

**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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# RETAIL SPACE FOR LEASE

## AVONDALE TOWN CENTER

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**NORTH BUILDING AVAILABILITY:** 1,129 SF & 2,374 SF & 2,697 SF

**SOUTH BUILDING AVAILABILITY:** 1,549 SF & 1,284 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 & 2,374 SF  
AVAILABLE

**SOUTH BUILDING**  
1,549 SF & 1,284 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

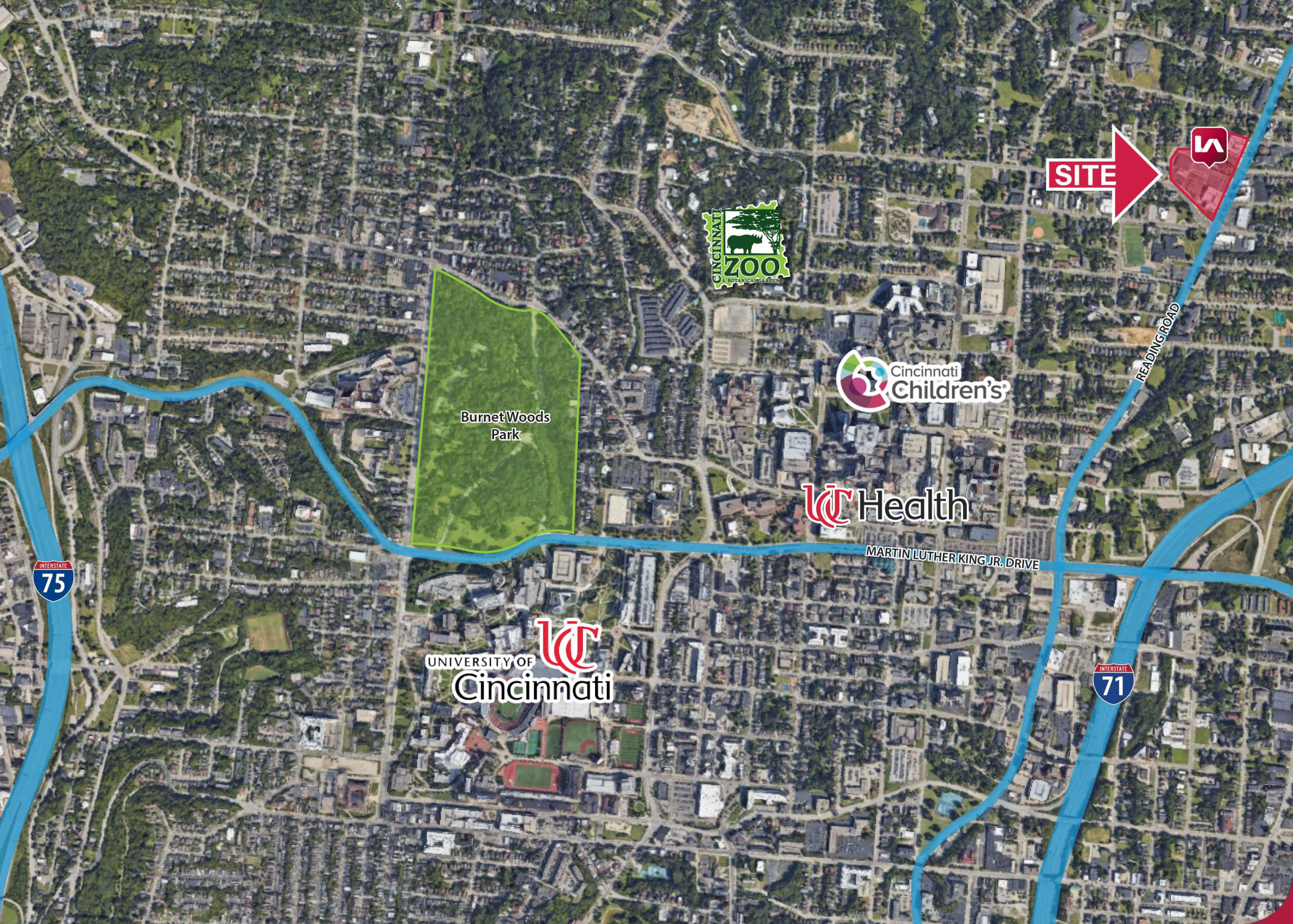
