

# DEVELOPMENT OPPORTUNITY

## LAND FOR SALE OR GROUND LEASE

5315 Beechmont Ave, Cincinnati, OH 45244

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

### PROPERTY HIGHLIGHTS:

**ACRES AVAILABLE: 1.918 AC**

**PRICE/RATE: SUBJECT TO OFFER**

- 1.91 Acres in Anderson Township
- Zoned Business District E suitable for retail, restaurant, drive-thru
- Across from the new Skytop multifamily community
- Over 37,000 VPD on Beechmont Avenue

**361 Apartment Building  
\$32 Million Investment**

**United  
Dairy  
Farmers**

**SITE**

Gary Fisher  
gfisher@lee-associates.com  
D 513.658.3411

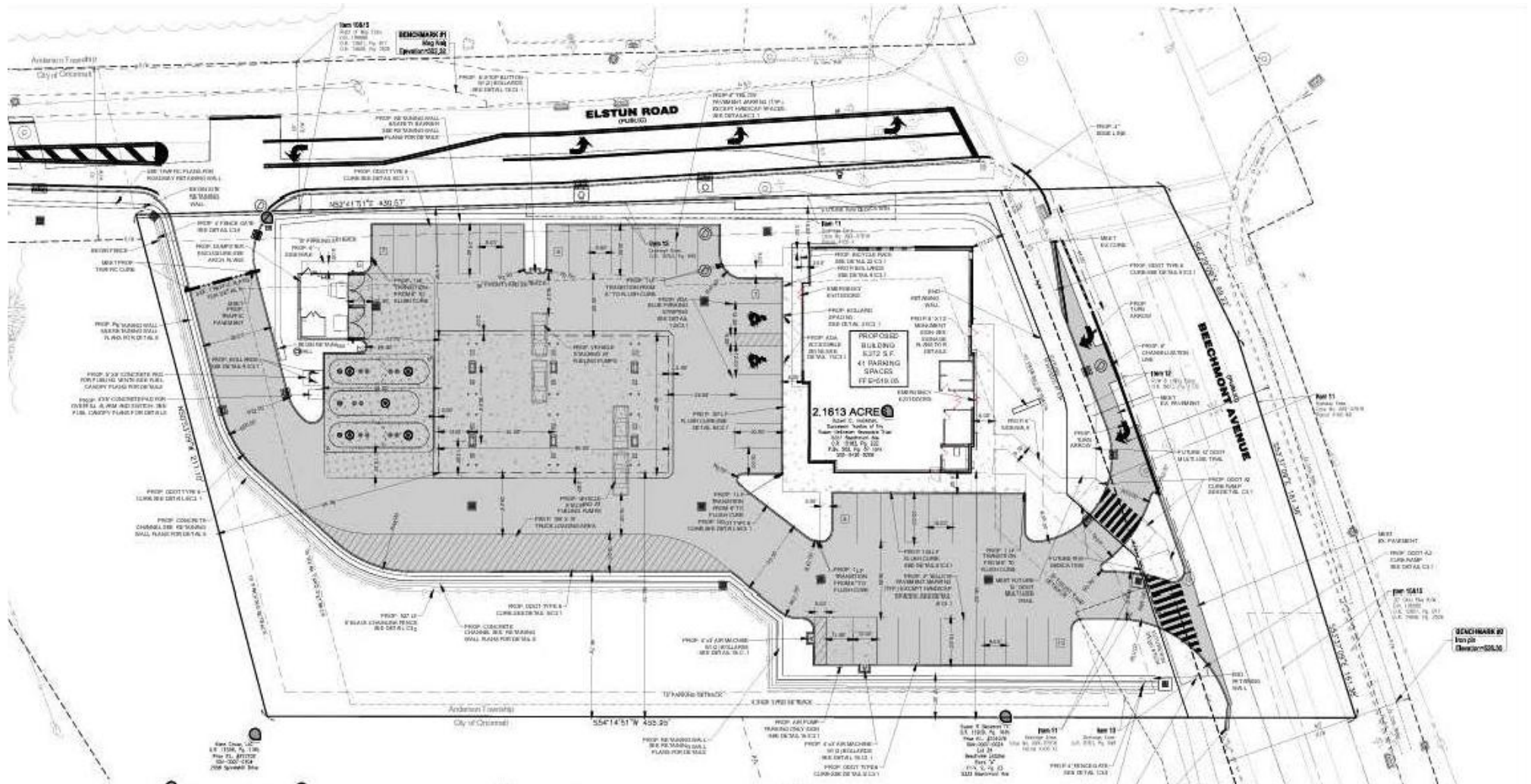
## BACK ON THE MARKET!

