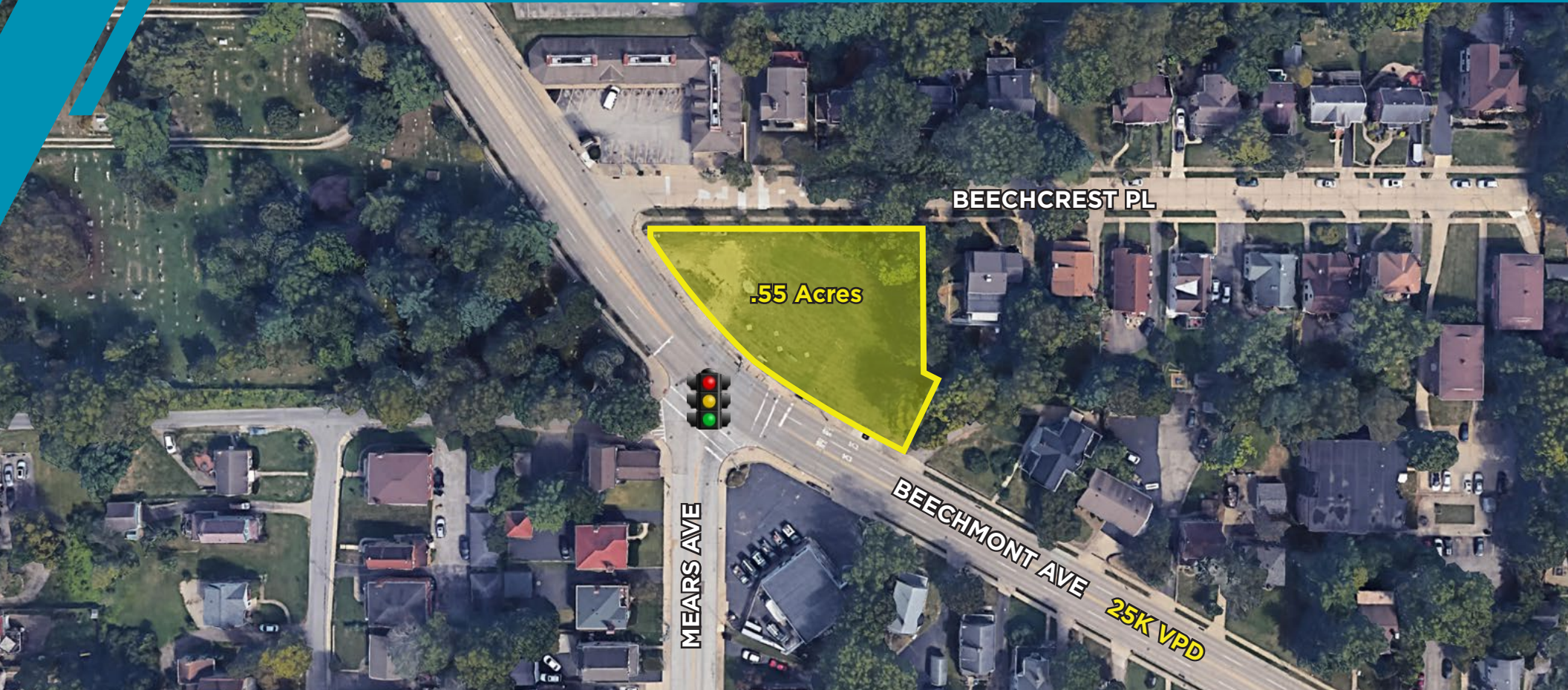


# 2010 BEECHMONT AVE

Cincinnati, OH 45230

Retail/Restaurant Land / Ground Lease



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**WE ARE  
THE CENTER  
OF RETAIL**

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## LAND

0.55 Acres

## PRICE

\$55,000/ground lease

## NEIGHBORING TENANTS

Kroger, Dollar Tree, Domino's, LaRosa's, Walgreens, Gold Star Chili, Wendy's, AutoZone, Fifth Third Bank, US Bank and more.