# AVONDALE TOWN CENTER - NORTH BUILDING



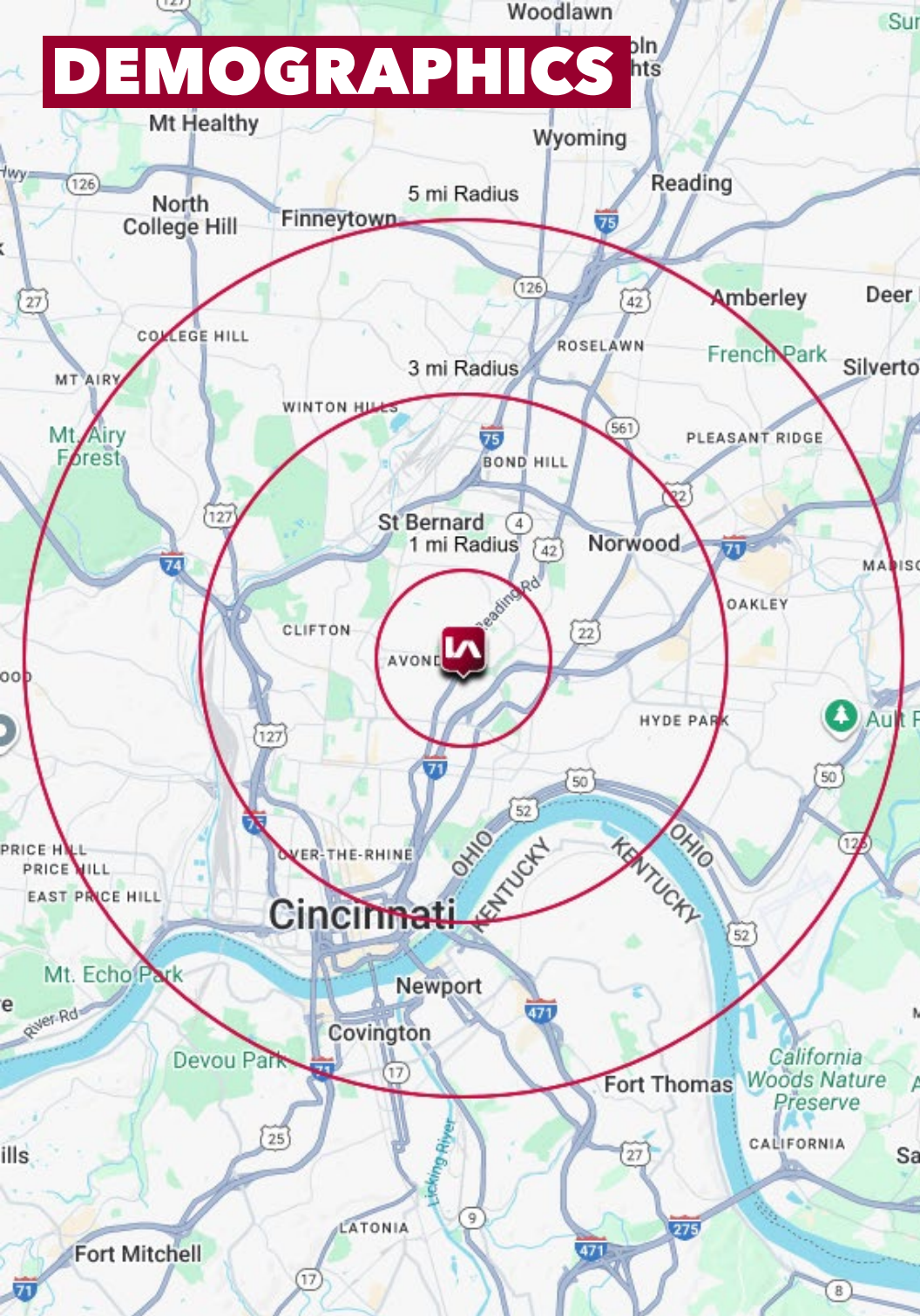
RETAIL SPACE FOR LEASE

# AVONDALE TOWN CENTER - SOUTH BUILDING





# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
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%
<b>HOUSEHOLDS</b>			
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%
<b>AGE</b>			
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
<b>MARITAL STATUS &amp; GENDER</b>			
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%
<b>INCOME</b>			
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