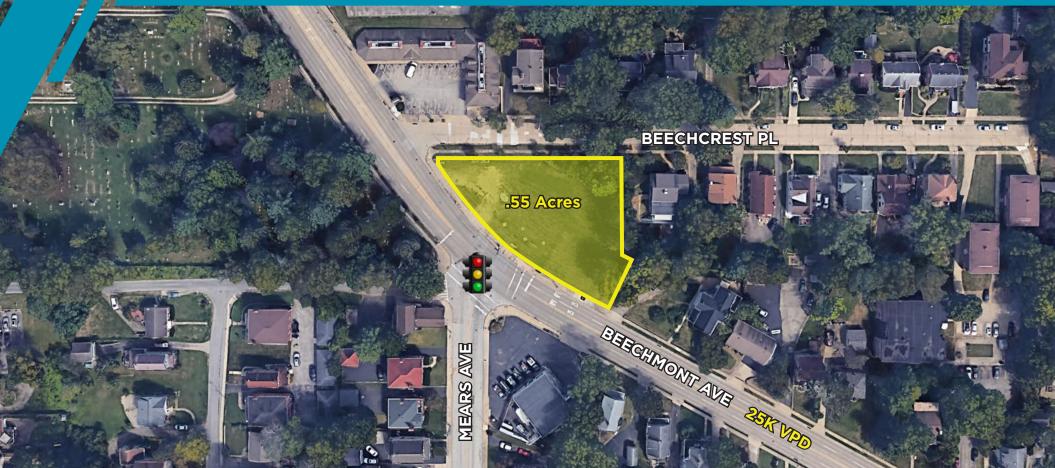
Retail/Restaurant Land / Ground Lease



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WE ARE THE CENTER

OF RETAIL



Retail/Restaurant Land / Ground Lease

LAND 0.55 Acres

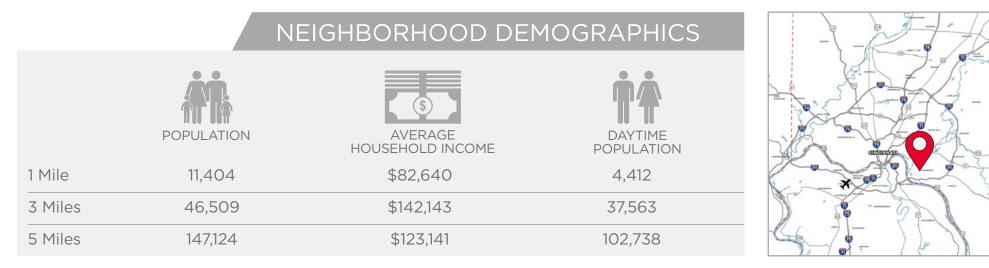
PRICE \$55,000/ground lease

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



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



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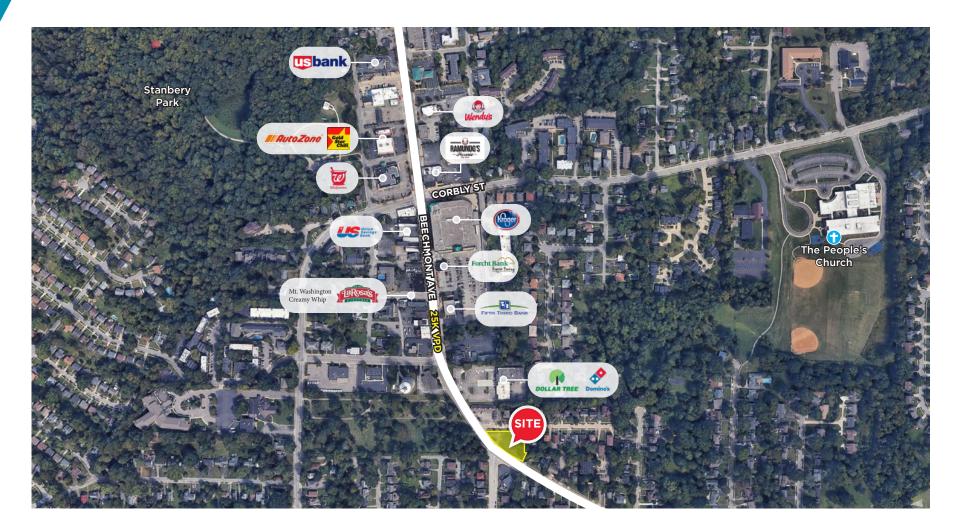
CONCEPT 2 - 3,480 SF Retail building with 32 Parking Spaces



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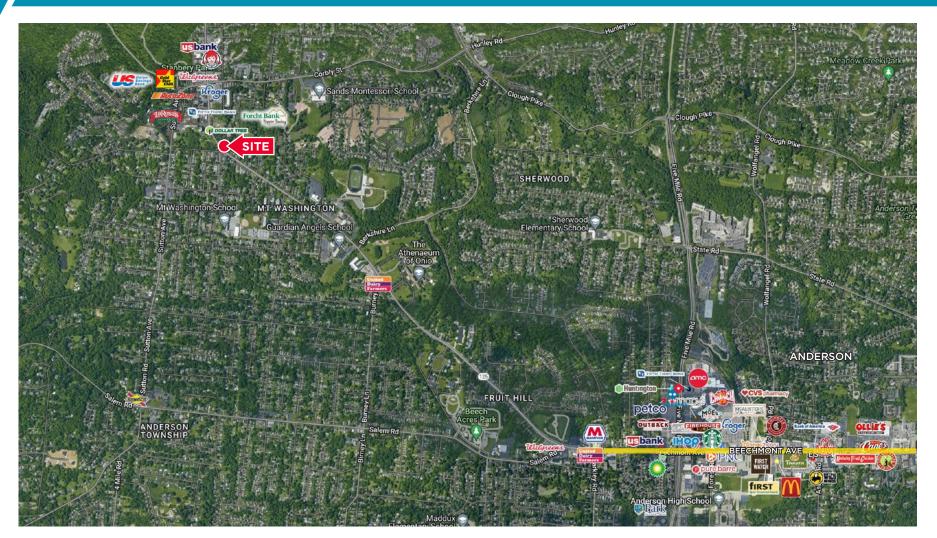
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