THE CROSSINGS OF ANDERSON

8315 BEECHMONT AVENUE, CINCINNATI, OH 45255



MULTIPLE RETAIL OPPORTUNITIES AVAILABLE

UP TO 5,334 SF AVAILABLE

CUSHMAN & WAKEFIELD

PROPERTY OVERVIEW

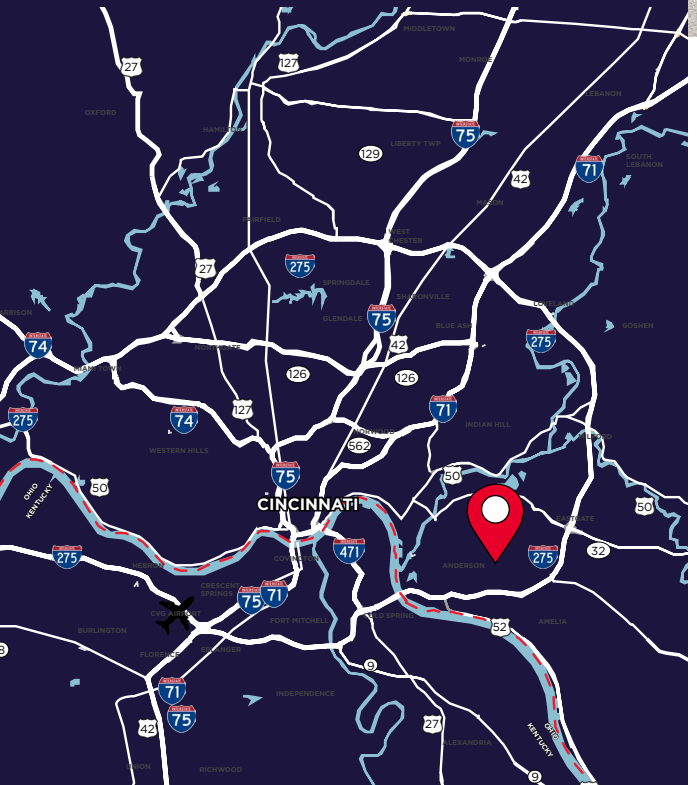
PROPERTY SNAPSHOT

PROPERTY SIZE
67,772 SF

PARKING
360+

SIGNAGE
(1) PYLON

LEASE RATE
$15.00 - $19.00/SF
($5.98/SF OPEX)





PROPERTY HIGHLIGHTS

- 1,197 - 5,334 SF of in-line and end-cap space available
- Situated in the densely populated retail corridor of Anderson Township, with convenient access to I-275 and daily traffic counts of 34,000 VPD.
- Signalized intersection at Beechmont Ave & Eight Mile Road providing excellent visibility and access
- Dense surrounding residential population with strong household incomes
- Generous on-site parking accomodations
- Established neighborhood shopping center with a diverse tenant mix
- Ideal for retail, service, medical, wellness or specialty users
- **Join:** Country Fresh Market & Wine Depot, Servatii Bakery, Honey Baked Ham, Body Alive, T-Mobile, Cincinnati School of Music, Valenti Salon and more!


