

FOR SALE



9972 Reading Road

Cincinnati OH 45241

For More Information:

Joshua M. Rothstein

Vice President

+1 513 562 2264

josh.rothstein@colliers.com

Bryan McGrail

Associate

+1 513 562 2228

bryan.mcgrail@colliers.com

Colliers

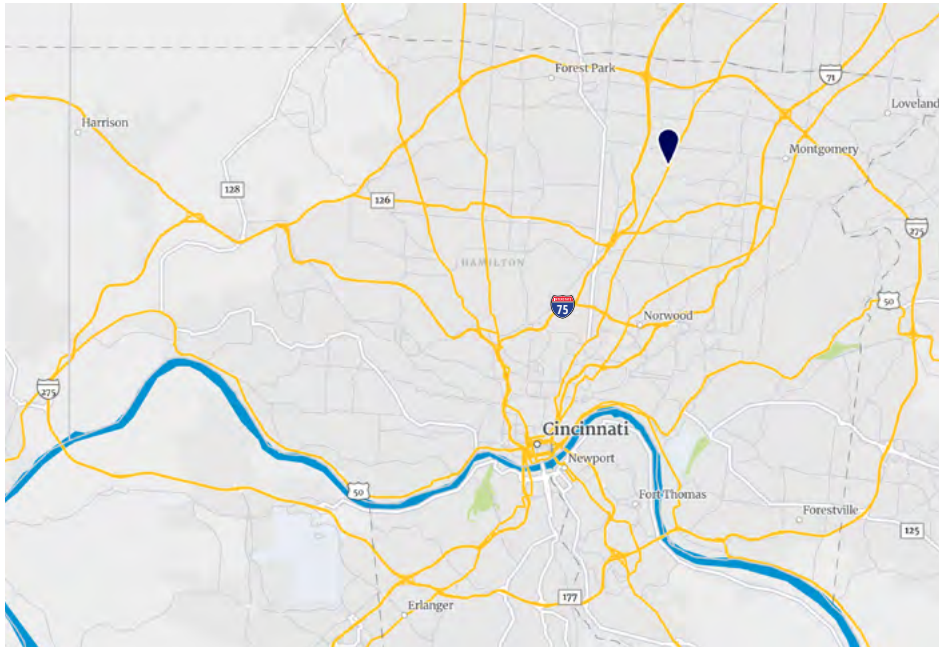
DEVELOPMENT SITE ALONG US-42

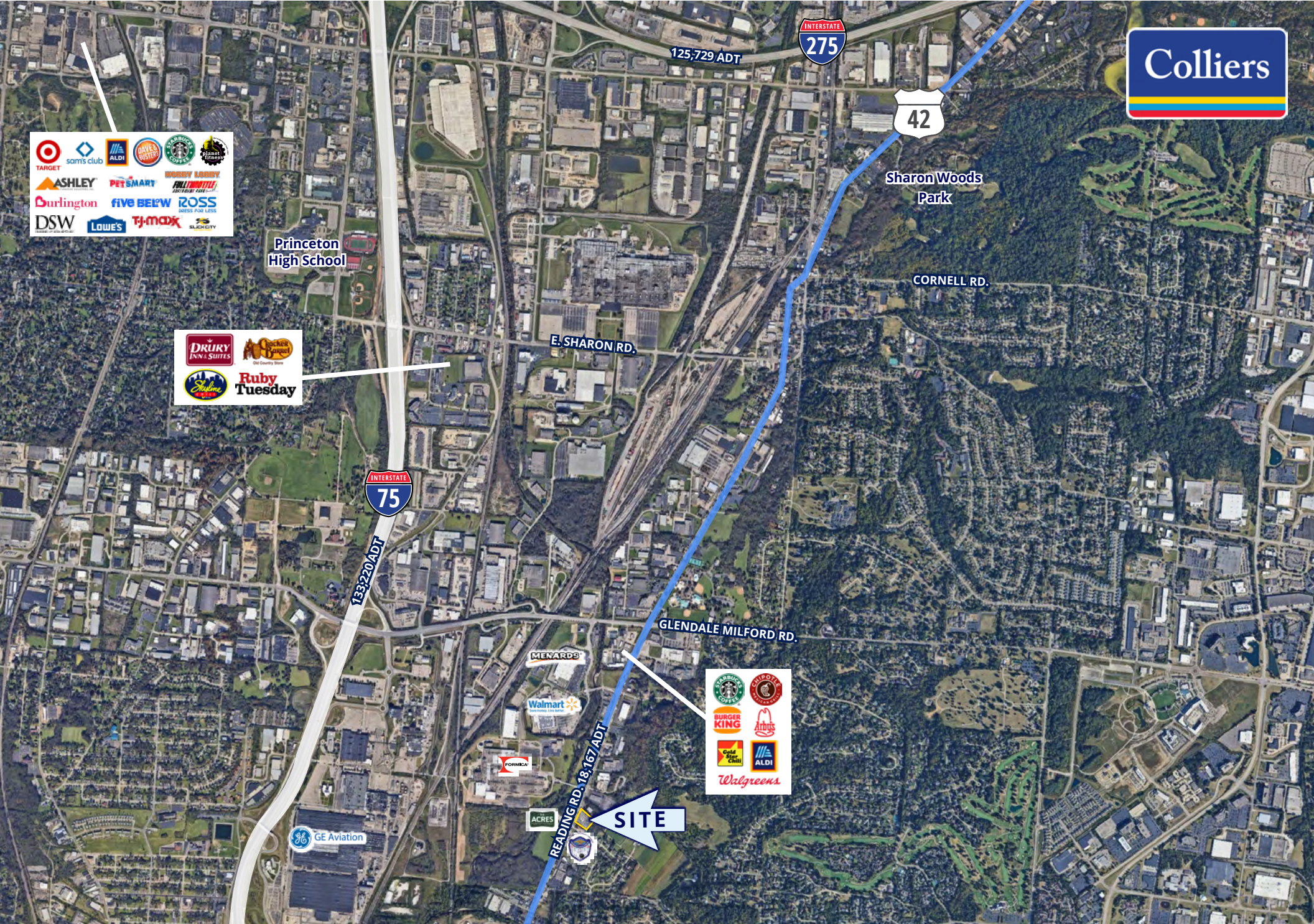
9972 READING ROAD, CINCINNATI OH 45241

Highlights

- Pylon signage right along US 42/Reading Rd.
- Highly trafficked corridor with great frontage
- 1/2 mile from Walmart & Menards
- Close to big employers like General Electric & Formica
- Across from The Acres Mini Golf Entertainment Complex
- Convenient access to I-75 & Cross County Highway
- Traffic counts- 18,071 ADT Reading Road

1.376 AC Available







Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	3,130	58,386	175,137
2010 Total Population	2,844	55,299	167,073
2020 Total Population	2,808	57,114	173,051
2026 Total Population	2,711	57,554	176,018
2026 Group Quarters	0	596	3,474
2031 Total Population	2,652	57,432	178,002
2000-2020 Growth Rate: Population (CAGR)	-0.5%	-0.1%	-0.1%
2010-2020 Growth Rate: Population (CAGR)	-0.1%	0.3%	0.3%
2020-2026 Growth Rate: Population (CAGR)	-0.6%	0.1%	0.3%
2026-2031 Growth Rate: Population (CAGR)	-0.4%	-0.0%	0.2%
2026 Total Daytime Population	12,206	91,322	247,678
Workers	10,766	62,717	160,455
Residents	1,440	28,605	87,223
2026 Workers % of Daytime Population	88.2%	68.7%	64.8%
2026 Residents % of Daytime Population	11.8%	31.3%	35.2%
