

FOR SALE

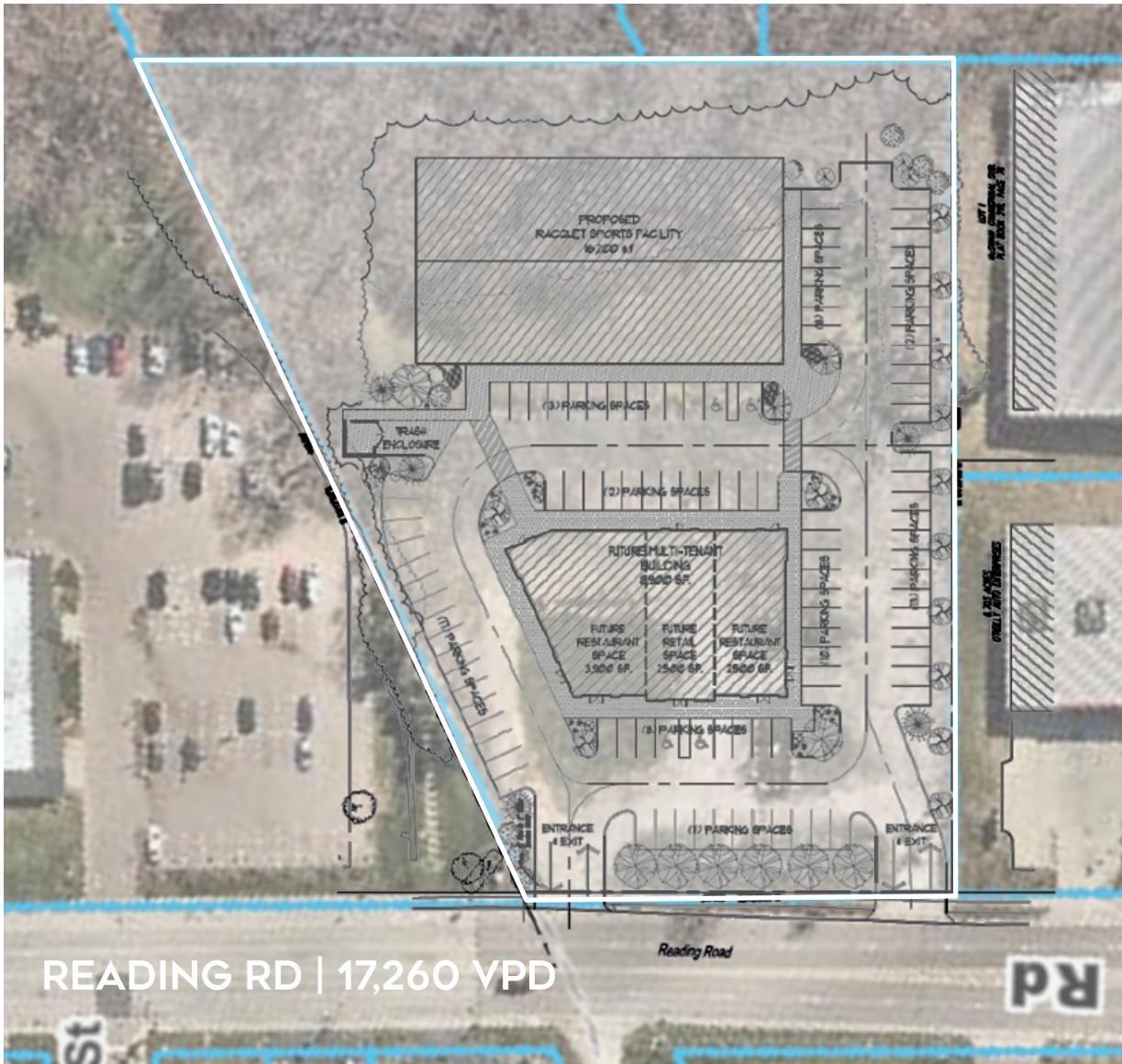
2.787 acres | Mixed-Use Development Site

10890 READING RD

EVENDALE, OH 45241

OFFERING SUMMARY

Address	10890 Reading Rd Evendale, OH 45241
Asking Price	\$1,100,000
Acreage	2.787 acres
Preliminary Development Plan	*Site plan and renderings shown on this brochure are illustrative only. The site dimensions and commercial zoning are flexible to allow a variety of layouts and end users.
Traffic Count	17,260 VPD
Municipality	Village of Evendale
Zoning	GC - General Commercial



