

For Lease

7197 Beechmont Ave.

Cincinnati, OH 45230



Colliers



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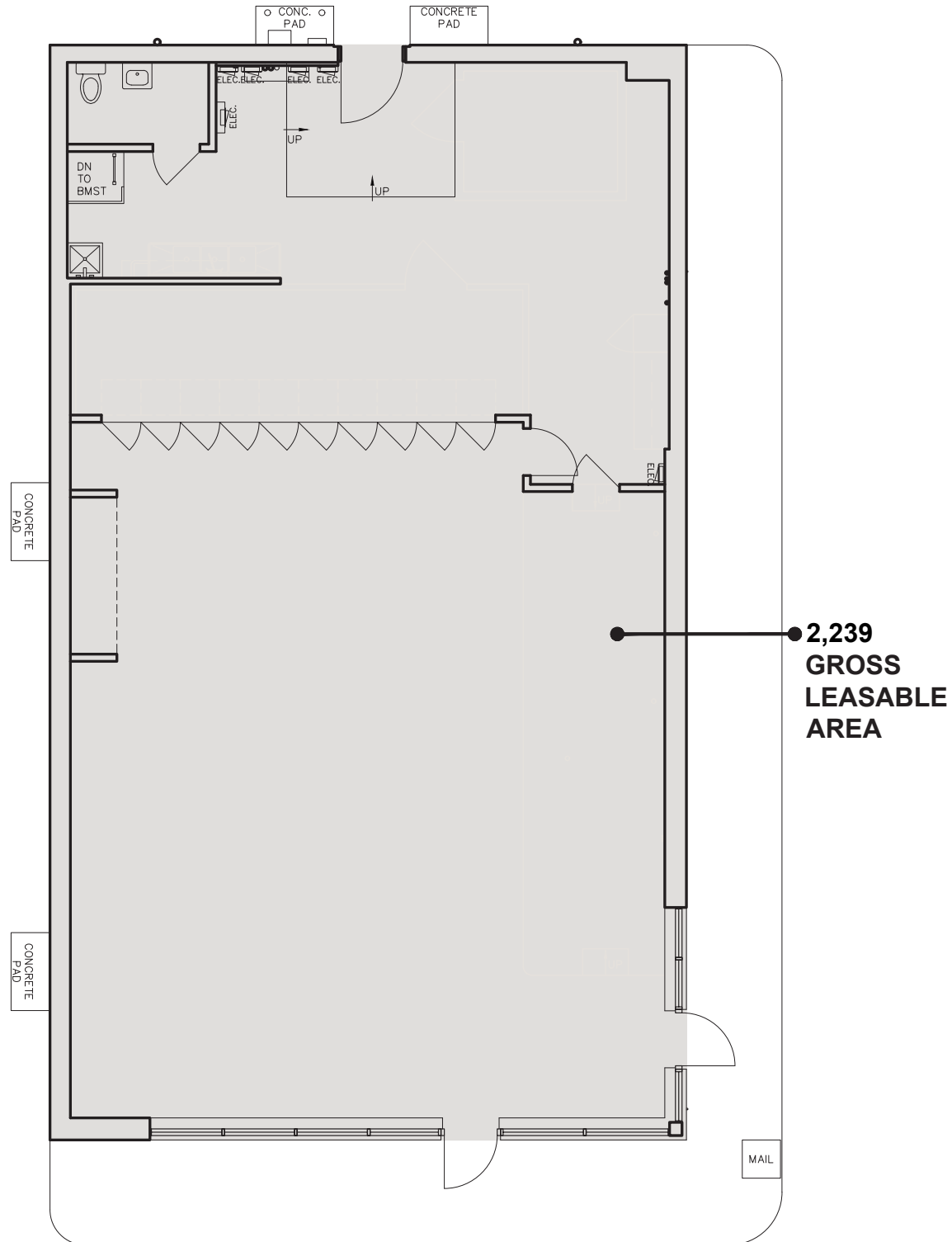
Property Details

- Freestanding building along Beechmont Avenue
- Hard corner with multiple points of ingress and egress
- Highly visible overhead signage
- Almost 30,000 cars per day passing site
- Strong surrounding demographics (Avg. Household Income of \$133,023 within a 3-mile radius)