Household Summary			
2000 Households	1,219	24,203	73,866
2010 Households	1,156	23,438	71,412
2026 Households	1,161	24,455	73,865
2026 Average Household Size	2.34	2.33	2.34
2031 Households	1,140	24,406	74,674
2000-2020 Growth Rate: Households (CAGR)	-0.1%	0.0%	-0.1%
2010-2020 Growth Rate: Households (CAGR)	0.3%	0.4%	0.2%
2020-2026 Growth Rate: Households (CAGR)	-0.4%	0.1%	0.2%
2026-2031 Growth Rate: Households (CAGR)	-0.4%	-0.0%	0.2%
2010 Families	782	14,721	43,422
2026 Families	718	14,617	43,218
2031 Families	701	14,513	43,483
2026-2031 Annual Rate	-0.48%	-0.14%	0.12%
Housing Unit Summary			
2026 Housing Units	1,227	26,347	79,730
Owner Occupied Housing Units	69.3%	65.3%	63.1%
Renter Occupied Housing Units	30.8%	34.7%	36.9%
Vacant Housing Units	5.4%	7.2%	7.4%
Owner Occupied Median Home Value			
2026 Median Home Value	\$369,655	\$281,300	\$286,456
2031 Median Home Value	\$450,824	\$415,198	\$391,907
Income			
2026 Per Capita Income	\$77,821	\$53,702	\$53,698
2026 Median Household Income	\$127,256	\$87,506	\$86,238
2026 Average Household Income	\$177,661	\$126,608	\$127,405
Household Income Base	1,160	24,455	73,863
<\$15,000	1.6%	7.7%	8.1%
\$15,000 - \$24,999	3.5%	5.3%	4.4%
\$25,000 - \$34,999	4.9%	5.7%	6.4%
\$35,000 - \$49,999	5.1%	7.9%	8.8%
\$50,000 - \$74,999	16.1%	16.8%	16.0%
\$75,000 - \$99,999	10.0%	11.7%	12.1%
\$100,000 - \$149,999	16.8%	19.0%	18.4%
\$150,000 - \$199,999	14.5%	10.2%	10.2%
\$200,000+	27.6%	15.7%	15.6%

