

AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

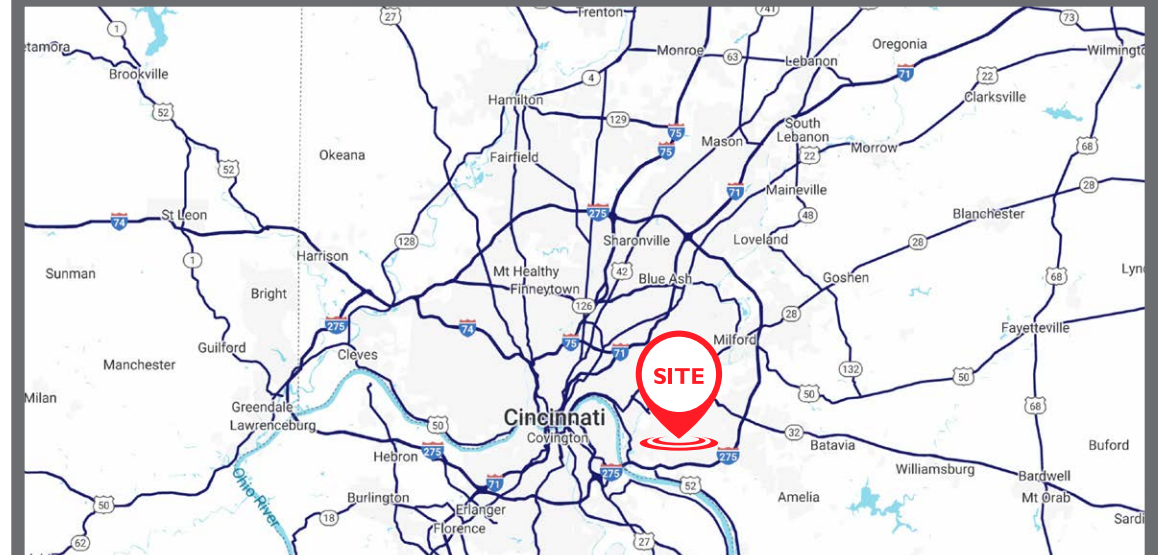
- **5,746 SF Former Frisch's Restaurant on 1.30 acres — available for sale or lease**
- Excellent visibility along Beechmont Ave, in a heavy retail corridor
- Prominent signage opportunities
- Multiple access points
- Area retailers include:
Kroger, Macy's, Altitude Trampoline Park, AMC, and Ollie's Bargain Outlet
- Nearby dining includes:
Carrabba's Italian Grill, IHOP, Chipotle, McAlister's Deli, Gold Star, Tom & Chee, Biggby Coffee, LaRosa's, Buffalo Wild Wings and many more.

TRAFFIC COUNTS

- 29,386 (24) VPD: Beechmont Ave
- 70,203 (25) VPD: I-275

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,662	57,675	100,670
HOUSEHOLDS	4,000	23,345	42,128
AVG HH INCOME	\$127,578	\$147,731	\$133,998
EMPLOYEES	8,849	19,009	37,230



CONTACT

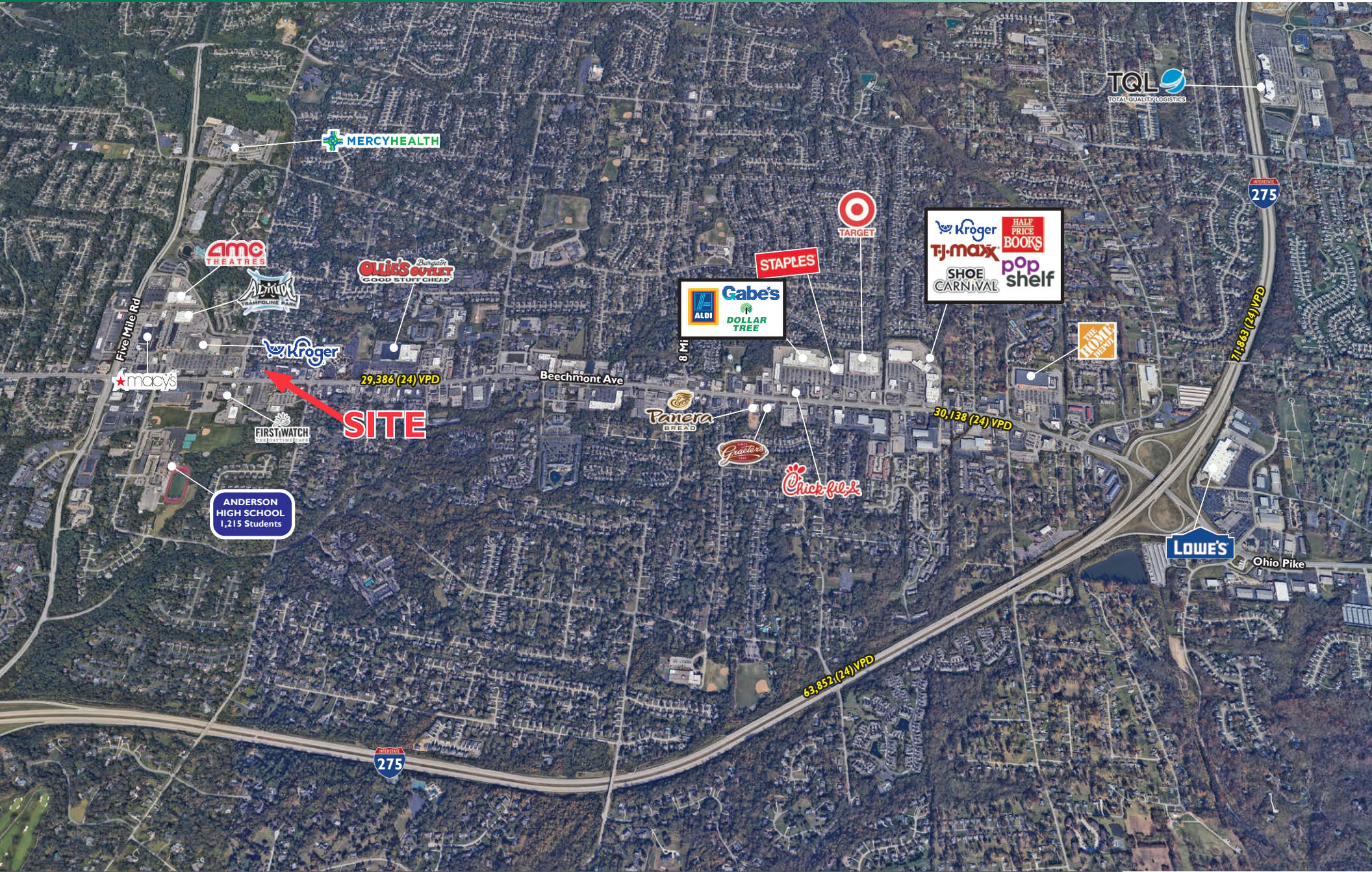
JASON GIBSON
513 784 1106
jgibson@anchor-associates.com