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. The listing agent is also a part owner.

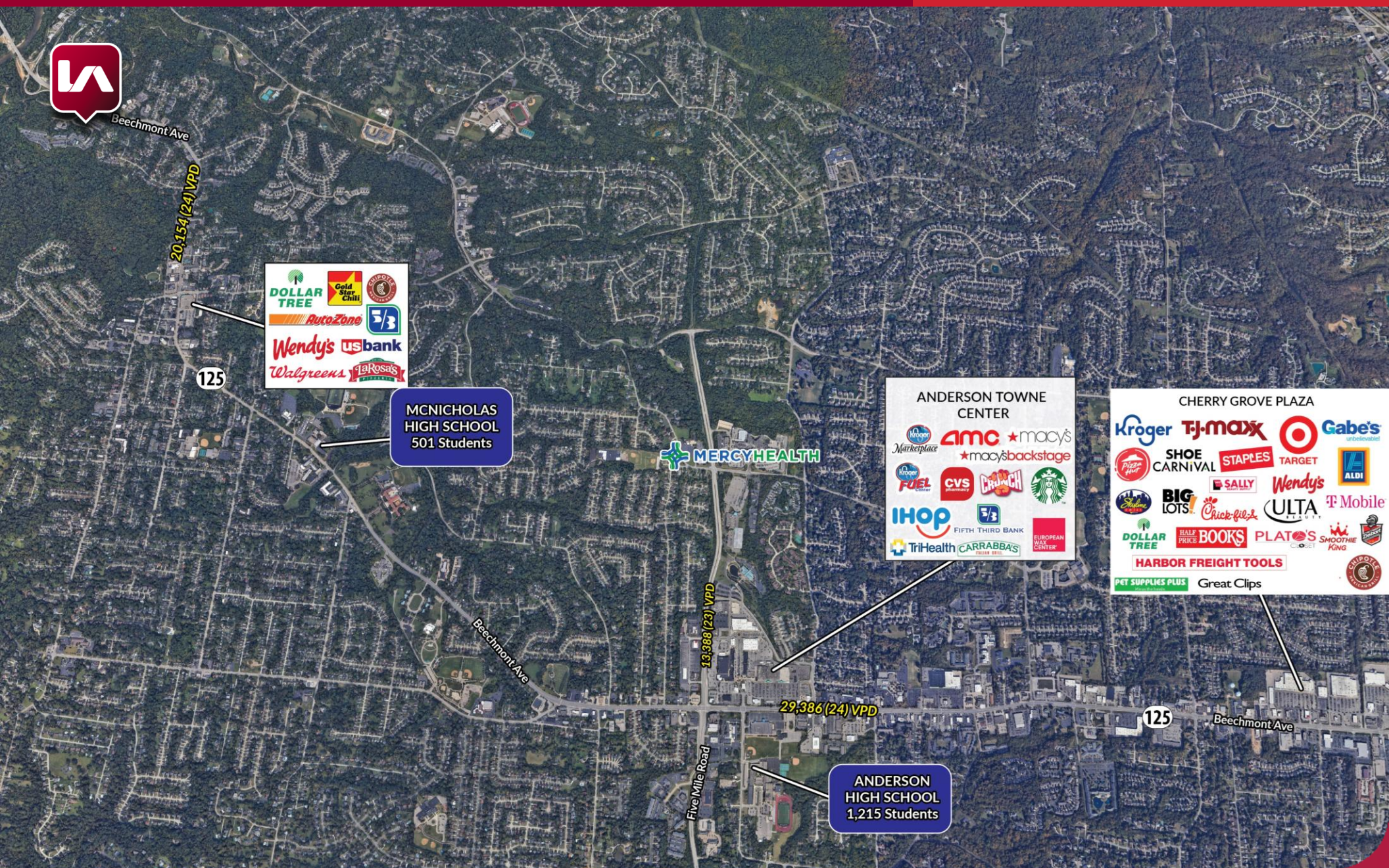
# FOR SALE OR GROUND LEASE

# BEECHMONT AVE LAND

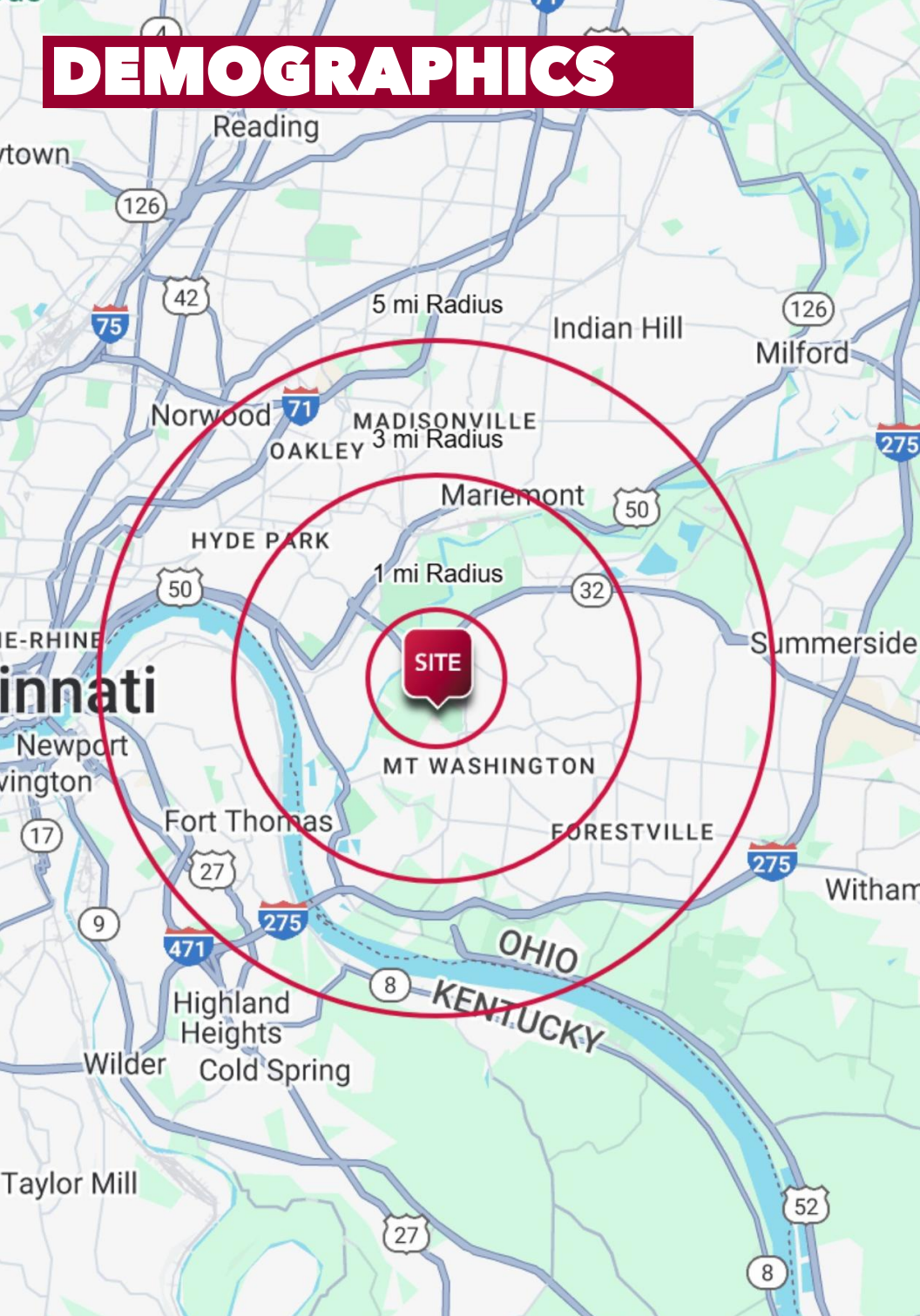
## SAMPLE SITE PLAN



FOR SALE OR GROUND LEASE  
**BEECHMONT AVE LAND**



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	4,486	51,573	172,417
2029 Projected Population	4,425	51,301	173,278
2020 Census Population	4,756	53,155	173,410
2010 Census Population	4,493	51,224	166,685
Projected Annual Growth 2024 to 2029	-0.3%	-0.1%	-
Historical Annual Growth 2010 to 2024	-	-	0.2%
<b>HOUSEHOLDS</b>			
2024 Estimated Households	2,284	22,174	77,238
2029 Projected Households	2,246	22,019	77,727
2020 Census Households	2,365	22,835	76,335
2010 Census Households	2,235	21,935	72,829