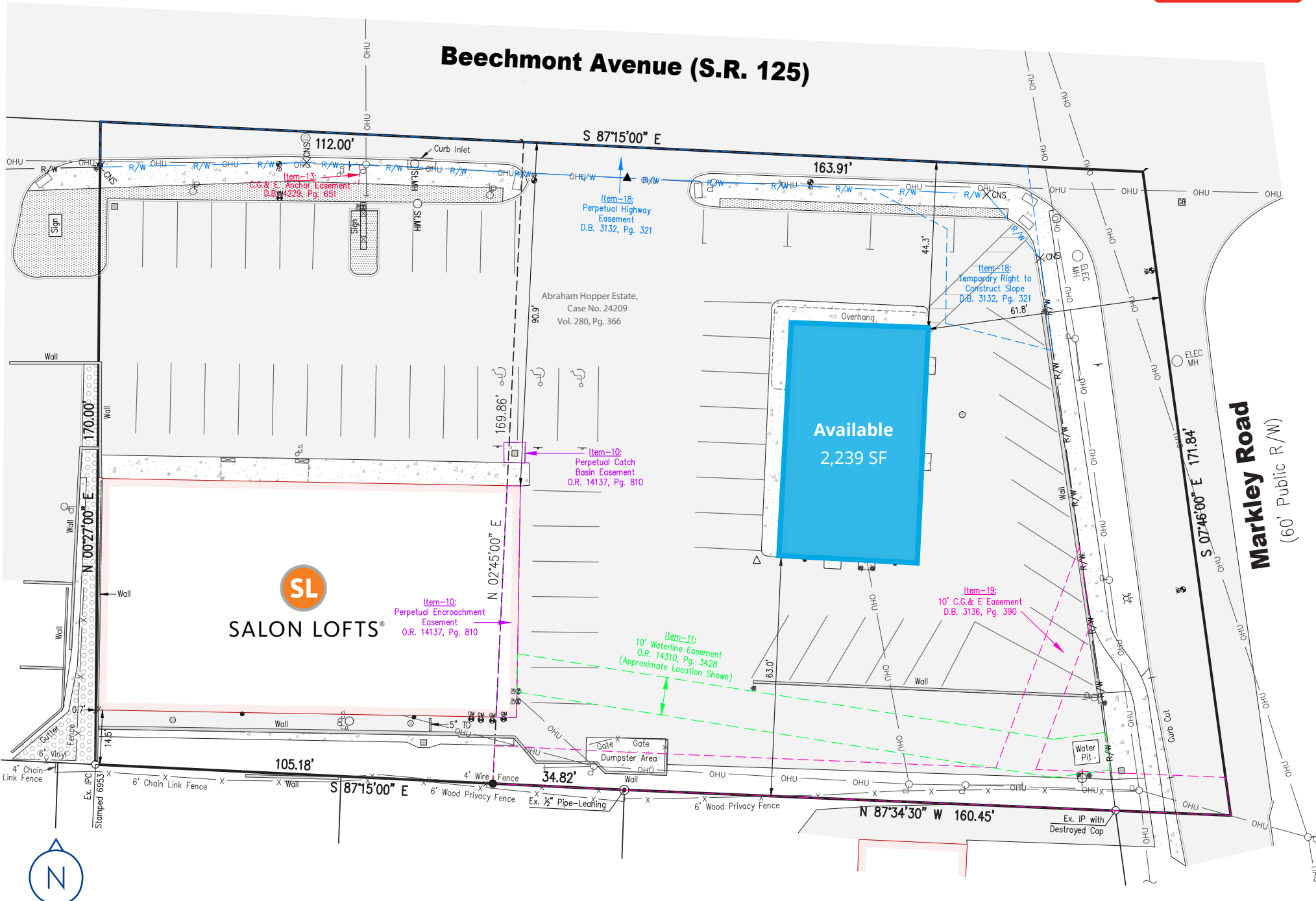


Demographics

	1 Mile	3 Mile	5 Mile
 Population	9,369	56,010	100,156
 Households	3,719	22,772	41,165
 Avg. Household Income	\$124,814	\$133,023	\$125,412



Beechmont Avenue (S.R. 125)



Markley Road
(60' Public R/W)

SL
SALON LOFTS®

Available
2,239 SF

Abraham Hopper Estate,
Case No. 24209
Vol. 280, Pg. 366

Item-10:
Perpetual Catch
Basin Easement
O.R. 14137, Pg. 810

Item-11:
10' Waterline Easement
O.R. 14310, Pg. 3428
(Approximate Location Shown)

