

OUTPARCEL AVAILABLE
8185 BEECHMONT AVENUE
CINCINNATI, OH 45255



APPROXIMATELY 1.6 ACRES AVAILABLE

HIGHLIGHTS

- 1.60 AC available along heavily trafficked Beechmont Avenue
- Approximately 0.90 AC in front & 0.60 AC behind the service drive
- Ideally situated near Beechmont Avenue and Nagel Road
- Accessibility to traffic signal
- Neighboring retailers include Dollar General, Advance Auto Parts, The UPS Store, Sherwin Williams, Snooty Fox, The Book Rack and Country Fresh Market & Wine Depot
- Neighboring restaurants include Taco Bell, Arthur's, Wing Stop, Jimmy John's, Jet's Pizza, Jersey Mike's Subs, Subway, Dairy Queen, Penn Station and The Original Pancake House

TRAFFIC COUNTS

- 31,043 VPD on BEECHMONT AVENUE

DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	10,810	56,354	110,140
Households	4,307	23,034	46,707
Average HH Income	\$115,486	\$132,986	\$123,223
Daytime Employees	4,883	19,794	41,818

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ANCHOR ASSOCIATES

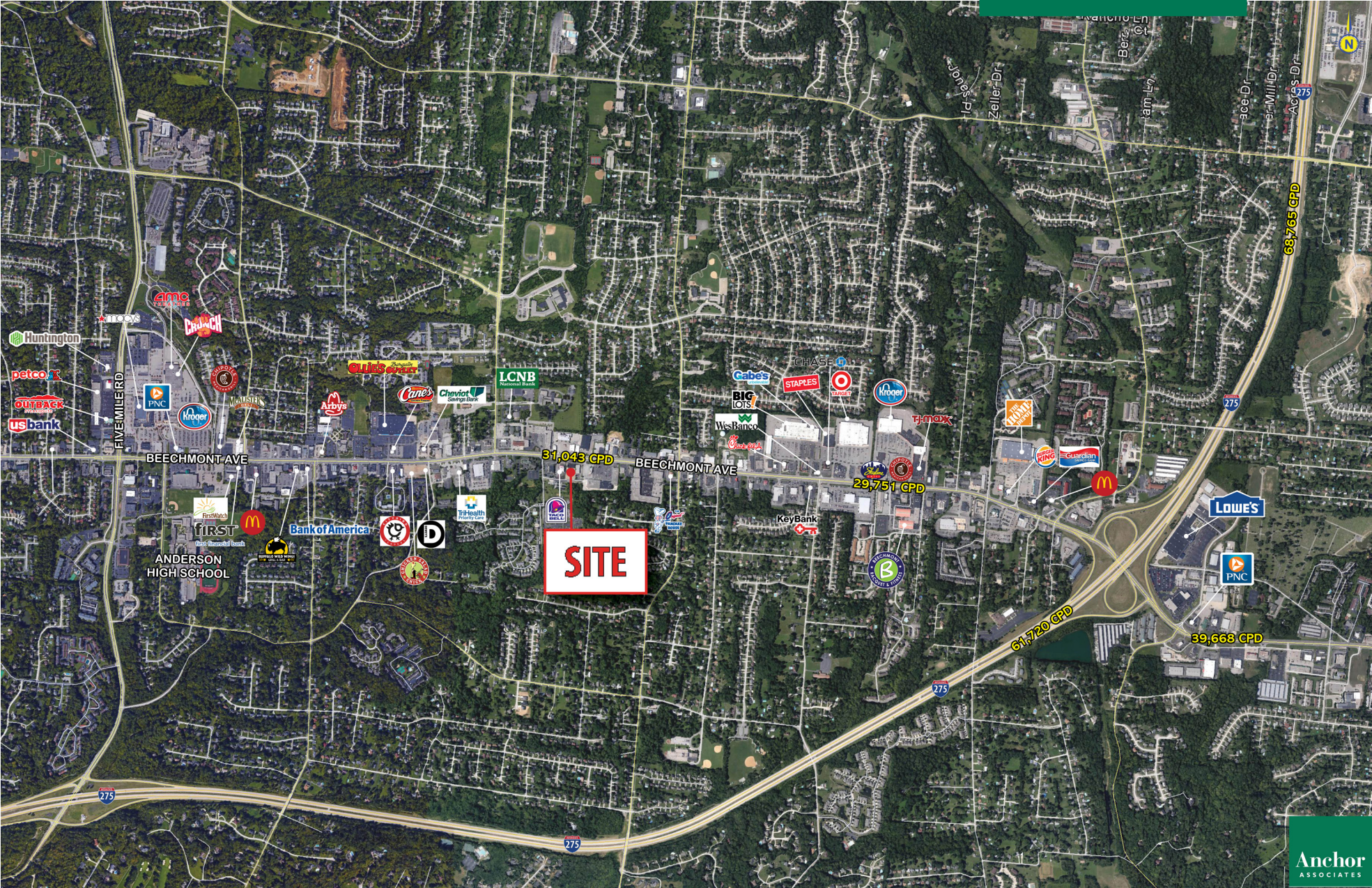
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A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS

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