



**For Lease**

**8431 Beechmont Ave.**

Cincinnati, Ohio 45255

Façade renovation and exterior improvements currently underway!

**Contact us:**



Accelerating success.

425 Walnut, Suite 1200  
Cincinnati, Ohio 45202  
Main: 513 505 4200  
colliers.com/cincinnati

**Connor Fahrnbach**  
Associate Vice President  
+1 513 562 2234  
connor.fahrnbach@colliers.com

**Justin Rex**  
Vice President  
+1 513 562 2218  
justin.rex@colliers.com

# Property Highlights

- Façade renovation and exterior improvements are underway!
- Well positioned with excellent visibility along Beechmont Avenue
- Pylon signage available
- Traffic Counts: 24,456 VPD
- Multiple points of ingress and egress

# Demographics



Population

1 Mile

3 Mile

5 Mile

10,032

53,580

110,995



Households

3,967

20,825

44,525



Avg. Household Income

\$91,819

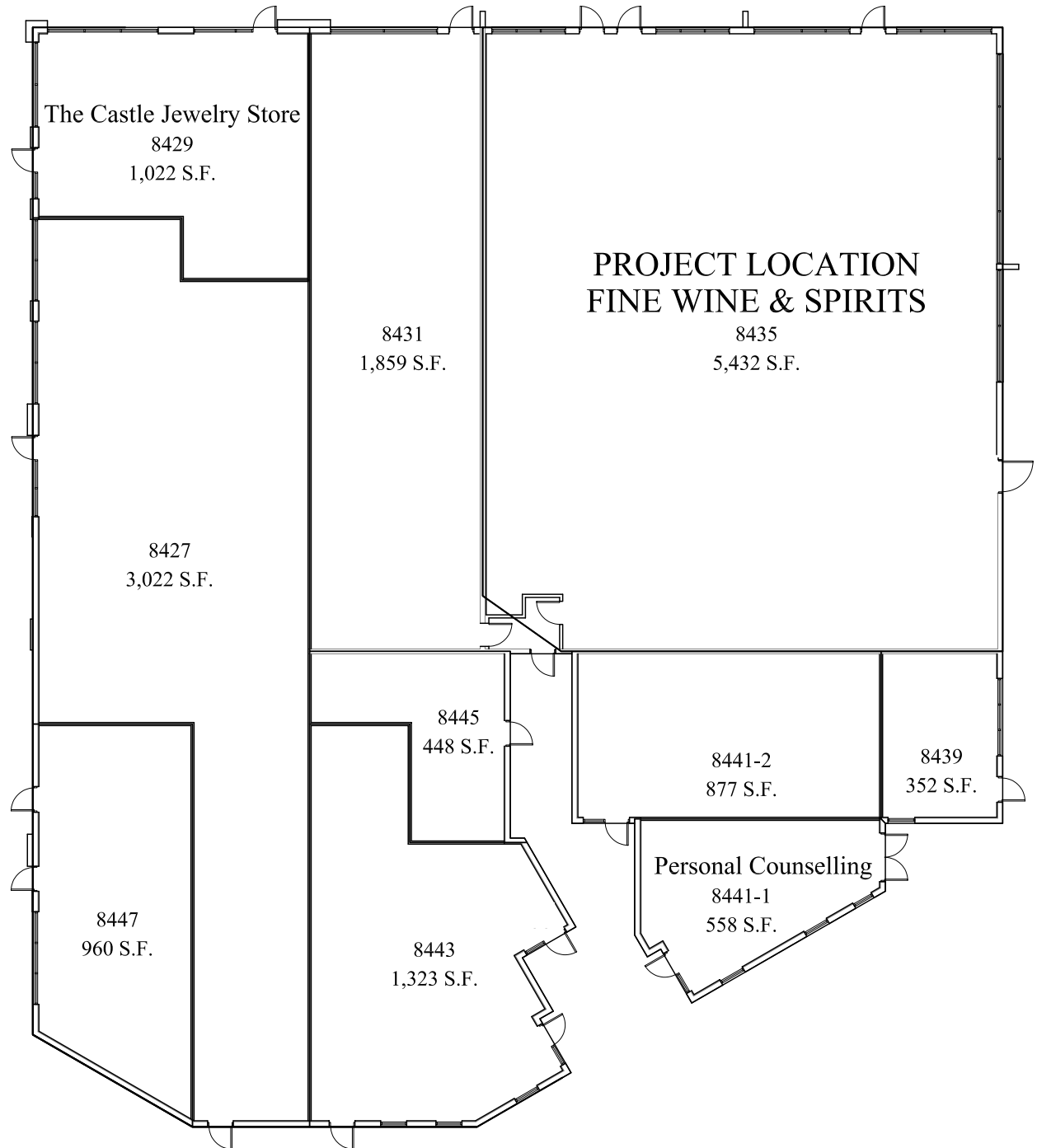
\$110,414

\$101,784

# Property Outline



# Site Plan



Suite	Tenant	Area
8429	The Castle Jewelry Store	1,022 SF
<b>8431</b>	<b>Available</b>	<b>1,859 SF</b>
8435	Fine Wine & Spirits	5,432 SF
<b>8427</b>	<b>Available</b>	<b>3,022 SF</b>
<b>8445</b>	<b>Available</b>	<b>448 SF</b>
<b>8441-2</b>	<b>Available</b>	<b>877 SF</b>
<b>8439</b>	<b>Available</b>	<b>352 SF</b>
<b>8447</b>	<b>Available</b>	<b>960 SF</b>
8441-1	Personal Counseling	558 SF
<b>8443</b>	<b>Available</b>	<b>1,323 SF</b>
		<b>15,853 SF</b>

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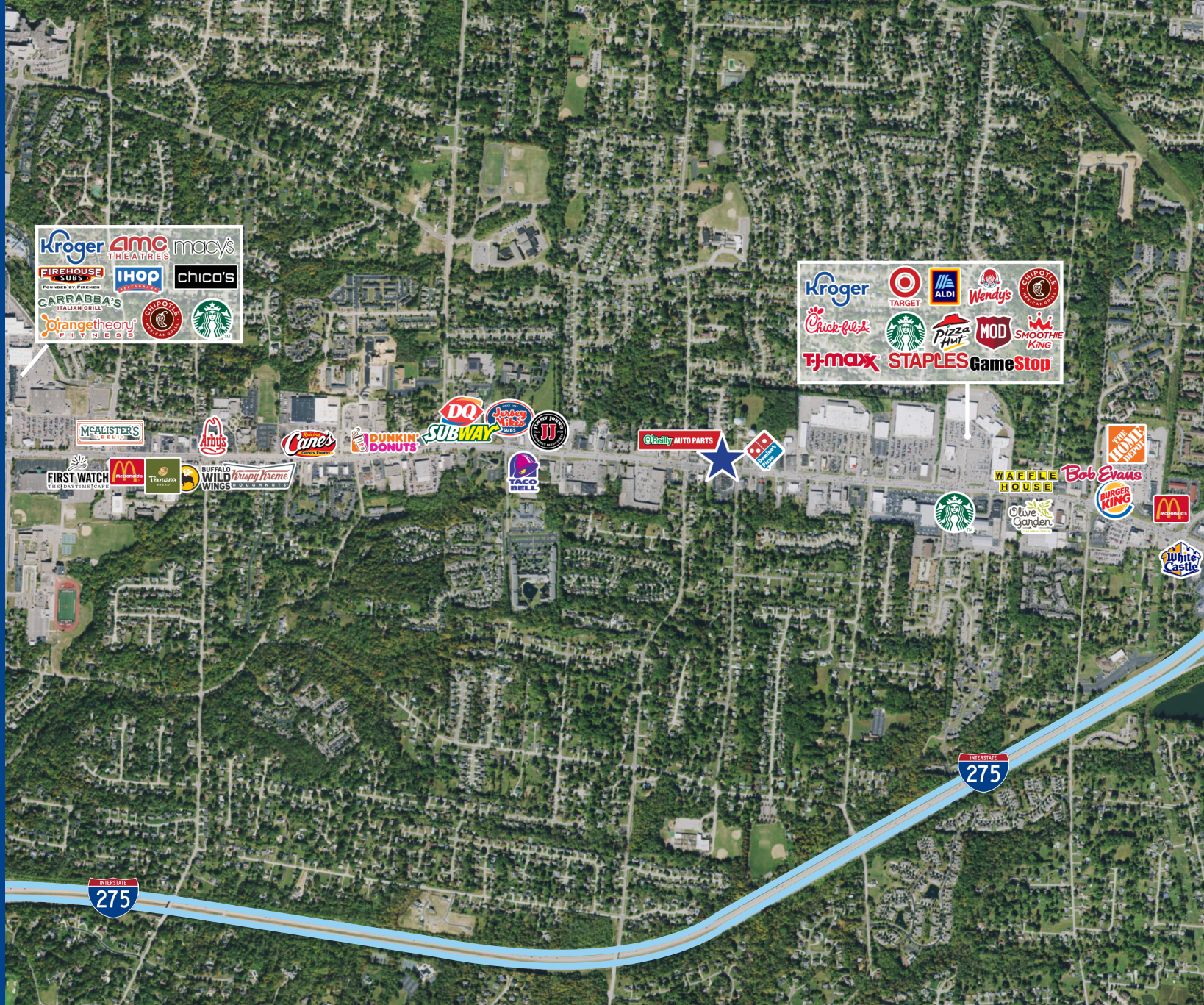
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