

NOW LEASING

Crossings of Anderson



8315 Beechmont Avenue, Cincinnati, OH 45255

PROPERTY HIGHLIGHTS

- Join Anderson's Explosive Growth
- Former Restaurant Space Available
- Located on Highly Traveled Beechmont Avenue
- Accessible to Traffic Light at Beechmont Avenue and 8-Mile
- Abundant Parking
- Easy Access to I-275
- Traffic Counts:**
Beechmont Avenue 34K ADT

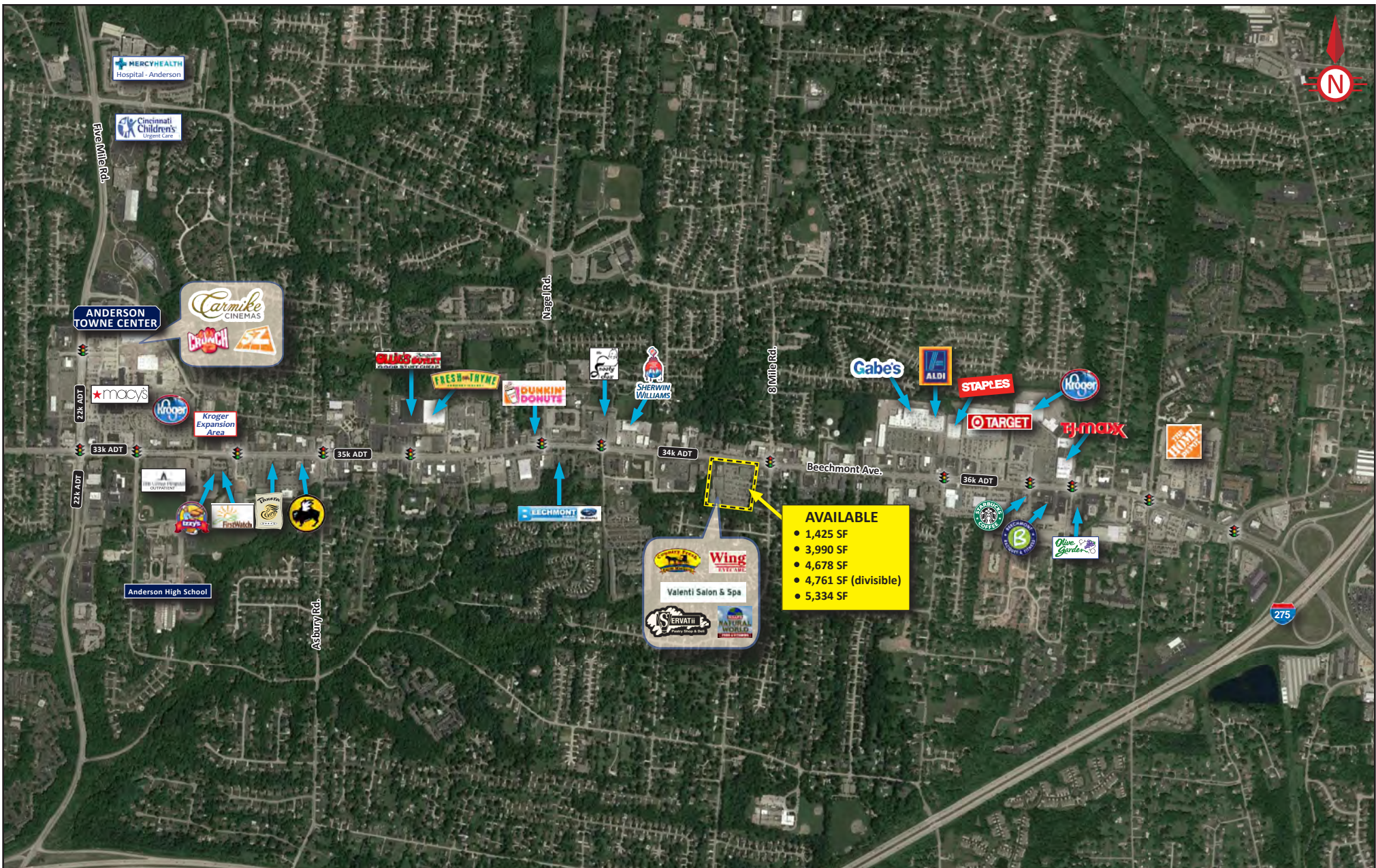
DEMOGRAPHICS

<u>Year 2019</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	11,467	56,476	112,589
Median HH Income	\$75,639	\$87,740	\$81,397
Average HH Income	\$95,641	\$113,105	\$101,463
Daytime Population	5,920	22,561	43,883

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Crossings of Anderson

June 2017





Beechmont Ave.

30k ADT

8 Mile Rd

8k ADT

Valenti Salon & Spa

4,761 SF
(Divisible)

