

# FOR SALE

AUTO REPAIR SHOP | 8,039 SF | 1.185 ACRES

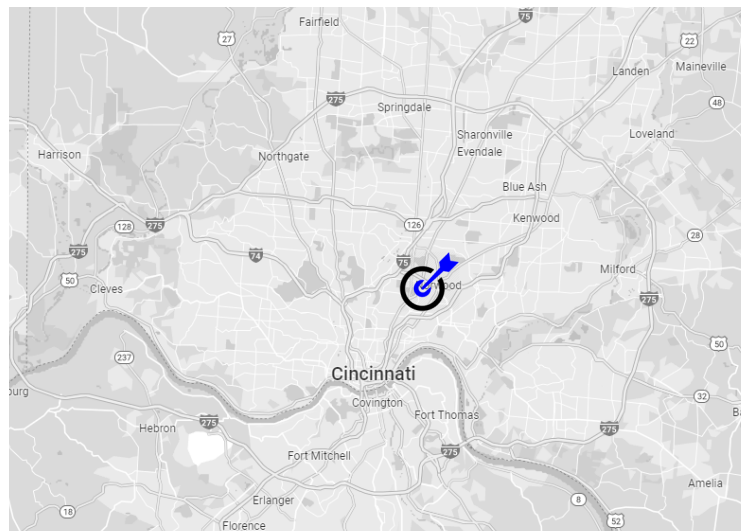
**4440 READING ROAD**

CINCINNATI, OH 45229



## OFFERING SUMMARY

Address	4440 Reading Rd Cincinnati, OH 45229
Asking Price	\$695,000
Acreage	1.185 acres
Square Footage	8,039 SF   Total 6,439 SF   Auto Repair Shop 1,600 SF   Pole Barn Garage (40' x 40')
Frontage	125' along Reading Rd
Traffic Counts	24,075 VPD
Zoning	CG-A Commercial General—Auto
Municipality	City of Cincinnati
County	Hamilton County



## MIKE BASTIN

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2181 VICTORY PARKWAY | SUITE 102

CINCINNATI, OH 45206

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**COLDWELL BANKER  
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DESCRIPTION	1 MILE	3 MILE	5 MILE
POPULATION SUMMARY			
2010 TOTAL POPULATION	15,098	118,755	292,373
2020 TOTAL POPULATION	15,218	120,098	302,476
2023 TOTAL POPULATION	15,189	119,016	305,400
2028 TOTAL POPULATION	15,088	118,718	306,467
2023-2028 ANNUAL RATE	-0.13%	-0.05%	0.07%
HOUSEHOLD SUMMARY			
2010 HOUSEHOLDS	6,561	54,034	130,891
2020 HOUSEHOLDS	6,752	55,349	136,570
2023 HOUSEHOLDS	6,759	55,428	138,483
2028 HOUSEHOLDS	6,771	55,801	140,206
2023-2028 ANNUAL RATE	0.04%	0.13%	0.25%
HOUSING UNIT SUMMARY			
2020 HOUSING UNITS	7,663	62,334	153,711
2023 HOUSING UNITS	7,658	62,250	155,741
OWNER OCCUPIED HOUSING UNITS	40.50%	39.10%	41.20%
RENTER OCCUPIED HOUSING UNITS	47.80%	50.00%	47.70%
VACANT HOUSING UNITS	11.70%	11.00%	11.10%

DESCRIPTION	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME			
2023	\$69,744	\$86,141	\$92,649
2028	\$81,860	\$99,377	\$105,995
AVERAGE HOME VALUE			
2023	\$236,545	\$307,521	\$309,197
2028	\$307,297	\$353,433	\$350,003
MEDIAN HOUSEHOLD INCOME			
2023	\$44,074	\$52,058	\$56,361
2028	\$51,217	\$60,377	\$65,766
MEDIAN HOME VALUE			
2023	\$179,012	\$226,253	\$229,153
2028	\$229,064	\$279,204	\$280,738
PER CAPITA INCOME			
2023	\$31,307	\$40,631	\$42,483
2028	\$36,985	\$47,251	\$48,962
MEDIAN AGE			
2023	40.1	36.9	36.7
2028	41	37.8	37.3

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