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	45.5	41.0	41.5
2020	45.0	40.2	40.4
2026	44.5	41.3	41.4
2031	45.8	42.8	42.8
2026 Population by Age			
Total	2,711	57,556	176,018
0 - 4	5.0%	5.7%	5.6%
5 - 9	5.3%	6.0%	6.0%
10 - 14	5.6%	6.1%	6.0%
15 - 19	5.5%	6.0%	5.9%
20 - 24	4.1%	5.3%	5.4%
25 - 29	5.8%	5.3%	5.4%
30 - 34	5.9%	6.8%	6.7%
35 - 39	6.0%	7.0%	6.9%
40 - 44	7.5%	7.0%	6.8%
45 - 49	5.3%	5.9%	5.8%
50 - 54	5.9%	5.7%	5.6%
55 - 59	5.9%	5.5%	5.5%
60 - 64	7.3%	6.5%	6.2%
65 - 69	8.5%	6.8%	6.5%
70 - 74	6.5%	5.6%	5.5%
75 - 79	3.9%	4.0%	4.2%
80 - 84	3.4%	2.5%	2.7%
85+	2.6%	2.4%	3.1%
18+	80.6%	78.5%	78.7%
21+	77.7%	75.1%	75.3%
2026 Population by Race/Ethnicity			
Total	2,711	57,553	176,019
White Alone	77.4%	67.0%	59.4%
Black Alone	12.8%	19.0%	24.3%
American Indian Alone	0.0%	0.3%	0.5%
Asian Alone	2.7%	4.8%	4.8%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.4%	2.3%	4.3%
Two or More Races	5.7%	6.5%	6.7%
Hispanic Origin	2.5%	4.7%	7.5%
Diversity Index	41.1	55.2	63.9
2026 Population 25+ by Educational Attainment			
Total	2,018	40,814	124,960
Less than 9th Grade	0.0%	1.5%	1.6%
9th - 12th Grade, No Diploma	7.6%	3.4%	3.6%
High School Graduate	15.3%	21.4%	18.9%
GED/Alternative Credential	2.7%	4.5%	3.4%
Some College, No Degree	14.0%	15.6%	15.7%
Associate Degree	12.2%	9.1%	8.9%
Bachelor's Degree	30.7%	26.9%	28.5%
Graduate/Professional Degree	17.4%	17.6%	19.4%

For More Information:

Joshua M. Rothstein
Vice President
+1 513 562 2264
josh.rothstein@colliers.com

Bryan McGrail
Associate
+1 513 562 2228
bryan.mcgrail@colliers.com



Colliers Cincinnati
191 Rosa Parks Street, Suite 501
Cincinnati, Ohio 45202
P: +1 513 721 4200

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Copyright © 2026