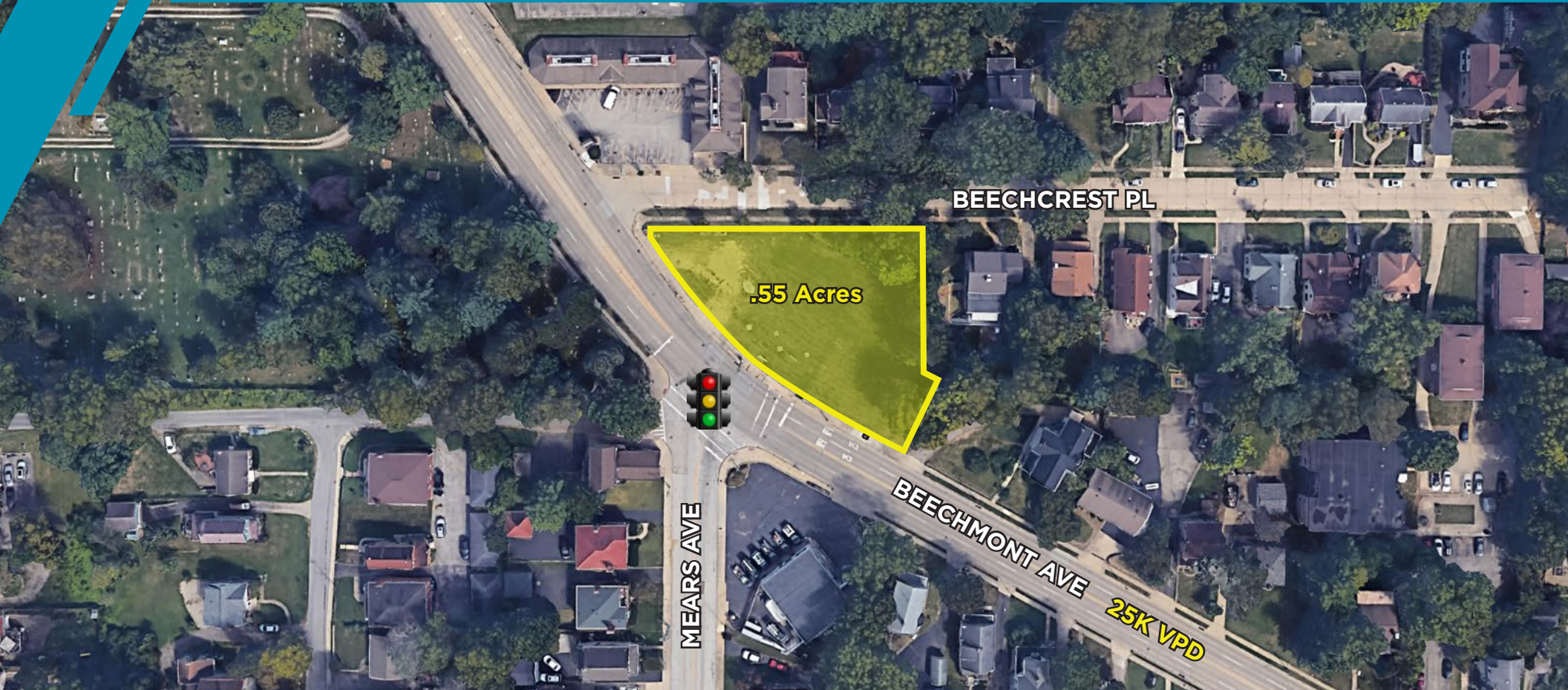


2010 BEECHMONT AVE

Cincinnati, OH 45230

Retail/Restaurant Land / Ground Lease



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**WE ARE
THE CENTER
OF RETAIL**

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Retail/Restaurant Land / Ground Lease

LAND

0.55 Acres

PRICE

\$55,000/ground lease

NEIGHBORING TENANTS

Kroger, Chipotle (coming soon), Dollar Tree, Domino's, LaRosa's, Walgreens, Gold Star Chili, Wendy's, AutoZone, Fifth Third Bank, US Bank and more.

COMMENTS

- .55 Acres
- Available for Ground Lease
- Great visibility on Beechmont Ave (SR 125)
- Located in the Mount Washington area of Cincinnati
- Convenient access to Anderson and Mt. Lookout
- Over 25,000 VPD on Beechmont Ave