Country Fresh Farm Market


myeyedr.
474-4444


Country Fresh Farm Market
Wine & Beer


Country Fresh Farm Market
VALENTI Salon & Spa
AVEDA

SUITE 19
1,425 SF AVAILABLE
IN-LINE SPACE





SUITE 30
1,197 SF AVAILABLE
IN-LINE SPACE





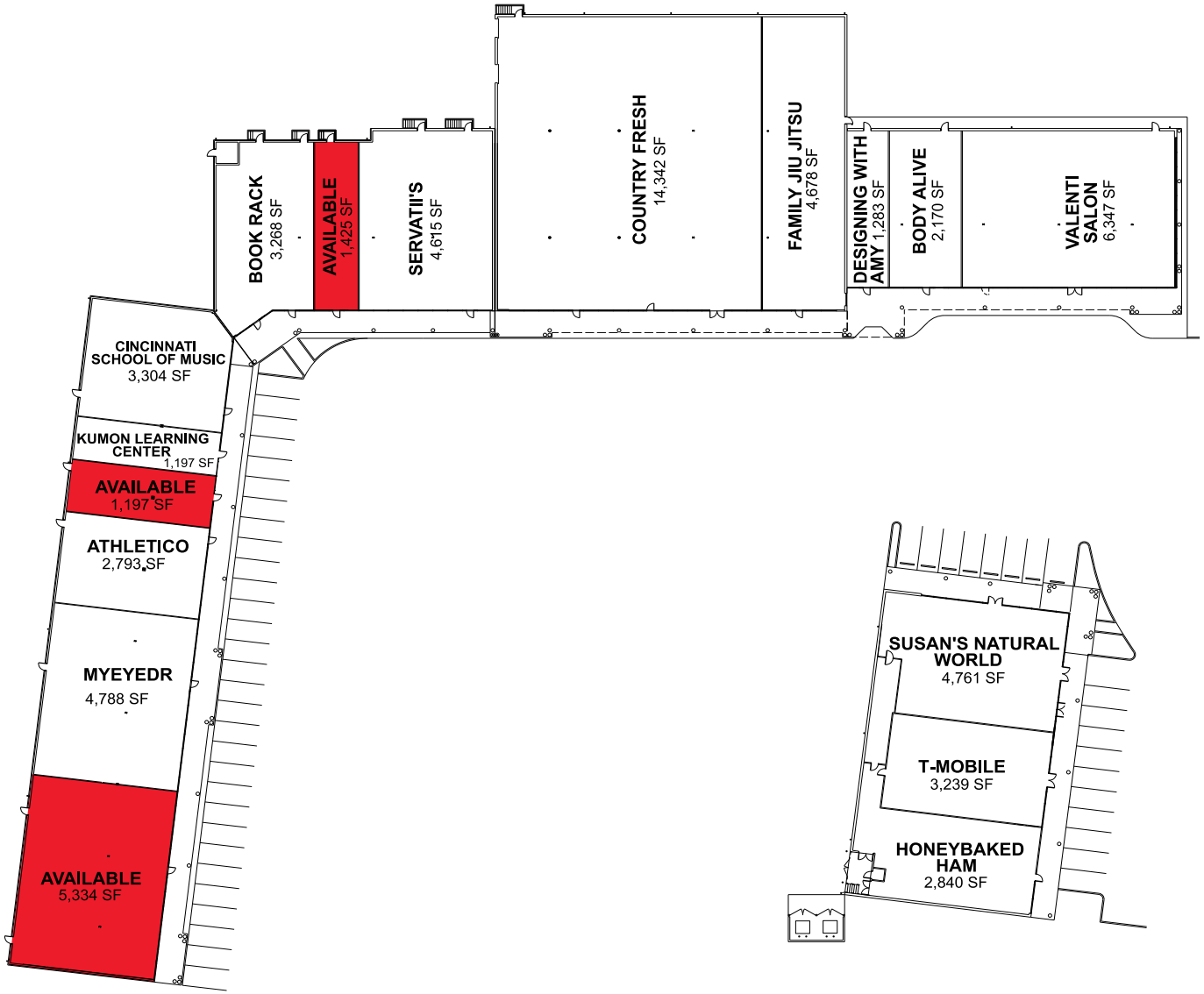
SUITE 40
5,334 SF AVAILABLE
END-CAP SPACE





PROPERTY OVERVIEW

AVAILABLE SPACE

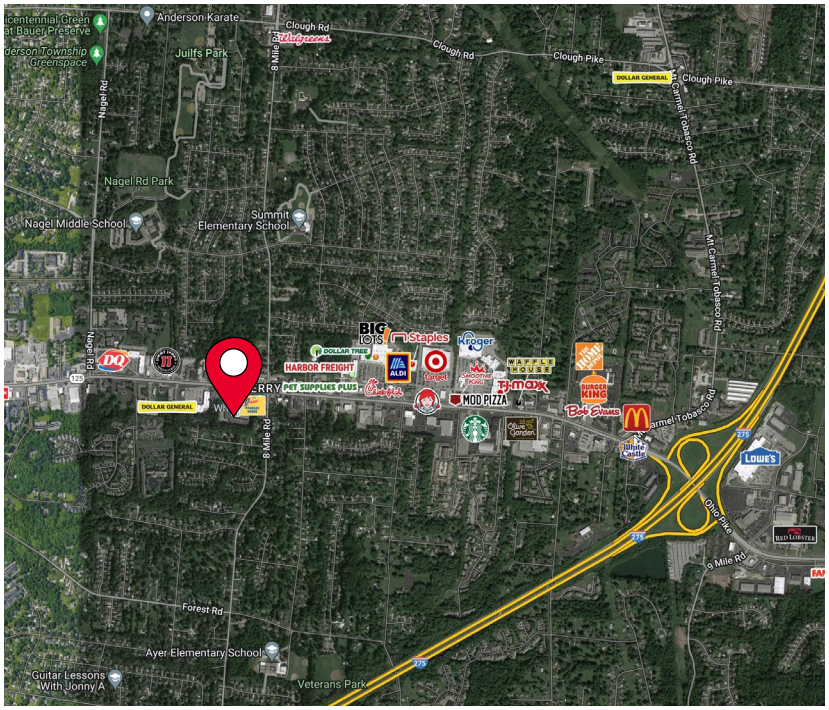


Suite	Sq. Ft.
19	1,425 SF
30	1,197 SF
40	5,334 SF

PROPERTY OVERVIEW

NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME POP.
1 Mile	11,620	$128,838	7,795
3 Mile	56,248	$149,879	36,300
5 Mile	115,889	$136,807	75,342





CUSHMAN & WAKEFIELD

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