Item-19:
10' C.G. & E Easement
D.B. 3136, Pg. 390

Item-18:
Perpetual Highway
Easement
D.B. 3132, Pg. 321

Item-18:
Temporary Right to
Construct Slope
D.B. 3132, Pg. 321

Item-13:
C.C. & E. Easement
O.B. 4229, Pg. 851





MERCY HEALTH

Anderson Towne Center

CRUNCH
macy's
AMC THEATRES

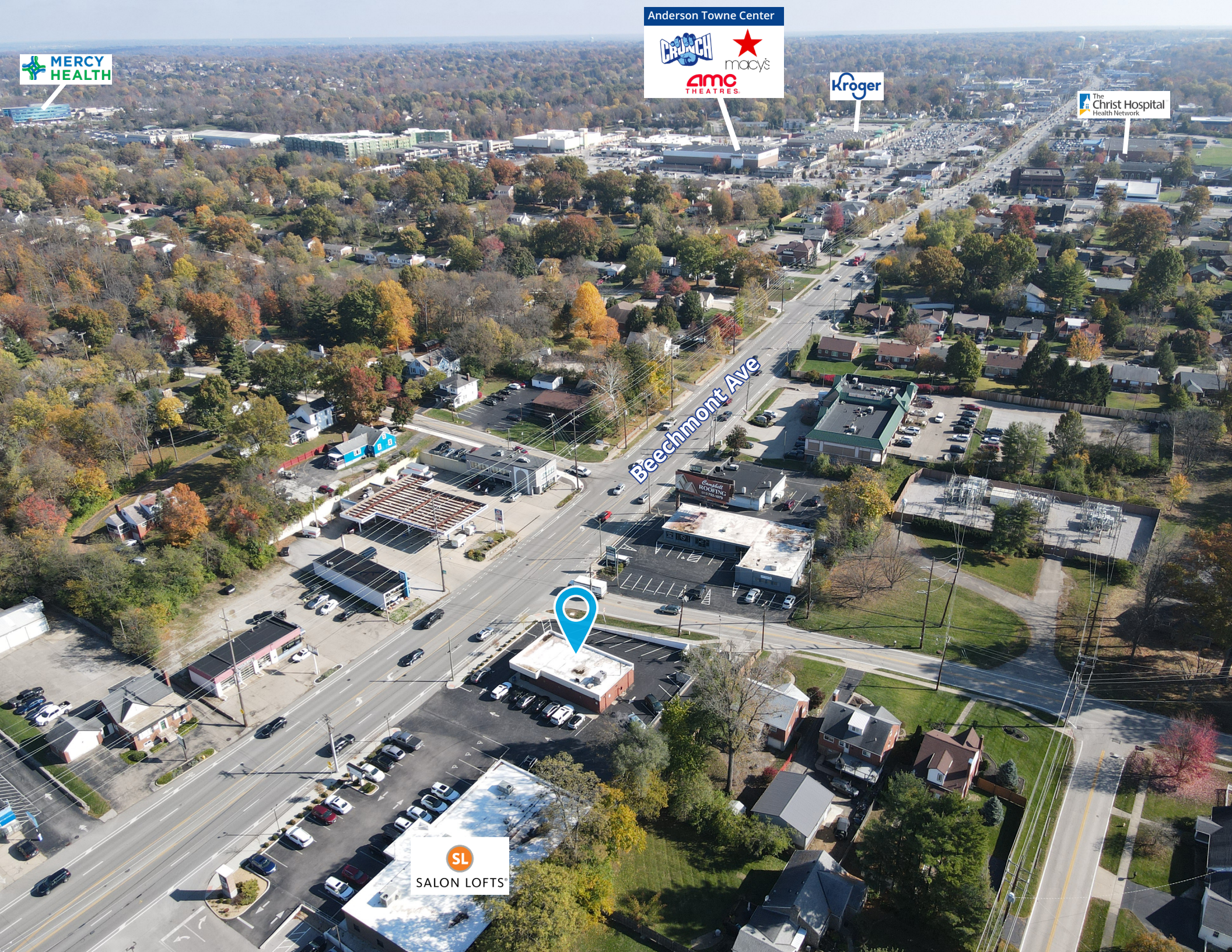
Kroger

The Christ Hospital
Health Network

Beechmont Ave



SL
SALON LOFTS®



Colliers

Walgreens

PAPA JOHN'S

SERVATHI
Pastry Shop & Deli

Skylime
Cafe

Markley Rd.

29,114 ADT

Beechmont Ave.

petco

TireDiscounters

OUTBACK
STEAKHOUSE

CARRABBA'S
ITALIAN GRILL

IHOP

CVS
Pharmacy

STARBUCKS
COFFEE

PNC

Orangetheory

MAJESTIC

AMC
THEATRES

ALAMO

CRUNCH

macy's

Kroger

CHIPOTE

Orangetheory

MAJESTIC

The
Christ Hospital
Health Network

crumbl
COOKIES

FIRST WATCH
THE DAYTIME CAFE



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