

GROUND LEASE/BUILD TO SUIT **BEECHMONT AVE**

5315 Beechmont Ave, Cincinnati, OH 45244



ACRES: 1.918

LEASE RATE: \$7,500/ MONTH (\$1.08/SF)

PROPERTY HIGHLIGHTS:

- 2 parcels totaling 1.918 acres
- Zoned Business District E
- Suitable for multitude of retail uses – drive-thru potential
- Located across the street from the Skytop- \$32 Million apartment development
- 38,959 VPD on Beechmont Avenue

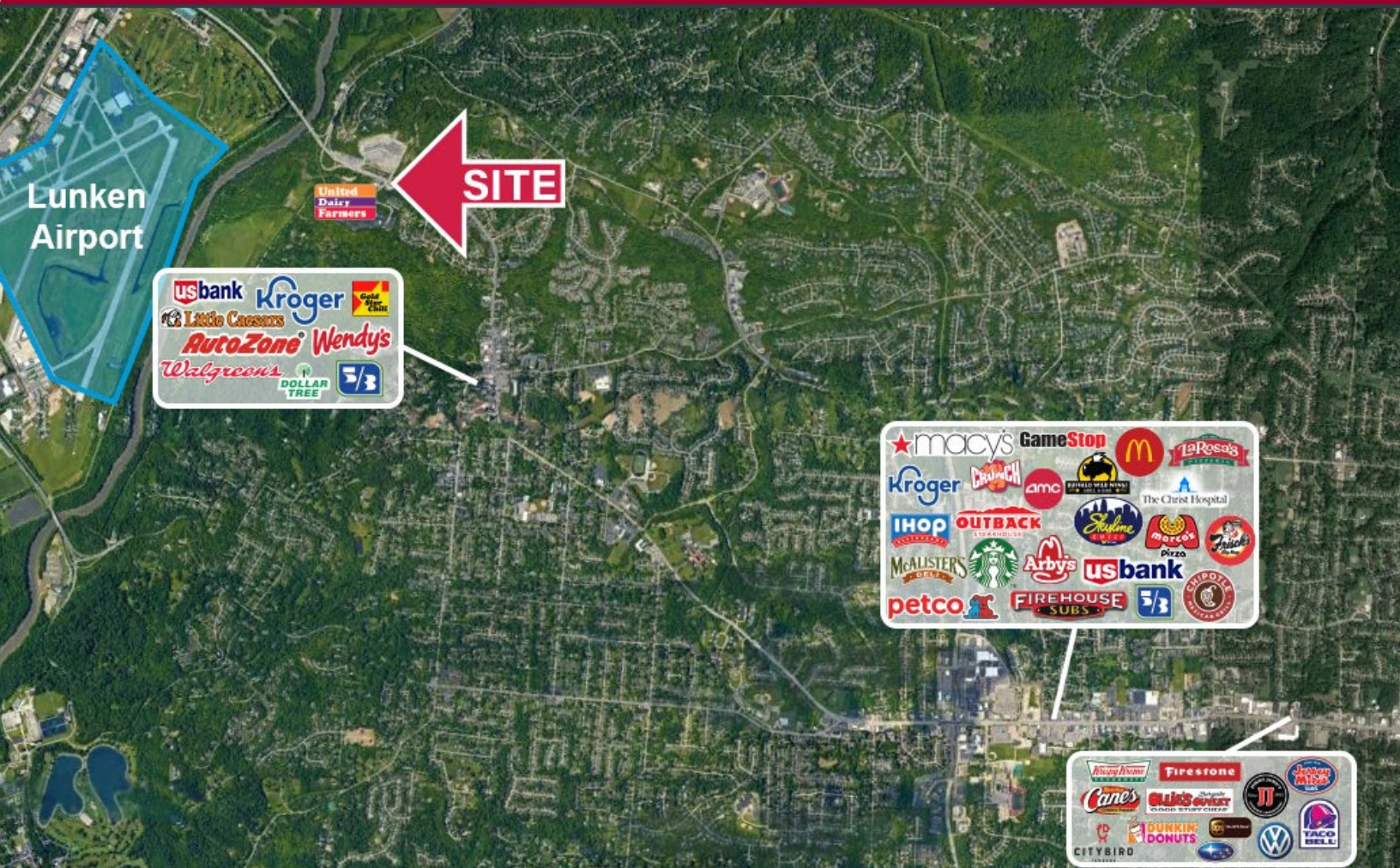
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COMMERCIAL REAL ESTATE SERVICES

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DEMOGRAPHICS

BEECHMONT AVE



DEMOGRAPHICS (2021)

2021 Estimates	3 Miles	5 Miles	7 Miles
Population	53,572	171,337	380,004
Households	23,139	75,704	167,147
Average HH Income	\$134,490	\$116,232	\$97,016
Median HH Income	\$97,534	\$82,729	\$70,255
Total Employees	21,168	75,294	243,271

