



4365 Reading Rd · 1,954 SF · FOR SALE OR LEASE · PADDOCK HILLS, CINCINNATI

▼ **READING RD CORRIDOR**

# 4365

# READING ROAD

PADDOCKHILLS-CINCINNATI, OHIO 45229

FOR SALE  
**\$595,000**

FOR LEASE  
**\$5,000/MO**

**1,954 SF**

BUILDING SIZE

**0.622 AC**

SITE AREA

**CG-A-T**

Zoning

**1996**

YEAR BUILT

## PROPERTY SPECIFICATIONS

Parcel ID	<b>111-0004-0005-00</b>
Building	<b>1,954 SF</b>
Size	<b>1 Story Office / Medical</b>
Stories	<b>Clinics/Offices (442)</b>
Land Use	<b>4,000 SF Asphalt (16</b>
Parking	<b>spaces) 0.622 Acres</b>
Site Area	<b>1996</b>
Year Built	<b>\$10,529.37</b>
Annual Tax	

## PROPERTY HIGHLIGHTS

- **Stand Alone Building**  
Purpose-built 1,954 SF medical clinic with 12-ft ceilings — ideal for healthcare, dental, therapy or professional office
- **For Sale or Lease**  
Available at \$500,000 or lease at \$5,000/month — perfect for owner-occupants or investors seeking immediate income
- **High-Traffic Reading Rd**  
One of Cincinnati's busiest N-S arterials — strong daily visibility with easy I-71 and SR-562 access
- **Ample On-Site Parking**  
4,000 SF asphalt parking lot with ~16 spaces — rare in urban Cincinnati
- **Paddock Hills Location**  
Established NE Cincinnati neighborhood 5 miles from downtown — strong medical/professional corridor



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PADDOCK HILLS, CINCINNATI OH 45229

\$595,000 SALE | \$5,000/MO LEASE

DWYER COMMERCIAL REAL ESTATE



## BUILDING & SITE DETAILS

Building	SF	1,954 SF
Occupancy		Medical Office
Section Heights		(341) 12' + 10' story
Asphalt Parking		4,000 SF
Site Area		0.622 Acres
Year Built		1996

## AREA CONTEXT

- **Reading Rd Corridor**  
High-traffic N-S arterial — major Cincinnati spine
- **SR-562 Norwood Lateral**  
Hwy access < 0.3mi — direct regional connectivity
- **I-71 Access**  
Easy on/off ramp ~ 0.5 mi east
- **Avon Fields Golf Course**  
Paddock Hills landmark — community amenity
- **Sugar n' Spice**  
4381 Reading Rd — iconic neighborhood brunch spot
- **Xavier University**

~1 mile south



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