

EVENDALE COMMONS OUTLOT

10261 Reading Road, Cincinnati, OH 45241

LEASE or BUILD-TO-SUIT
Approximately 1.5 Acres Available



Property Details:

- Prime development site at signalized corner in front of Walmart and Menards
- Ground-lease and build-to-suit opportunity available for restaurant, retail, or medical user
- Evendale is in the Cincinnati OH MSA, just 15 miles north of downtown Cincinnati
- Strong surrounding demographics including plentiful day-time/workforce population
- Easy access to Interstates 75 and 275

Surrounding Retailers:



Demographics:

2025 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	1,699	50,240	167,596	739,312
Households	674	21,560	70,757	306,131
Average HH Income	\$208,767	\$121,654	\$118,972	\$122,680
Total Employees	5,829	72,409	173,148	447,381

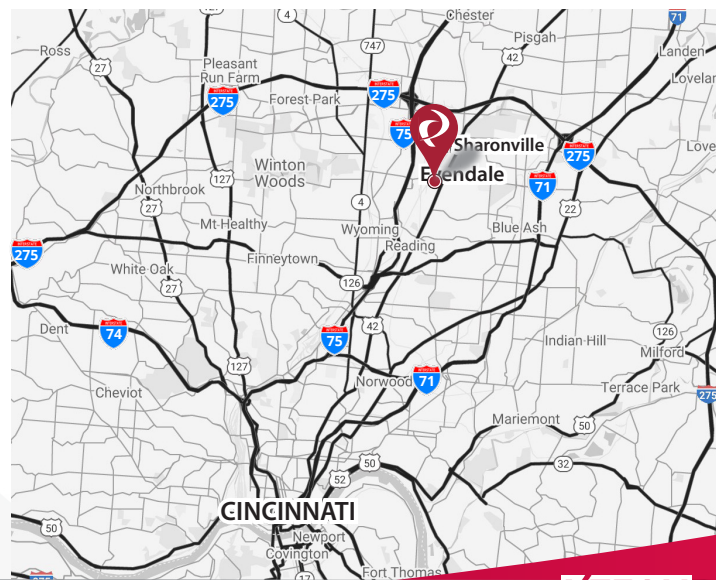
Traffic Counts:

Inrix 2023	ADT
Glendale Milford Road	26,078
Reading Road	20,253

Contact:

Zachary Schunn

513.489.3343 x5
zschunn@edgegp.com



LET US GIVE YOU AN EDGE

XTEAM
RETAIL ADVISORS

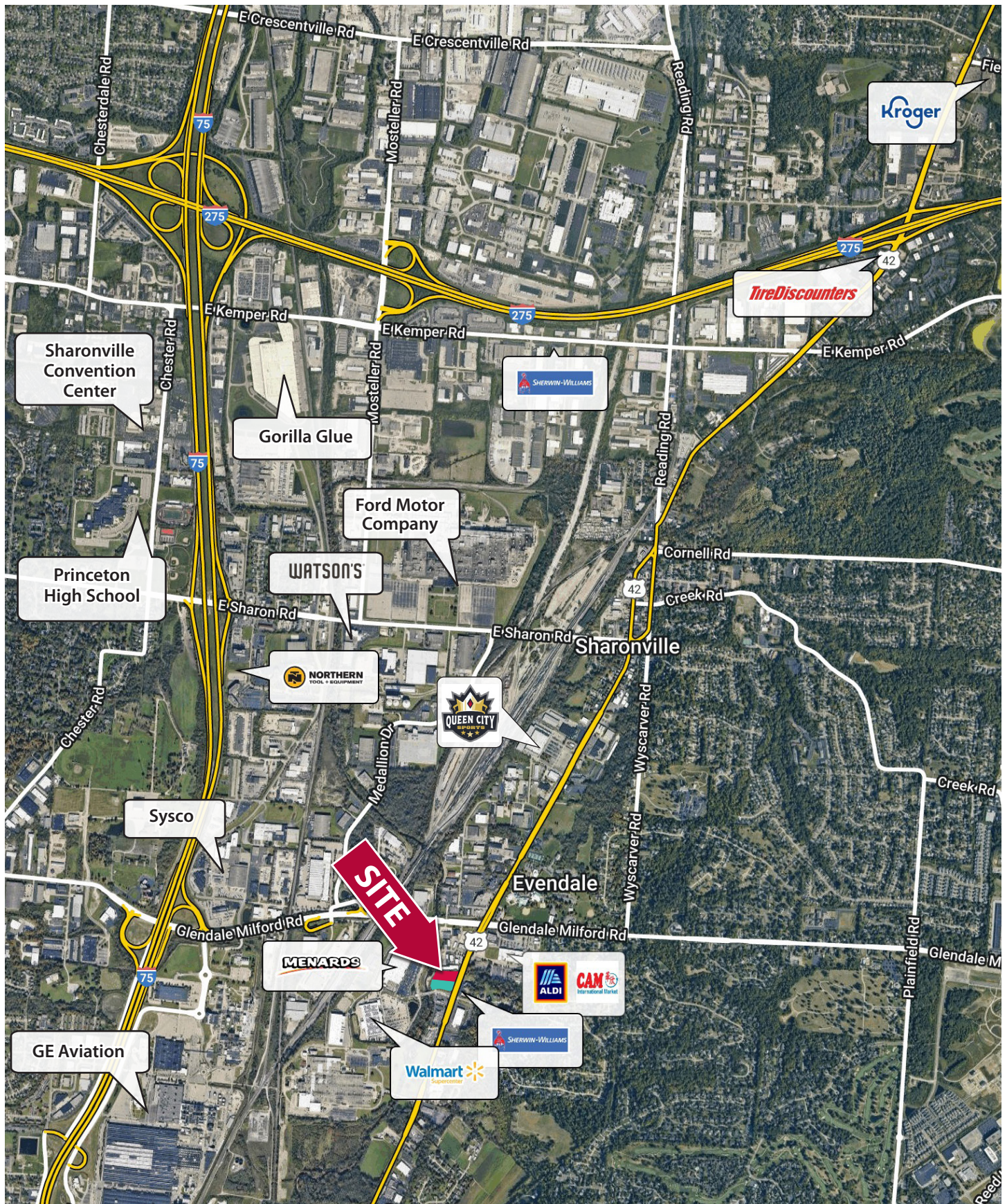
128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