NEIGHBORHOOD DEMOGRAPHICS



POPULATION

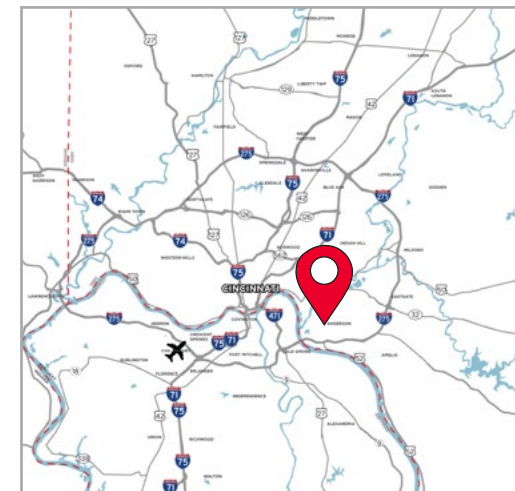


AVERAGE HOUSEHOLD INCOME

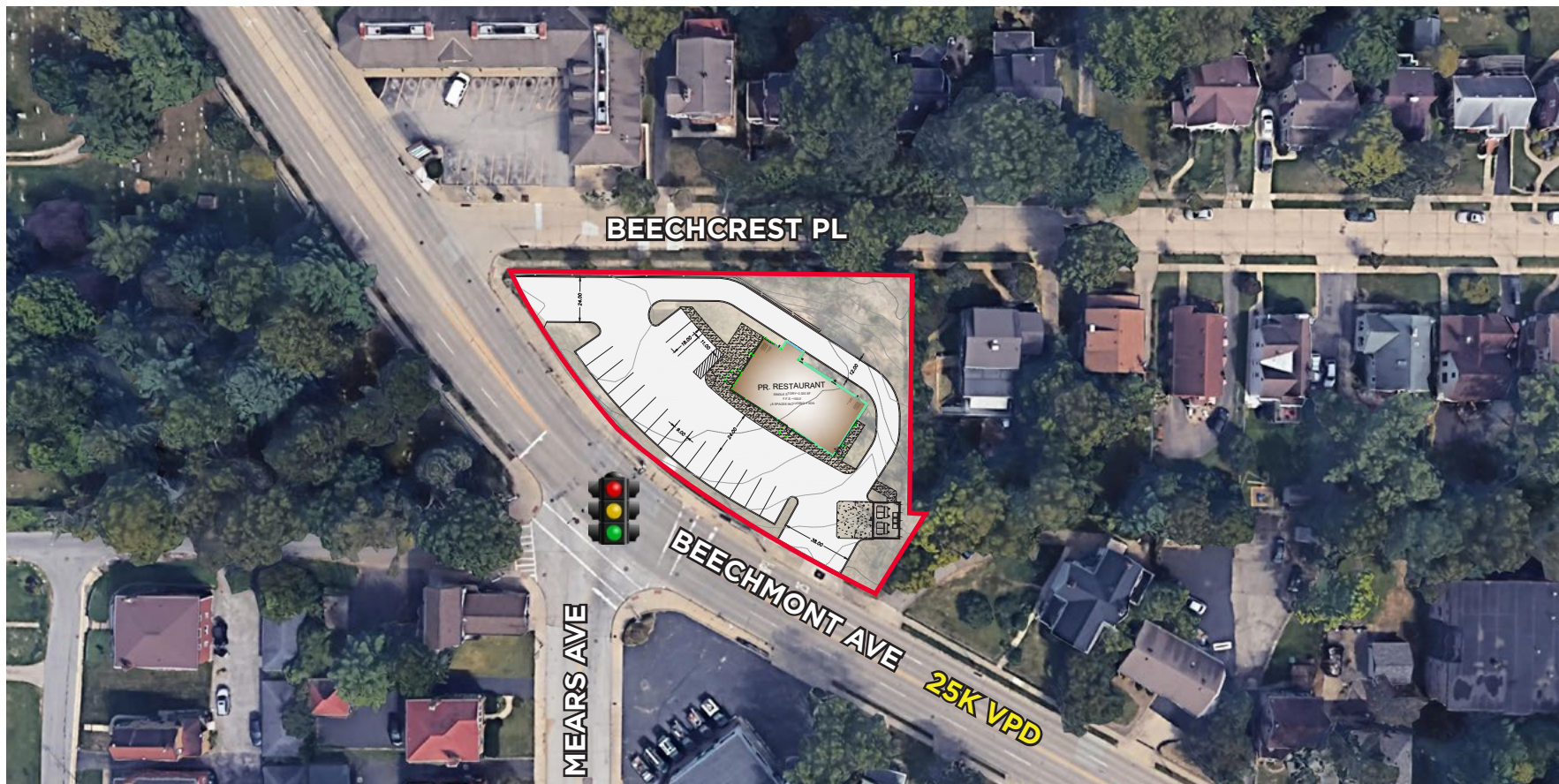


DAYTIME POPULATION

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	11,404	\$82,640	4,412
3 Miles	46,509	\$142,143	37,563
5 Miles	147,124	\$123,141	102,738



CONCEPT 1 - 2,325 SF Restaurant building with 18 Parking Spaces



CONCEPT 2 - 2,450 SF Retail building with 32 Parking Spaces

