7.8%	7.5%	7.7%
2025 Est. HH Income \$15,000 to \$24,999	11.7%	9.5%	8.7%
2025 Est. HH Income Under \$15,000	27.9%	16.6%	16.0%
2025 Est. Average Household Income	\$63,507	\$97,312	\$96,449
2025 Est. Median Household Income	\$46,465	\$65,355	\$67,239
2025 Est. Per Capita Income	\$27,149	\$44,193	\$44,650
2025 Est. Total Businesses	631	6,747	15,847
2025 Est. Total Employees	13,439	93,735	216,293