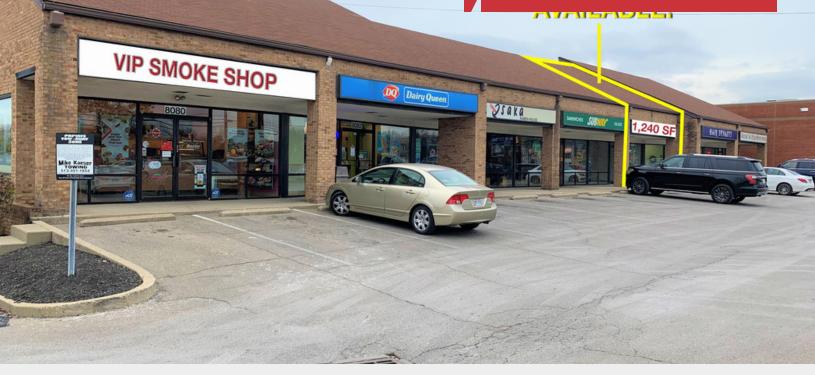


For Lease

RETAIL 9,100 SF



8080-8092 Beechmont Ave

Cincinnati, Ohio 45255

Property Features

- 9,100 sf retail center with great visibility
- 1,240 SF inline
- High traffic area 34,313 cars per day on Beechmont Ave @ Eight Mile Rd
- Join Subway, Dairy Queen, and more
- 1.5 miles from I-275
- Convenient location near Eight Mile Road
- Traffic signal access

Demographics	1 Mile	3 Miles	5 Miles	
Total Population:	10,733	53,694	109,132	
Average HH Income:	\$81,549	\$93,127	\$87,700	
Traffic Counts: Beechmont Ave @ Eight Mile Rd - 34,313 CPD				



For more information:

Cindy Metz

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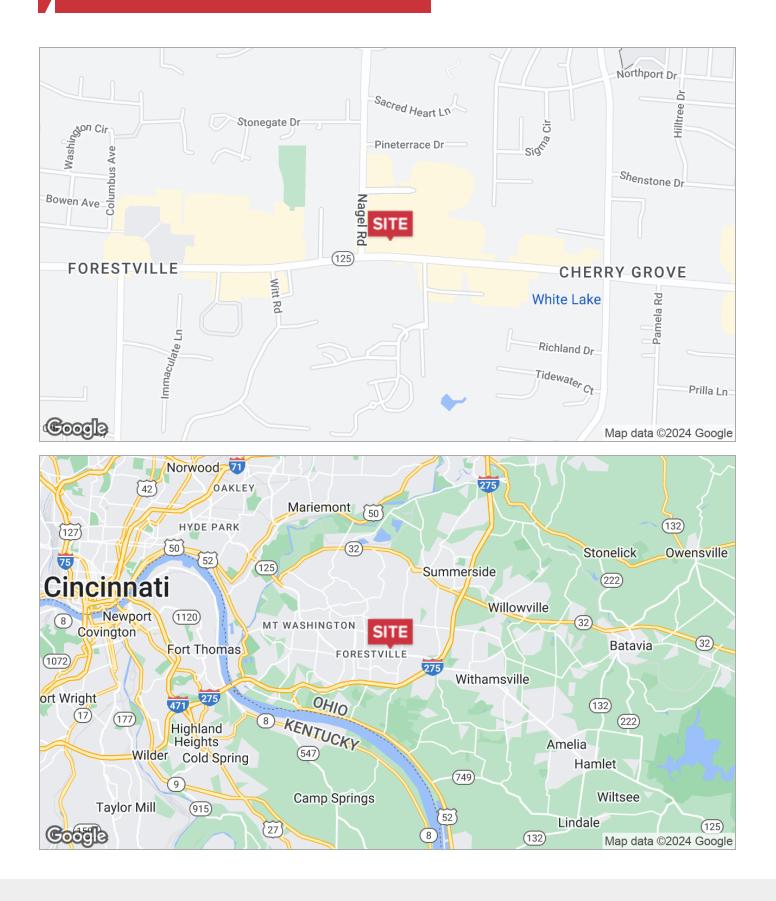
8080-8092 Beechmont Ave



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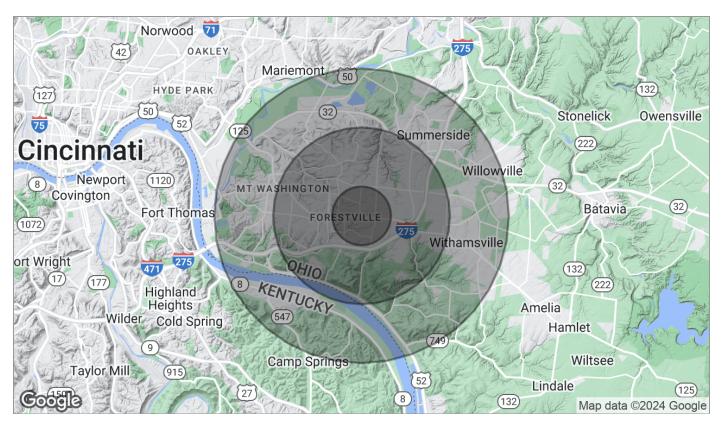


8080-8092 Beechmont Ave





8080-8092 Beechmont Ave



Population	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	10,733	53,694	109,132	
MEDIAN AGE	40.2	40.7	39.4	
MEDIAN AGE (MALE)	39.4	39.0	38.0	
MEDIAN AGE (FEMALE)	42.0	42.5	41.0	
Households & Income	1 Mile	3 Miles	5 Miles	
TOTAL HOUSEHOLDS	3,960	20,443	43,024	
# OF PERSONS PER HH	2.7	2.6	2.5	
AVERAGE HH INCOME	\$81,549	\$93,127	\$87,700	
AVERAGE HOUSE VALUE	\$221,480	\$215,547	\$218,048	
Race	1 Mile	3 Miles	5 Miles	
Race % WHITE	1 Mile 94.7%	3 Miles 95.3%	5 Miles 95.2%	
% WHITE	94.7%	95.3%	95.2%	
% WHITE % BLACK	94.7% 2.7%	95.3% 1.2%	95.2% 1.4%	
% WHITE % BLACK % ASIAN	94.7% 2.7% 1.5%	95.3% 1.2% 1.9%	95.2% 1.4% 1.7%	
% WHITE % BLACK % ASIAN % HAWAIIAN	94.7% 2.7% 1.5% 0.1%	95.3% 1.2% 1.9% 0.1%	95.2% 1.4% 1.7% 0.0%	
% WHITE % BLACK % ASIAN % HAWAIIAN % INDIAN	94.7% 2.7% 1.5% 0.1% 0.0%	95.3% 1.2% 1.9% 0.1% 0.4%	95.2% 1.4% 1.7% 0.0% 0.4%	

* Demographic data derived from 2020 ACS - US Census