EVENDALE COMMONS OUTLOT

10261 Reading Road, Cincinnati, OH 45241

Market Aerial



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

EVENDALE COMMONS OUTLOT

10261 Reading Road, Cincinnati, OH 45241

Detail Aerial



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

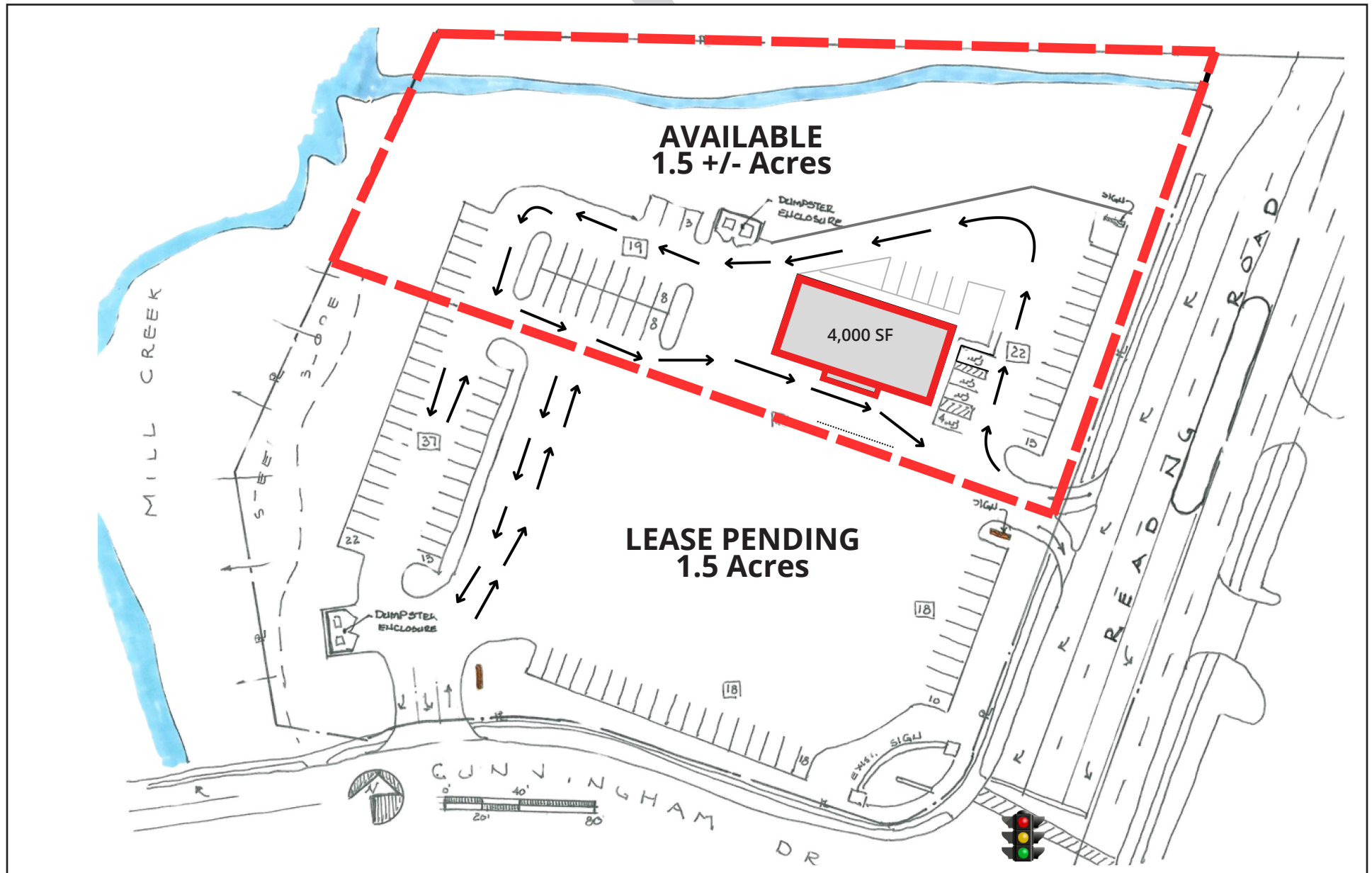
Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

EVENDALE COMMONS OUTLOT

10261 Reading Road, Cincinnati, OH 45241



Example Site Plan



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

EVENDALE COMMONS OUTLOT

10261 Reading Road, Cincinnati, OH 45241



Contact:
Zachary Schunn

513.489.3343 x5
zschunn@edgegp.com

128 East Second Street
Suite B
Covington, KY 41011
513.489.3343
edgegp.com

LET US GIVE YOU AN EDGE



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.