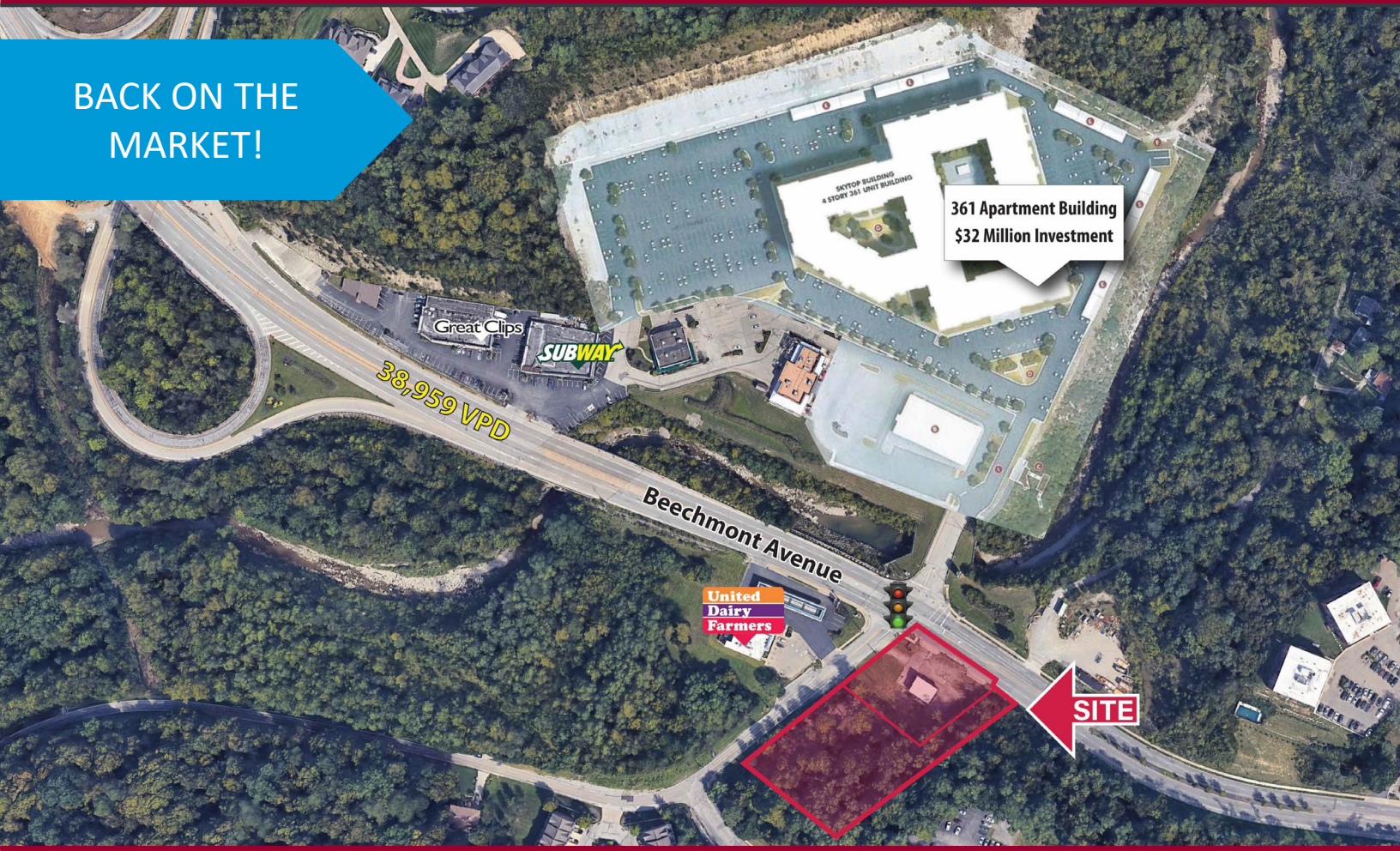


DEVELOPMENT OPPORTUNITY

LAND FOR SALE/GROUND LEASE/BUILD TO SUIT

5315 Beechmont Ave, Cincinnati, OH 45244

BACK ON THE
MARKET!



ACRES: 1.918

PRICE/RATE SUBJECT TO OFFER

PROPERTY HIGHLIGHTS:

- 1.91 Acres in Anderson Township
- Zoned Business District E suitable for retail, restaurant, drive-thru
- Across from Skytop multifamily community opening late 2023
- 38,959 VPD on Beechmont Avenue

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D 513.658.3411

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

DEMOGRAPHICS

BEECHMONT AVE



DEMOGRAPHICS (2021)

2021 Estimates	3 Miles	5 Miles	7 Miles
Population	53,572	171,337	380,004
Households	23,139	75,704	167,147
Average HH Income	\$134,490	\$116,232	\$97,016
Median HH Income	\$97,534	\$82,729	\$70,255
Total Employees	21,168	75,294	243,271

