



New Planned Facade



8253-8271 Beechmont Avenue
Cincinnati, OH 45255

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FOR LEASE RETAIL

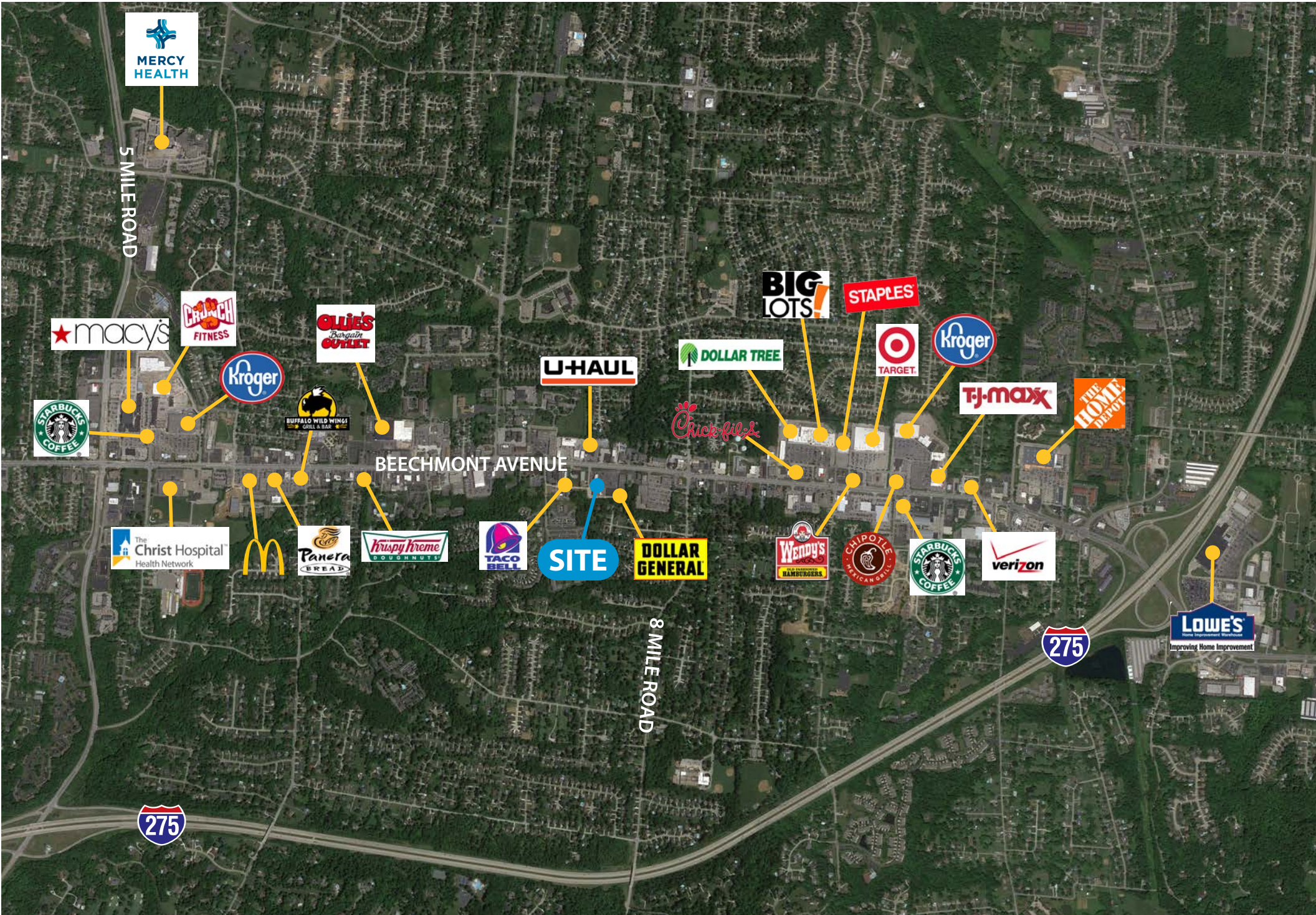
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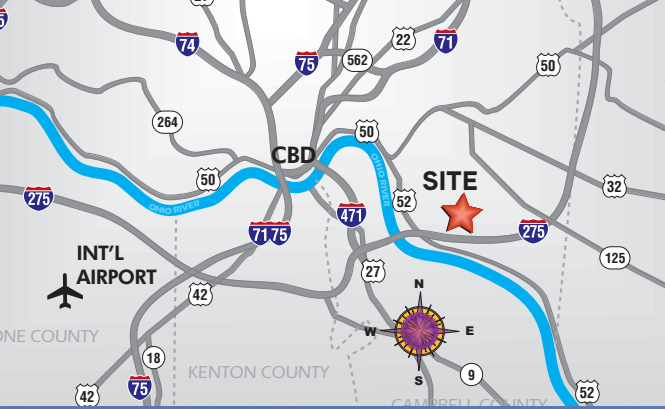


SITE PLAN



AERIAL





PROPERTY HIGHLIGHTS

- Center has undergone improvements: painting, parking lot & landscaping
- 3,200 SF Available (Demisable)
- 6,408 SF Available
- Highly visible pylon sign panels
- 2 points of ingress/egress and access to traffic light
- Positioned in the middle of the busy Beechmont corridor - Almost 30,000 ADT
- Home to many national big box retailers and restaurants

AREA DEMOGRAPHICS



Total Population

(1 mile)	(3 mile)	(5 mile)
11,584	55,377	111,707



Projected Population Growth

(1 mile)	(3 mile)	(5 mile)
0.13%	0.26%	0.42%



Total Households

(1 mile)	(3 mile)	(5 mile)
4,570	21,601	45,271



Total Household Projected Growth

(1 mile)	(3 mile)	(5 mile)
0.19%	0.31%	0.48%



Average Household Income

(1 mile)	(3 mile)	(5 mile)
\$84,809	\$109,547	\$101,425



Median Household Income

(1 mile)	(3 mile)	(5 mile)
\$60,291	\$74,897	\$67,760



Total Business

(1 mile)	(3 mile)	(5 mile)
602	2,455	4,010



Total Employees

(1 mile)	(3 mile)	(5 mile)
5,550	28,095	57,627

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