

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

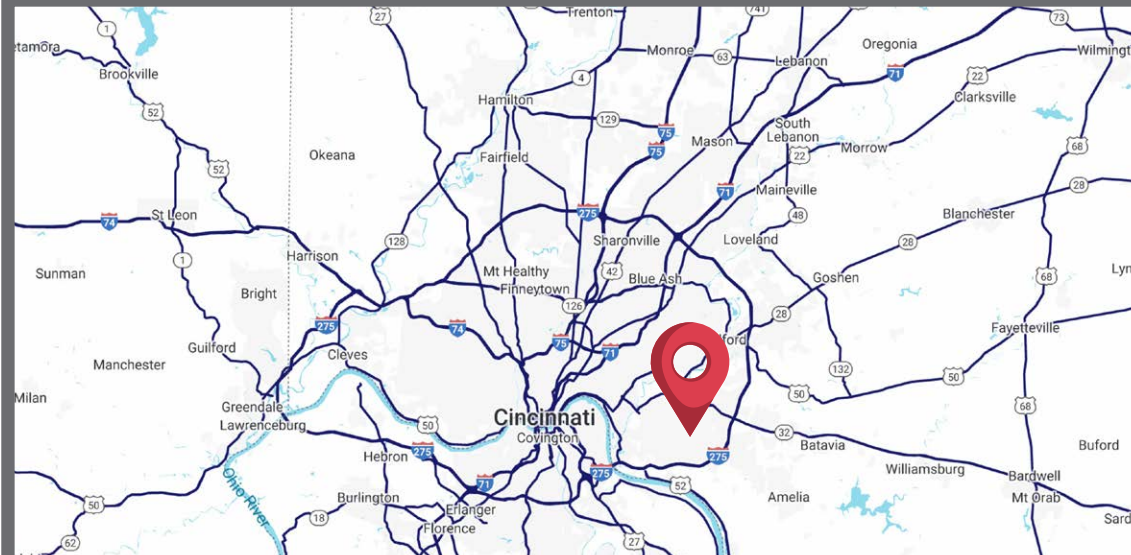
- **1,660 SF Endcap Coming Available for Lease**
- Position your business in a high-visibility retail corridor alongside established national and service-oriented tenants, including CPR Phone Repair, Domino's, and Consumer Cellular.
- **Strong Visibility & Traffic:** Located on Beechmont Ave with traffic counts exceeding 30,000 vehicles per day
- **Prime Accessibility:** Less than 1 mile from I-275 access and under 2 miles from Anderson Towne Center
- **Established Retail Trade Area:** Nearby retailers include Kroger, Target, Home Depot, Lowe's, Macy's, and AMC
- **Dense Restaurant Cluster:** Surrounded by popular dining options such as Condado Tacos, Dewey's Pizza, Buffalo Wild Wings, Chick-fil-A, Panera Bread, McAlister's Deli, McDonald's, and Burger King
- **Affluent Demographics:** Population of 56,184 within a 3-mile radius with an average household income of \$141,635

TRAFFIC COUNTS

- 30,349 (25) VPD: Beechmont Ave
- 64,618 (25) VPD: I-275

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,734	56,184	119,757
HOUSEHOLDS	4,038	22,865	50,019
AVG HH INCOME	\$125,394	\$141,635	\$131,318
EMPLOYEES	3,495	20,835	42,916

