

## EVENDALE COMMONS OUTLOT

10261 Reading Road, Cincinnati, OH 45241

LEASE or BUILD-TO-SUIT

Up to 6,000 SF Available / 1+ Acre Available



### Property Details:

- Prime development site at signalized corner in front of Walmart and Menards
- Ground-lease and build-to-suit opportunities available for restaurant, retail, or medical users
- 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

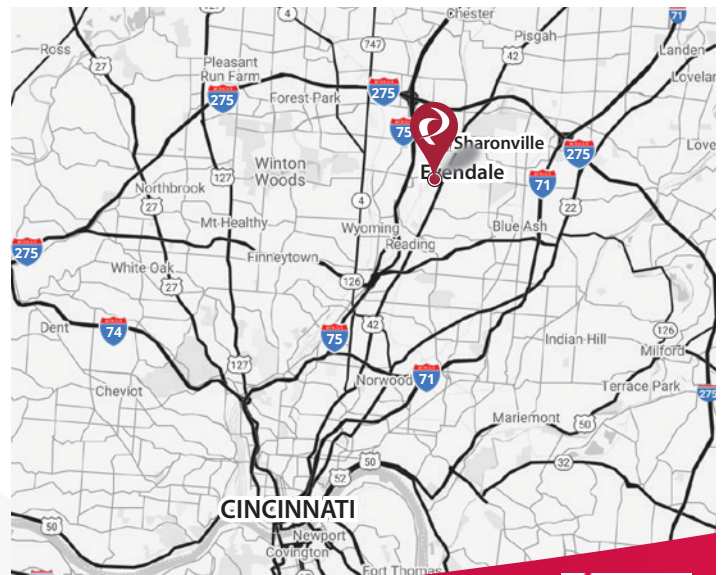
### Traffic Counts:

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

### Contact:

**Zachary Schunn**

513.489.3343 x5  
zschunn@edgegp.com



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**XTEAM**  
RETAIL ADVISORS

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

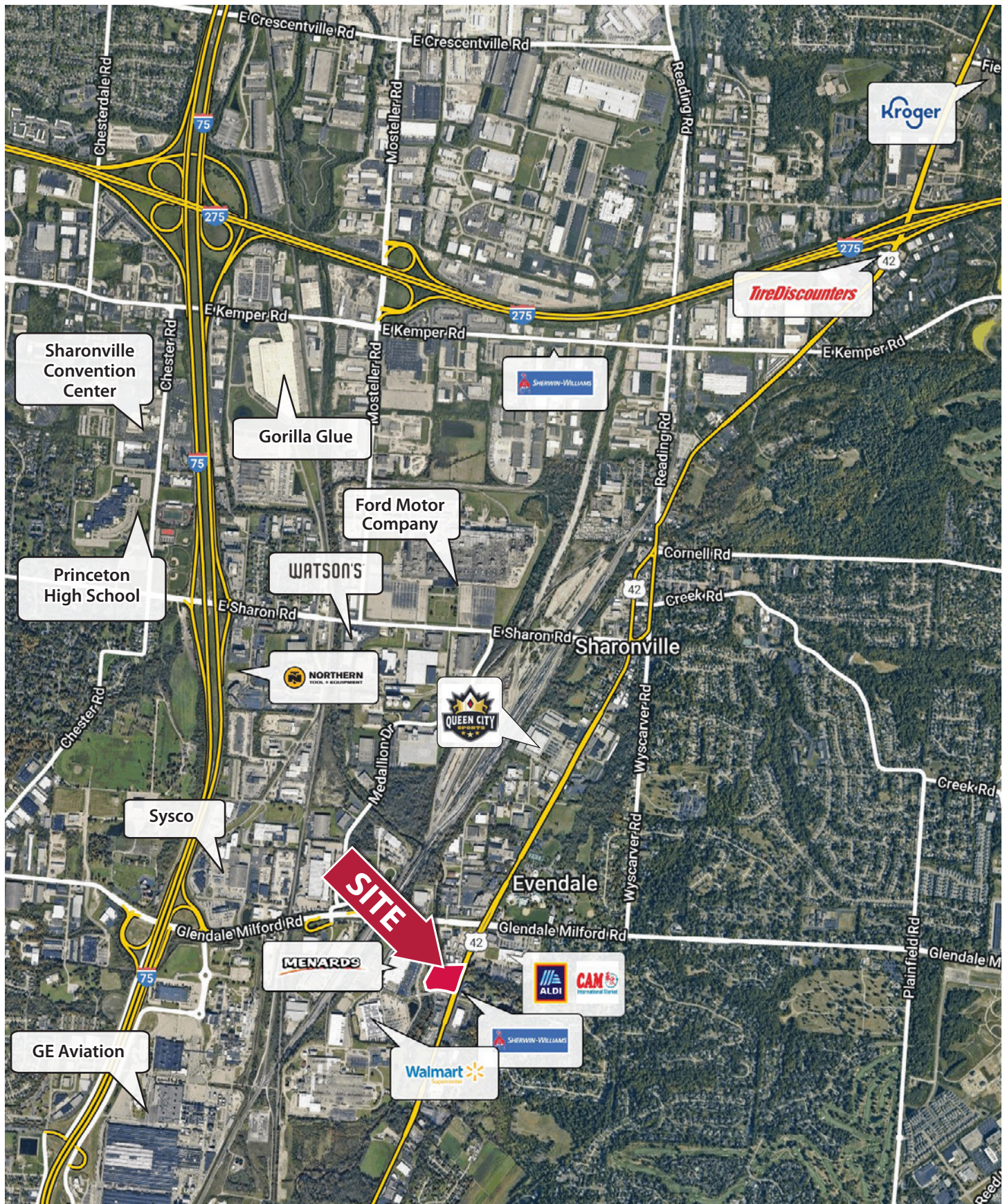
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Market Aerial