MIKE BASTIN

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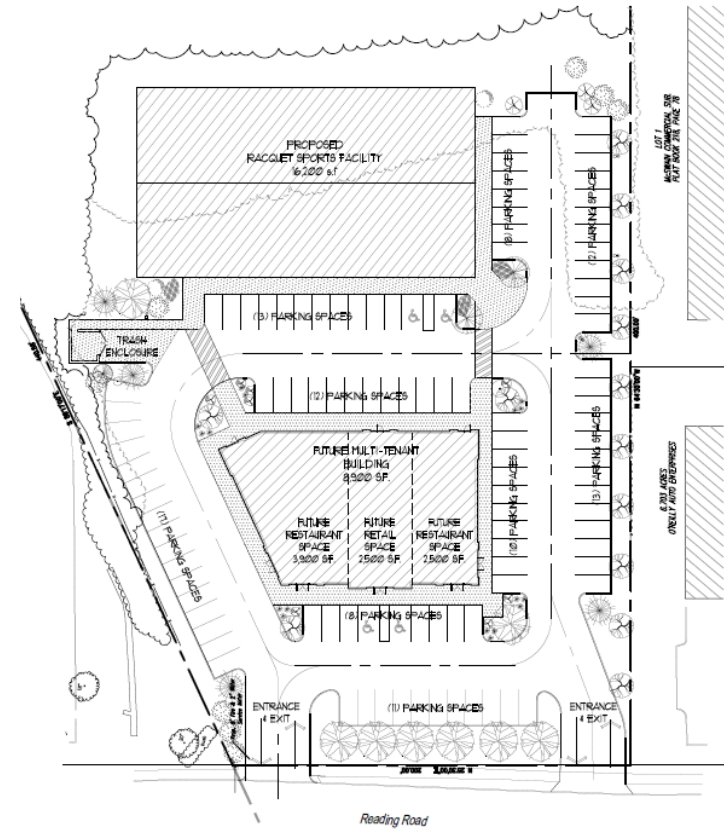
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PRELIMINARY DEVELOPMENT PLAN (FROM ABOVE)
SHOWING RACQUET SPORTS FACILITY BEHIND MULTI-TENANT COMMERCIAL BUILDING



PROPERTY DETAILS

This commercially-zoned (GC—General Commercial) 2.787 acre site represents a unique opportunity to end users, developers, and investors alike. With several other thriving retailers, employers, and recreational facilities in the immediate area, coupled with high traffic counts and excellent demographics, this site offers end users and their customers an attractive and vibrant location.

10890 Reading Rd is located directly across the street from a newly-renovated and re-imagined Queen City Sportsplex, the official practice facility of the ECHL Cincinnati Cyclones—a multi-sport facility with two full sheets of ice, six hard wood courts, and a workout facility, QCS sees thousands of athletes seven days a week.

PRELIMINARY DEVELOPMENT PLAN | As shown here, a preliminary mixed-use development plan could potentially consist of a) 8,900 SF multi-tenant retail building and b) a 16,200 SF racquet sports facility located along the busy Reading Rd commercial corridor. Brick, stone, and glass exterior finishes will enhance the appeal of the property, providing a welcome setting for all to enjoy. Inquire for more details...or bring your own unique vision to the site!

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PRELIMINARY DEVELOPMENT PLAN & RENDERINGS



PRELIMINARY DEVELOPMENT

VIEW FROM READING ROAD



COMMERCIAL BUILDING (FROM ABOVE)