## COMMENTS

- .55 Acres
- Available for Ground Lease
- Great visibility on Beechmont Ave (SR 125)
- Located in the Mount Washington area of Cincinnati
- Convenient access to Anderson and Mt. Lookout
- Over 25,000 VPD on Beechmont Ave

## NEIGHBORHOOD DEMOGRAPHICS



### POPULATION

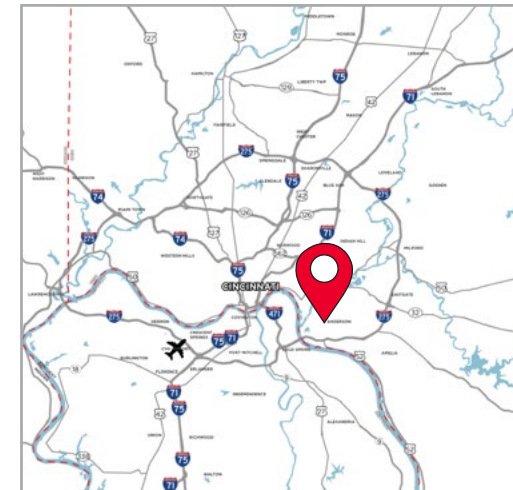


### AVERAGE HOUSEHOLD INCOME



### DAYTIME POPULATION

1 Mile	11,404	\$82,640	4,412
