



— 5202-5204 BEECHMONT AVE, CINCINNATI, OHIO 45230 —

**1,280 SqFt & 2,326 SqFt | BEECHMONT AVENUE**

***Retail/Office Spaces for Lease***

## PROPERTY OVERVIEW

3CRE is excited to offer the prime retail spaces located on Beechmont Avenue, showcasing an excellent opportunity in a dynamic and growing area. The subject site is strategically located in a heavy retail corridor in the East End of Cincinnati, making it an ideal spot in a thriving commercial environment. The spaces can be utilized for both retail and office uses.

The subject sites are strategically positioned amidst a bustling area of thriving national retailers and local tenants, creating a dynamic and commercially vibrant environment. The co-tenants of the strip center include Subway, Great Clips, Jackson Hewitt, Luckman Coffee Company, and VIP Nails. Skytop Apartments, a 361-unit residential complex, is situated just a few steps away from the subject sites, offering convenient living close to essential amenities.

## SPACE OVERVIEW

- **5202 Beechmont Avenue (Space A)** - 1,280 SqFt
- **5204 Beechmont Avenue (Space B)** - 2,326 SqFt
- \$16.00 SqFt/Yr (Modified Gross)
- Beechmont Ave- 32,505 cars/day
- U.S. Route 50- 22,205 cars/day
- Ample Surface Parking Available
- Anchored by National Brands (Subway, Great Clips, Jackson Hewitt)
- The spaces available are conveniently located adjacent to a newly developed multifamily property, offering residents easy access to shopping and services.





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BEECHMONT AVE

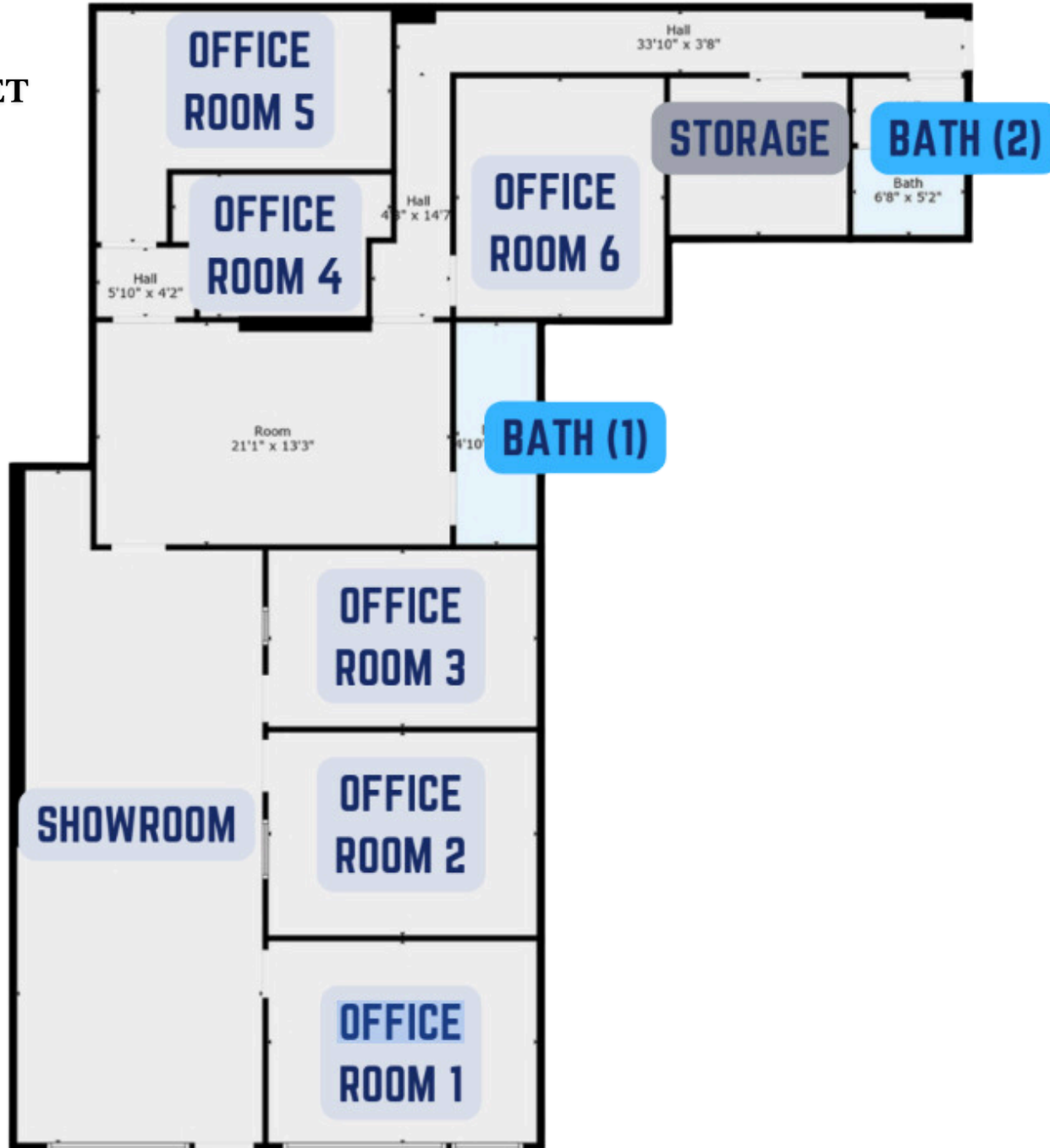
32,505 Cars/Day



**2,326 SQFT SPACE**



2,236 SQUARE FEET



<b>Distance</b>	<b>3 Mile</b>	<b>5 Miles</b>	<b>7 Miles</b>
<b>Total Households</b>	21,871	78,464	174,125
<b>Total Population</b>	50,682	176,997	394,969
<b>Average Household Income</b>	\$146,717	\$128,905	\$108,513
<b>Median House Value</b>	\$427,083	\$374,818	\$313,723
<b>Average Age</b>	39.9	39.9	39.0



MARKET OVERVIEW: ANDERSON TOWNSHIP

*Incentives* | Anderson township

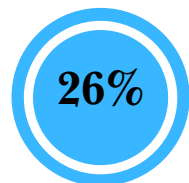
- **Tax-Abatement Zone** | Anderson Township has approved a tax-abatement zone to encourage residential development.
- **Updating Plans for the Township** | includes focusing on areas like Beechmont Avenue, improving gateways, and investing in neighborhood business districts.

*New Development* | Anderson township

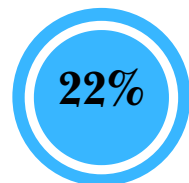
- **Skytop Apartments** | This is the newest apartment development in Anderson Township, offering over 361 units in the Cincinnati suburb.
- **Vantage at Anderson Towne Center** | This development will feature 73 one-bedroom and 151 two-bedroom apartments.
- **Tom & CheE** | this local chain opened a new location at 7578 Beechmont Ave., Anderson, in November.
- **Milk Jar Cafe** | This bubble tea shop opened its seventh location at 7868 Beechmont Ave. in Anderson Township.



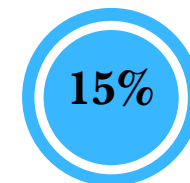
TOP CONSUMER EXPENDITURE CATEGORIES (WITHIN 3 MILES)



Food & Alcohol



Home & Apparel



Entertainment & Hobbies





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COMMERCIAL LEASING

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