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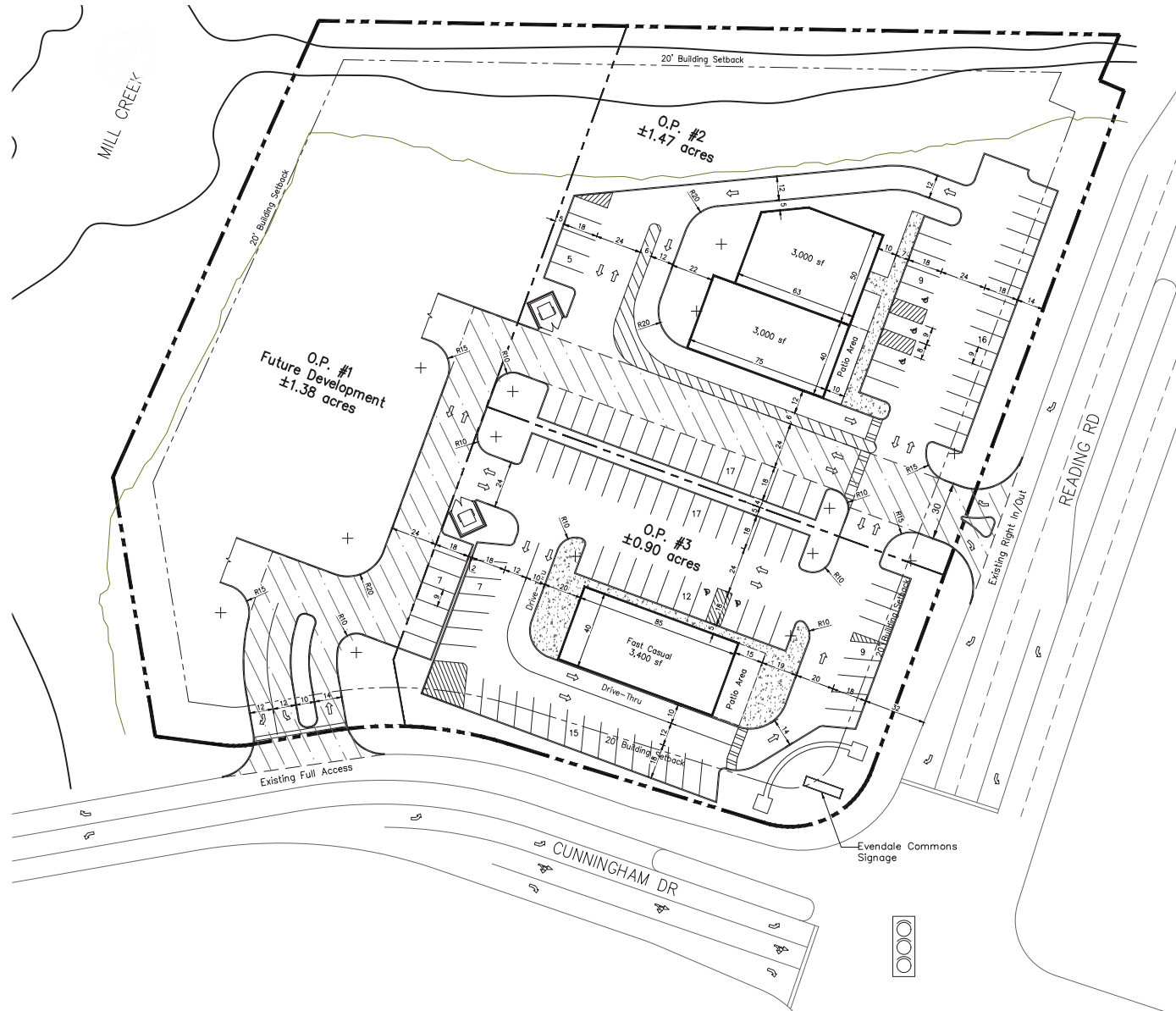


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Site Plan



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