3 Miles	46,509	\$142,143	37,563
5 Miles	147,124	\$123,141	102,738





**CONCEPT 1 - 2,325 SF Restaurant building with 20 Parking Spaces**

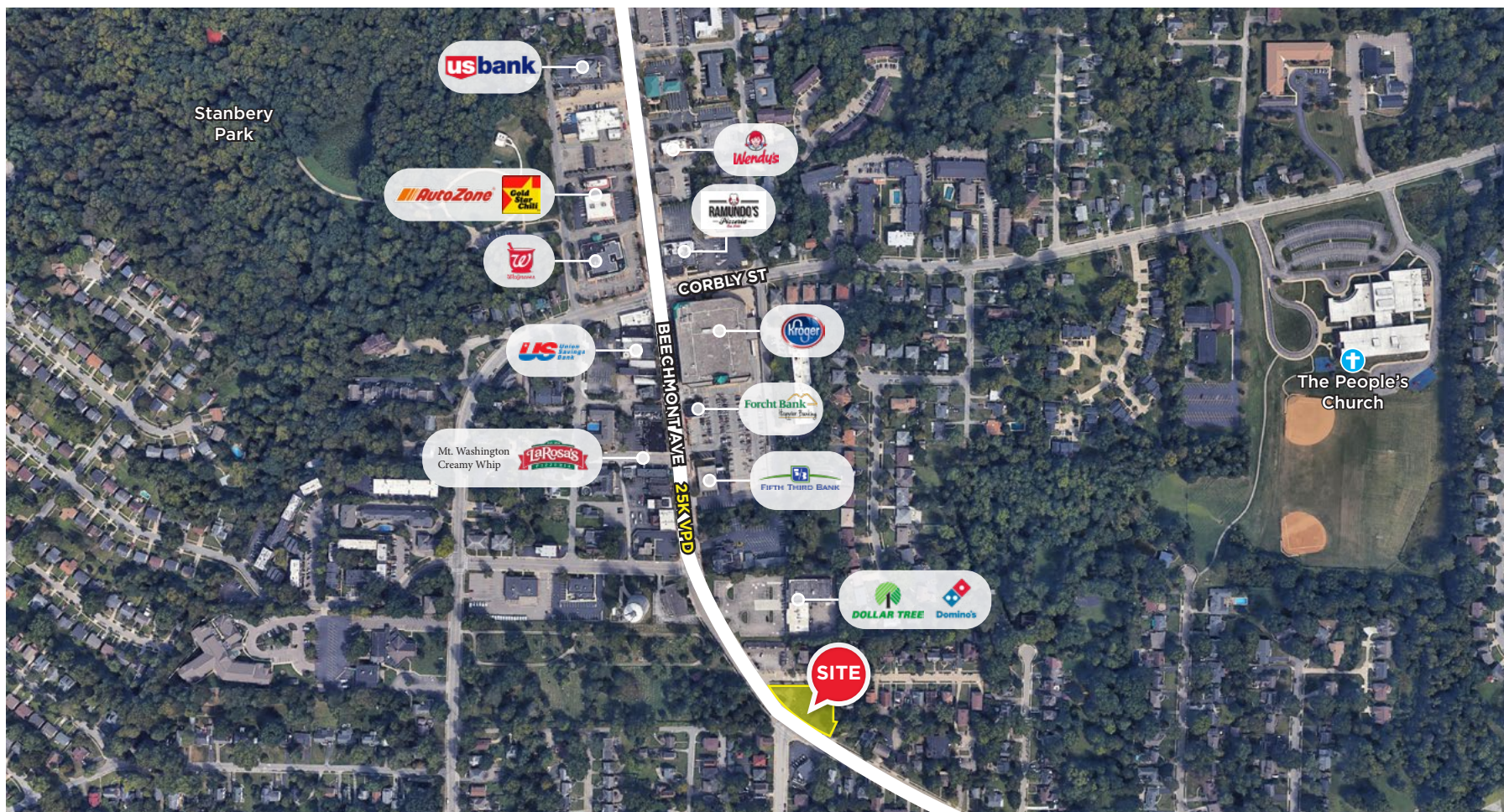




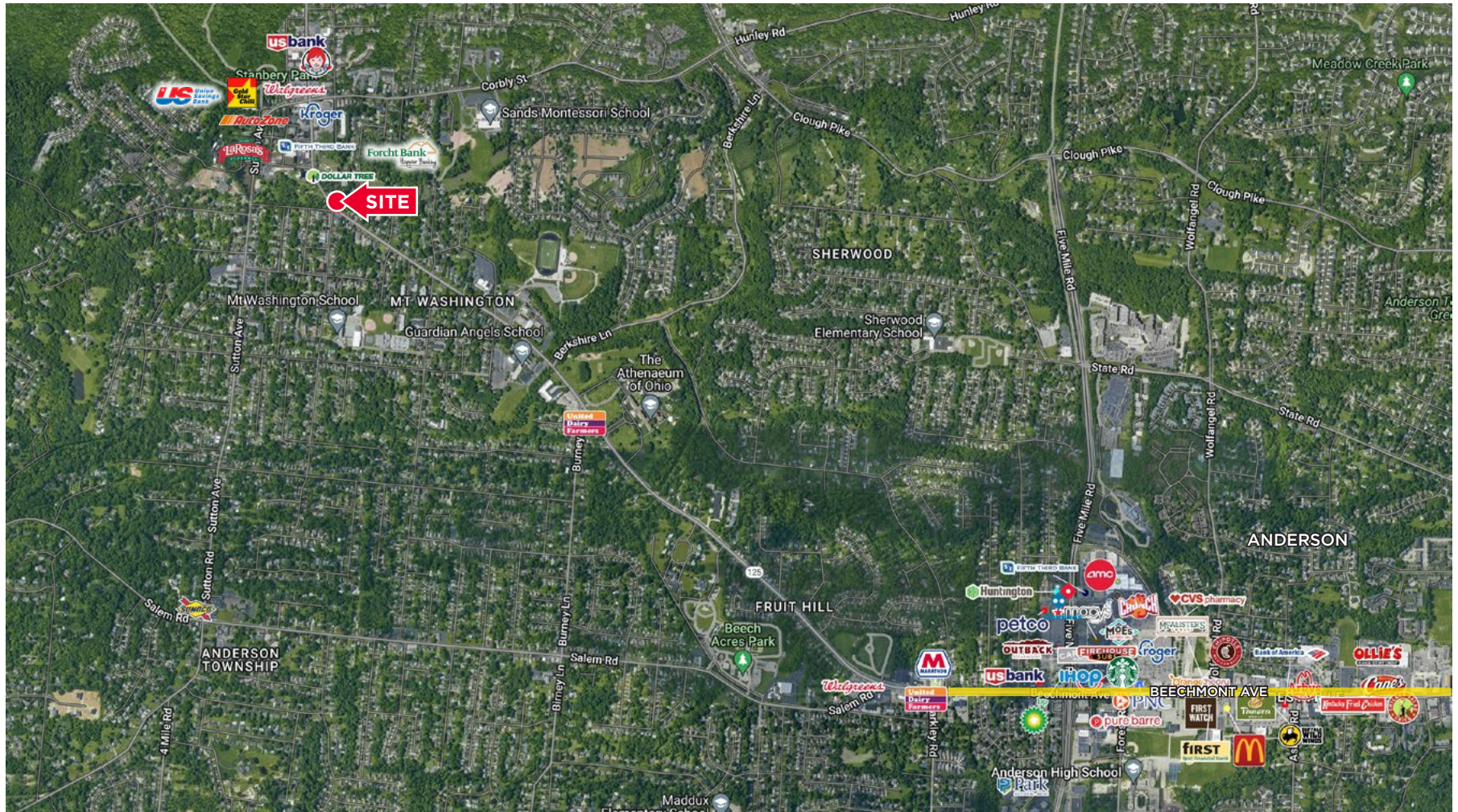
**CONCEPT 2 - 3,480 SF Retail building with 32 Parking Spaces**











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