PROVIDING REAR ENTRANCES FOR RACQUET SPORTS PATRONS



RACQUET SPORTS FACILITY

VIEW FROM READING ROAD

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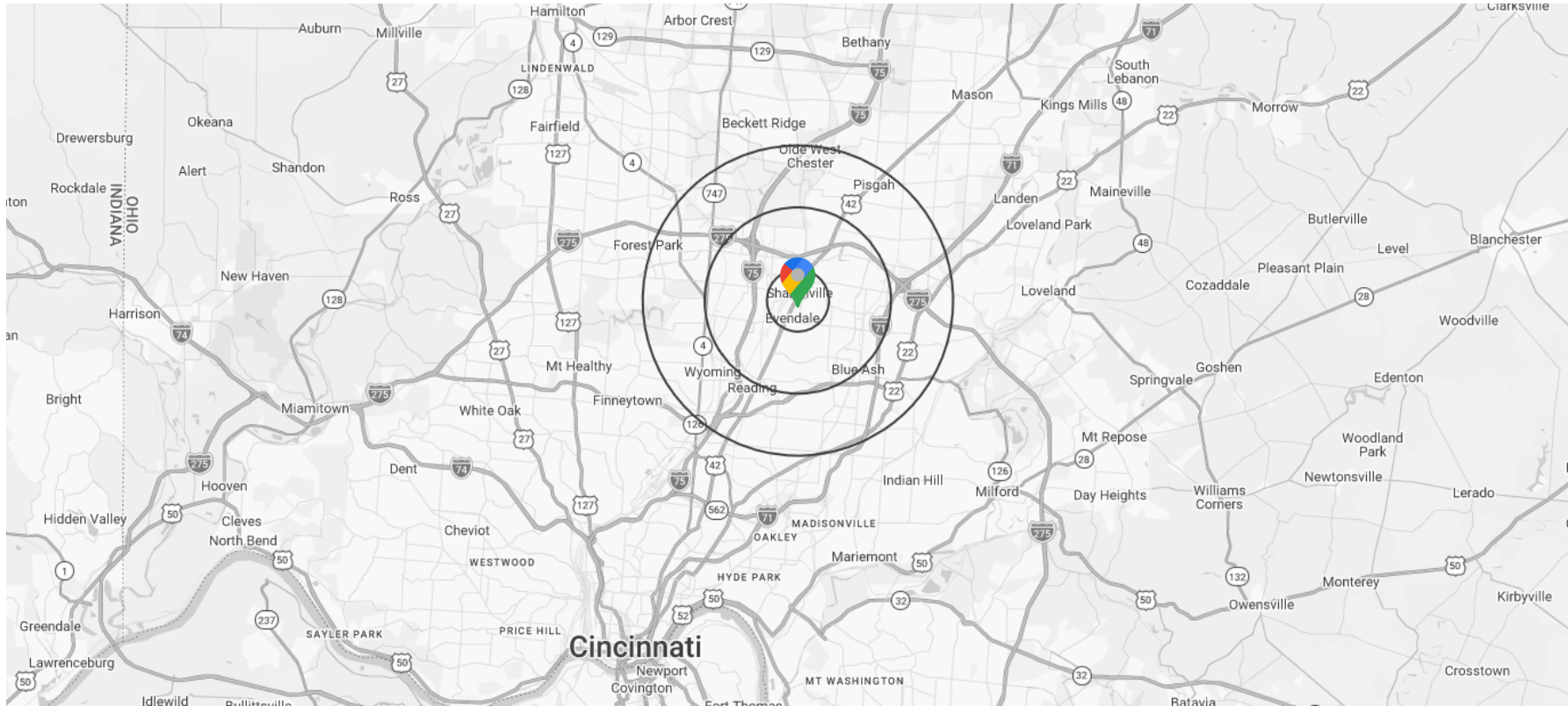
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DEMOGRAPHICS



Description	1 mile	3 mile	5 mile
Population Summary			
2020 Population	4,513	40,202	151,008
2025 Population	4,447	40,953	151,693
2030 Population Projection	4,468	41,472	153,442
Household Summary			
2020 Households	1,951	16,668	61,982
2025 Households	1,914	16,894	61,989
2030 Household Projection	1,922	17,105	62,691
Household Occupancy			
Owner Occupied Households	1,398	11,066	40,150
Renter Occupied Households	524	6,038	22,540
Avg Household Size	2.3	2.3	2.4

Description	1 mile	3 mile	5 mile
Household Income			
Avg Household Income	\$127,247	\$113,870	\$115,595
Median Household Income	\$97,939	\$85,169	\$87,727
Median Home Info			
Median Home Value	\$255,861	\$288,428	\$291,516
Median Year Built	1966	1973	1969
Employment Summary			
Employees	6,667	79,169	177,422
Businesses	488	6048	16,581
Employees per Business	14	13	11
Median Age			
Median Age	43	41.2	41.1

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