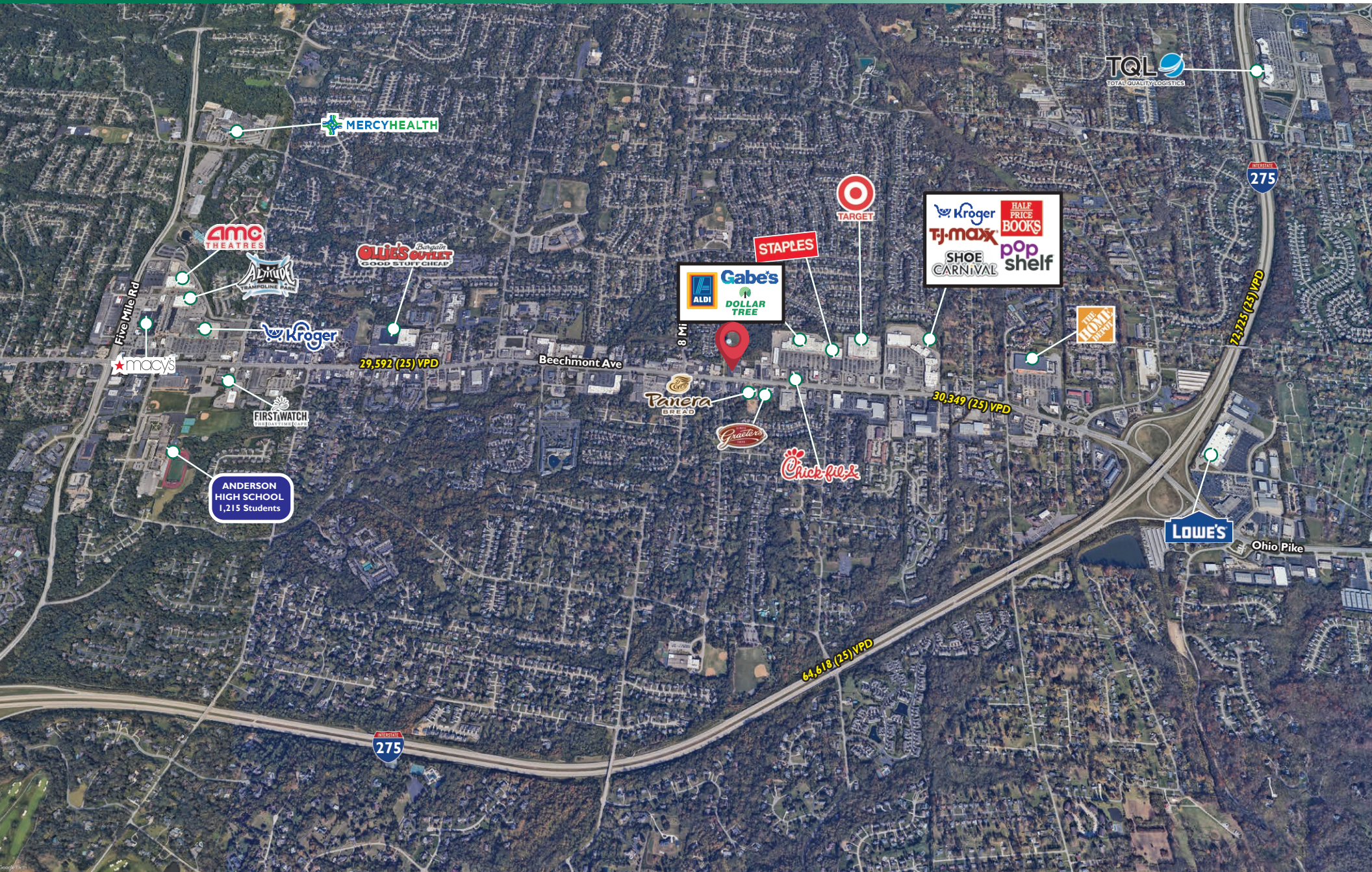


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Beechmont Ave Retail Center

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Anchor
ASSOCIATES



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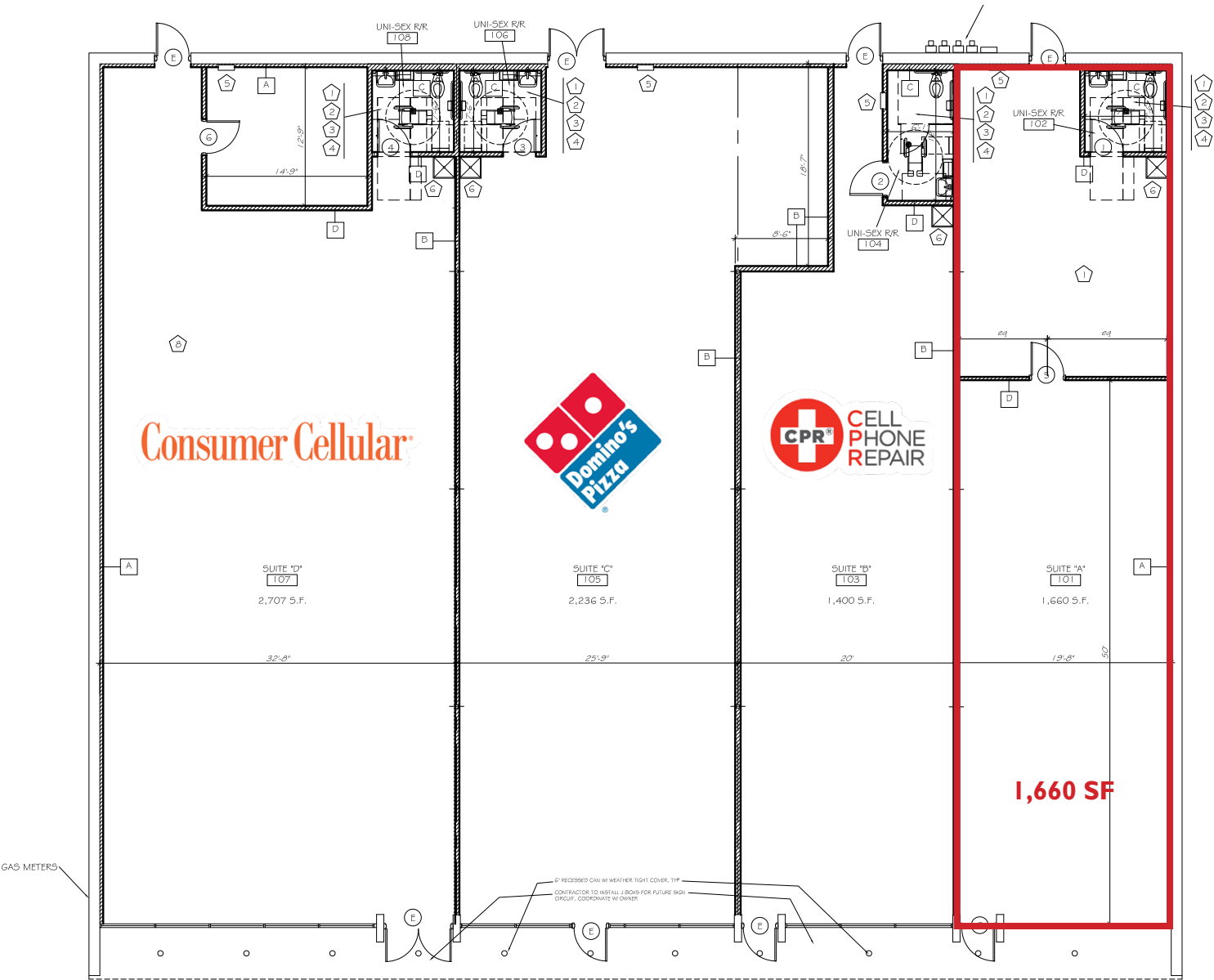
A MEMBER OF
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Beechmont Ave Retail Center

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SITE PLAN



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