Projected Annual Growth 2024 to 2029	-0.3%	-0.1%	0.1%
Historical Annual Growth 2010 to 2024	0.2%	-	0.4%
<b>AGE</b>			
2024 Est. Population Under 10 Years	11.9%	12.8%	11.6%
2024 Est. Population 10 to 19 Years	10.5%	12.4%	11.6%
2024 Est. Population 20 to 29 Years	16.1%	11.3%	14.0%
2024 Est. Population 30 to 44 Years	21.9%	22.2%	22.1%
2024 Est. Population 45 to 59 Years	15.6%	17.5%	16.6%
2024 Est. Population 60 to 74 Years	17.5%	17.1%	16.9%
2024 Est. Population 75 Years or Over	6.5%	6.7%	7.2%
2024 Est. Median Age	36.5	38.4	37.8
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	46.8%	49.0%	49.1%
2024 Est. Female Population	53.2%	51.0%	50.9%
2024 Est. Never Married	43.0%	31.8%	35.4%
2024 Est. Now Married	41.5%	52.3%	46.8%
2024 Est. Separated or Divorced	12.7%	12.0%	12.8%
2024 Est. Widowed	2.8%	3.9%	5.0%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	14.0%	23.5%	18.3%
2024 Est. HH Income \$150,000 to \$199,999	7.4%	12.1%	10.8%
2024 Est. HH Income \$100,000 to \$149,999	15.4%	16.3%	15.6%
2024 Est. HH Income \$75,000 to \$99,999	10.5%	12.4%	11.2%
2024 Est. HH Income \$50,000 to \$74,999	13.6%	13.8%	14.4%
2024 Est. HH Income \$35,000 to \$49,999	17.0%	7.7%	9.2%
2024 Est. HH Income \$25,000 to \$34,999	11.6%	5.8%	6.3%
2024 Est. HH Income \$15,000 to \$24,999	5.3%	3.4%	5.8%
2024 Est. HH Income Under \$15,000	5.2%	5.0%	8.4%
2024 Est. Average Household Income	\$109,197	\$163,250	\$144,083
2024 Est. Median Household Income	\$77,762	\$118,693	\$98,507
2024 Est. Per Capita Income	\$55,604	\$70,237	\$64,655
2024 Est. Total Businesses	162	1,947	6,998
2024 Est. Total Employees	1,440	20,667	76,836