

8466 BEECHMONT AVE.
CINCINNATI, OH 45255

FOR LEASE 2,707 SF AVAILABLE

HIGHLIGHTS

- Excellent visibility with high traffic counts over 29,600 VPD along Beechmont Ave.
- Located less than two miles away from Anderson Towne Center
- One mile from I-275 access points
- Retailers in the area include Kroger, Target, Home Depot, Lowe's, Macy's, AMC and more
- Restaurants in the area include Condado Taco's, Dewey's, Buffalo Wild Wings, Chick-fil-A, Panera, McAlister's, McDonald's, Burger King and more
- Population of 56,106 within a three mile radius with an average household income of \$138,349

TRAFFIC COUNTS

- 29,652 VPD on BEECHMONT AVENUE, EAST OF SITE
- 67,673 VPD on I-275, NORTH OF SITE

DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	9,746	56,106	117,620
Households	4,065	22,959	49,377
Average HH Income	\$116,115	\$138,349	\$130,351
Daytime Employees	3,326	20,204	42,041

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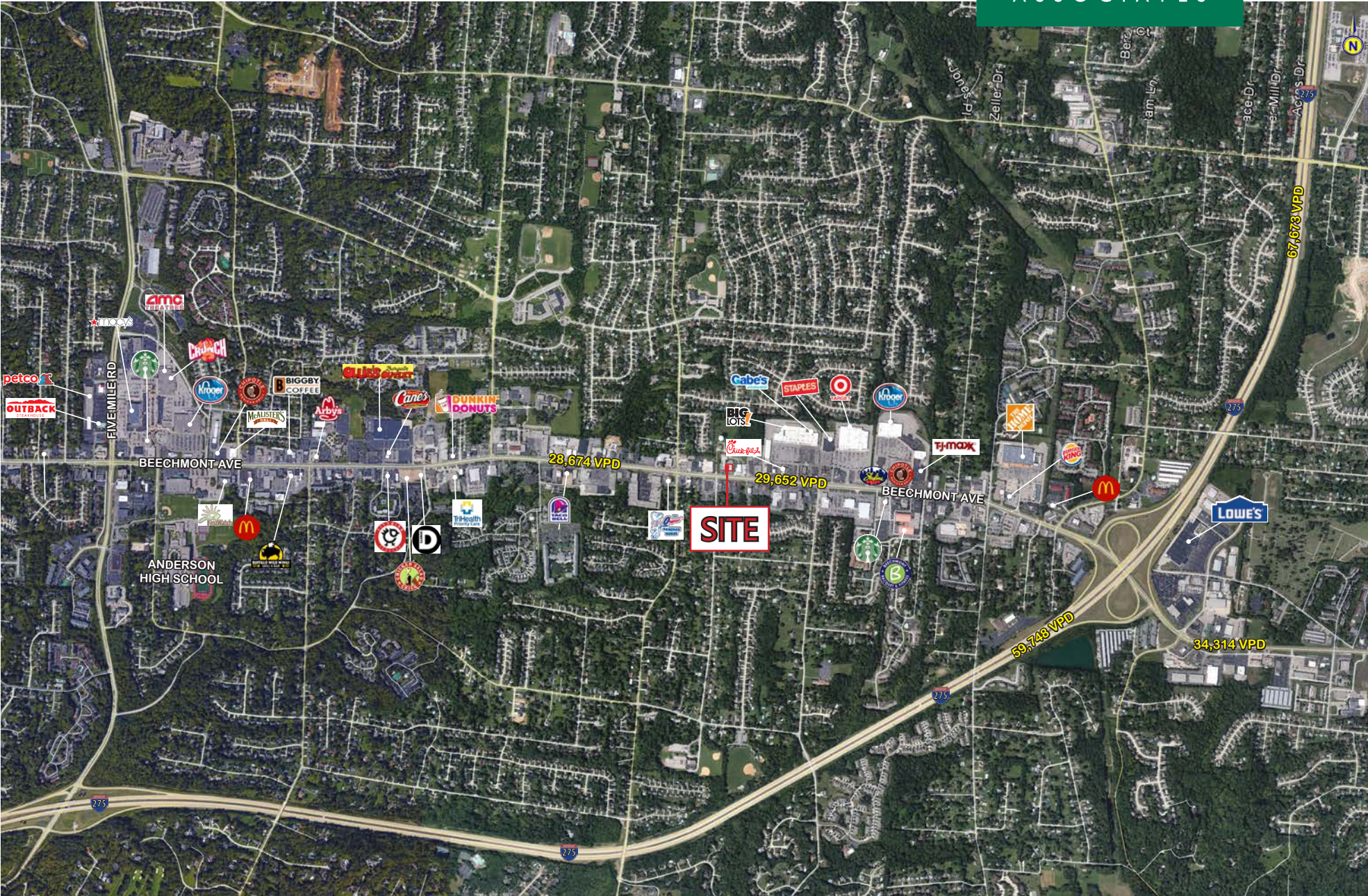
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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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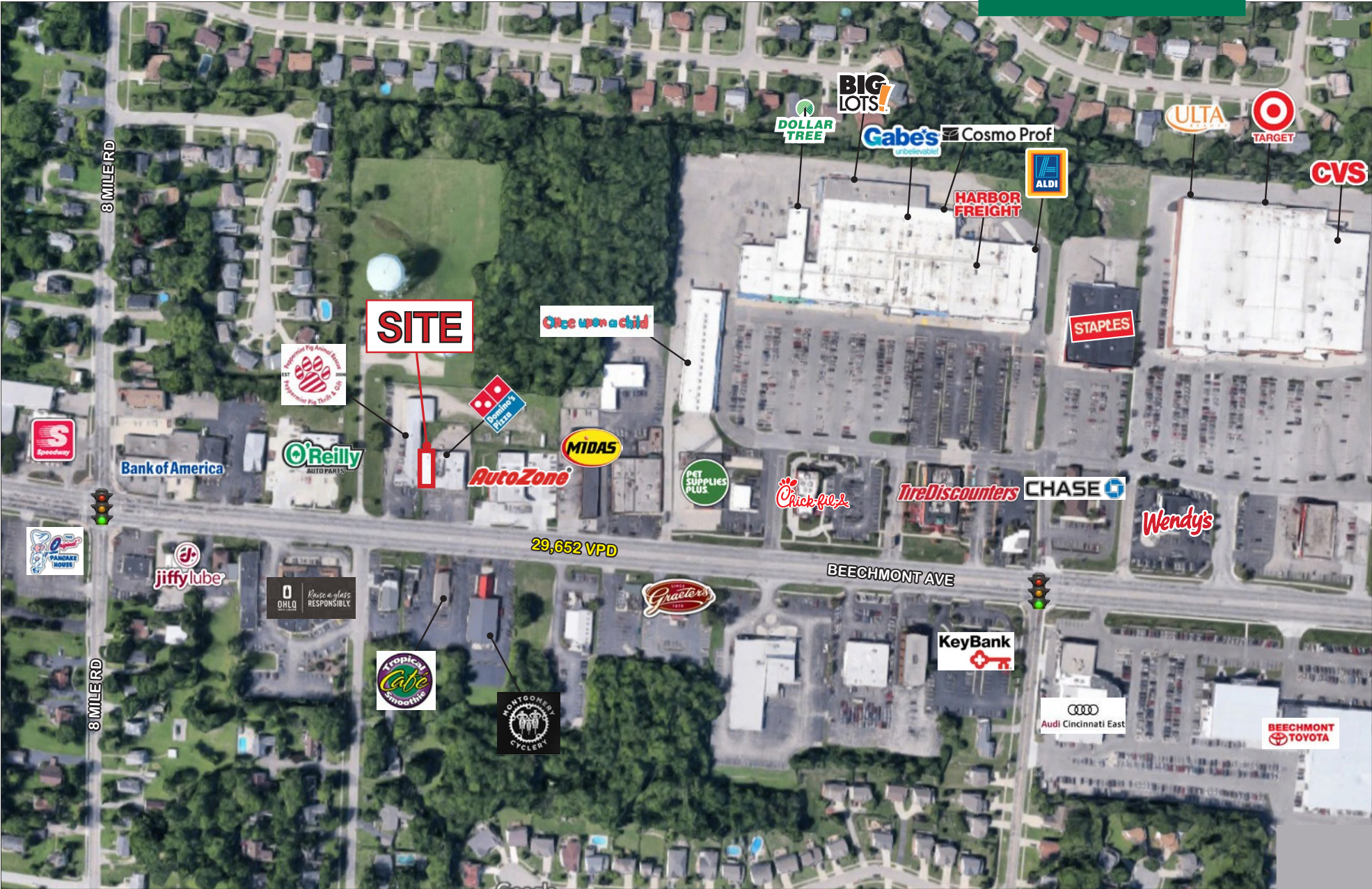
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