4901 Hunt Road, Suite 102 | Blue Ash, OH 45242 | www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Former Frisch's Building

7706 BEECHMONT AVE | CINCINNATI, OH 45255



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Anchor
ASSOCIATES



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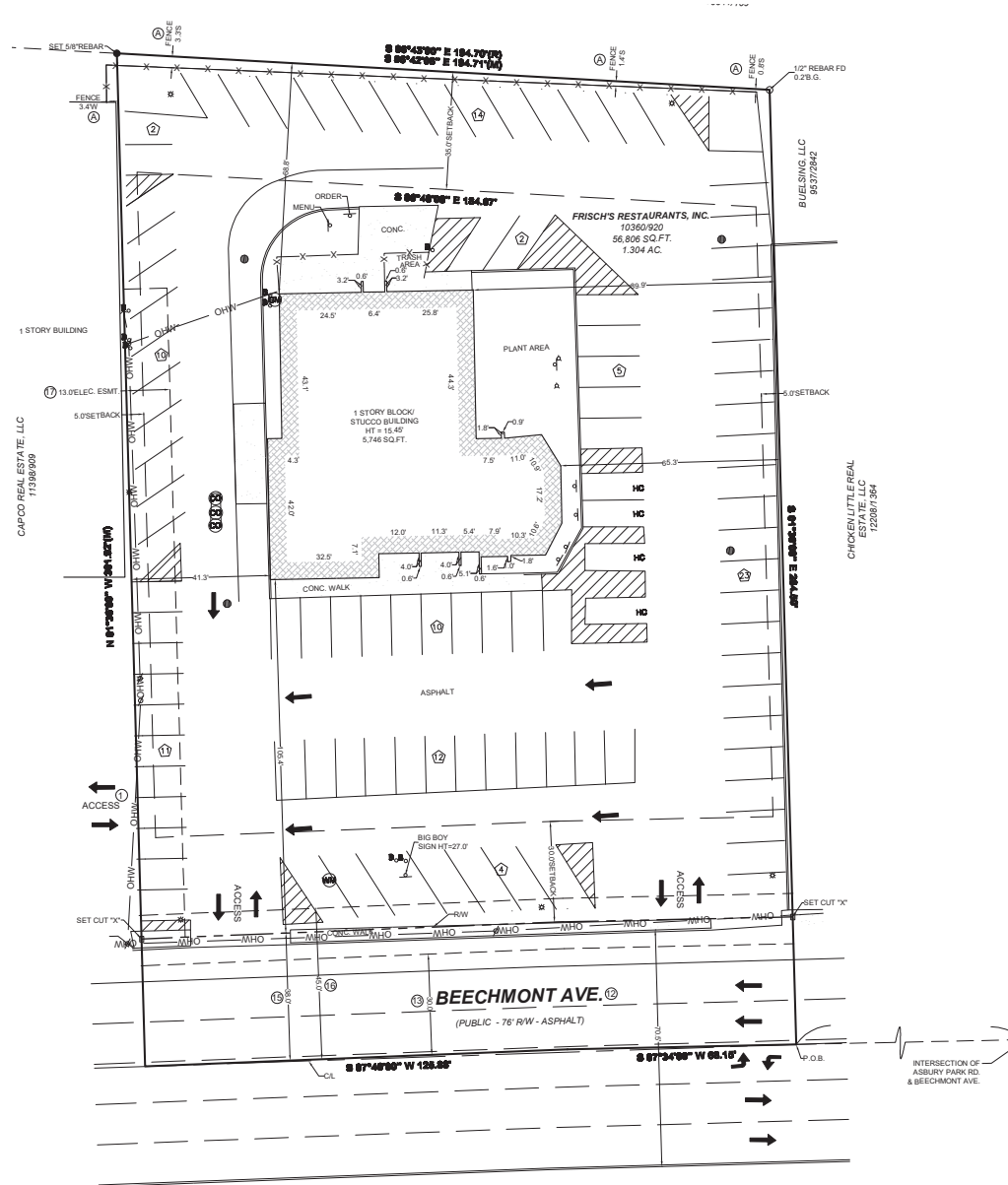
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SITE PLAN



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