4,678 SF

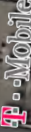


1,425 SF

3,990 SF



5,334 SF



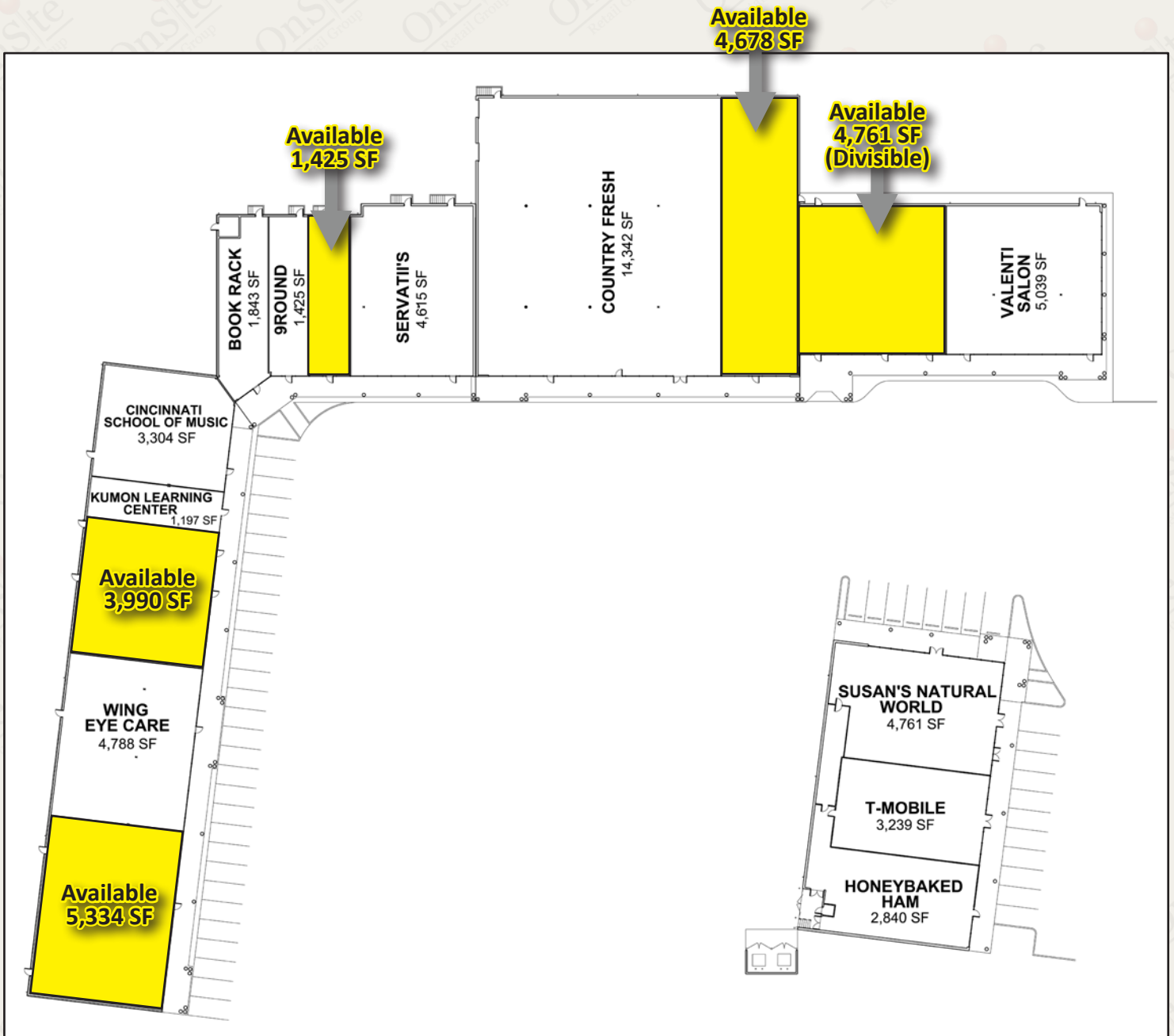
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8315 Beechmont Ave. Cincinnati, OH 45255



8315 Beechmont Ave

Cincinnati, OH 45255

December 2019



SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.3237/39.0721

RS1

8315 Beechmont Ave

Cincinnati, OH 45255

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	11,467	56,476	112,589
	2024 Projected Population	11,529	57,288	114,196
	2010 Census Population	11,226	54,783	110,287
	2000 Census Population	11,817	54,312	106,001
	Projected Annual Growth 2019 to 2024	0.1%	0.3%	0.3%
	Historical Annual Growth 2000 to 2019	-0.2%	0.2%	0.3%
	2019 Median Age	38.9	39.5	39.1
HOUSEHOLDS	2019 Estimated Households	4,775	22,856	47,220
	2024 Projected Households	4,769	23,096	47,697
	2010 Census Households	4,462	21,209	44,172
	2000 Census Households	4,563	20,660	41,733
	Projected Annual Growth 2019 to 2024	-	0.2%	0.2%
	Historical Annual Growth 2000 to 2019	0.2%	0.6%	0.7%
RACE AND ETHNICITY	2019 Estimated White	89.0%	91.3%	91.4%
	2019 Estimated Black or African American	4.0%	2.9%	3.2%
	2019 Estimated Asian or Pacific Islander	3.4%	2.9%	2.6%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2019 Estimated Other Races	3.4%	2.7%	2.6%
	2019 Estimated Hispanic	3.3%	2.9%	2.7%
INCOME	2019 Estimated Average Household Income	\$95,641	\$113,105	\$101,463
	2019 Estimated Median Household Income	\$75,639	\$87,740	\$81,397
	2019 Estimated Per Capita Income	\$39,883	\$45,812	\$42,590
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.2%	1.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.9%	3.3%	4.0%
	2019 Estimated High School Graduate	21.2%	20.6%	23.2%
	2019 Estimated Some College	17.4%	17.5%	18.3%
	2019 Estimated Associates Degree Only	11.5%	9.4%	9.4%
	2019 Estimated Bachelors Degree Only	29.8%	31.1%	27.8%
	2019 Estimated Graduate Degree	16.3%	16.9%	16.0%
BUSINESS	2019 Estimated Total Businesses	597	2,236	3,892
	2019 Estimated Total Employees	5,920	22,561	43,883
	2019 Estimated Employee Population per Business	9.9	10.1	11.3
	2019 Estimated Residential Population per Business	19.2	25.3	28.9

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