



FOR LEASE | RETAIL

B-CENTER

8320 BEECHMONT AVE. | CINCINNATI, OH 45255



LEASE OVERVIEW:

AVAILABLE SF:	1,500-2,500 SF
LEASE RATE:	\$15.50 SF/Yr (MG)
BUILDING SF:	9,200 SF
MARKET:	Cincinnati

PROPERTY DESCRIPTION:

- **Neighborhood Center on Beechmont Avenue**
- **Offers Excellent Road Frontage with Glass Store Fronts**
- **Just West of the Traffic Light Intersection of 8 Mile**
- **Easy Left Turn onto Beechmont Avenue**
- **Within Close Proximity to I-275**
- **Two Spaces Available:**
 - 2,500 SF End-Cap**
 - 1,500 SF Inline**



RICORE INVESTMENT MANAGEMENT, INC.
EXPERIENCE THE POWER OF INTEGRATED SERVICES®

Dan McDonald
Vice President
513.588.1113
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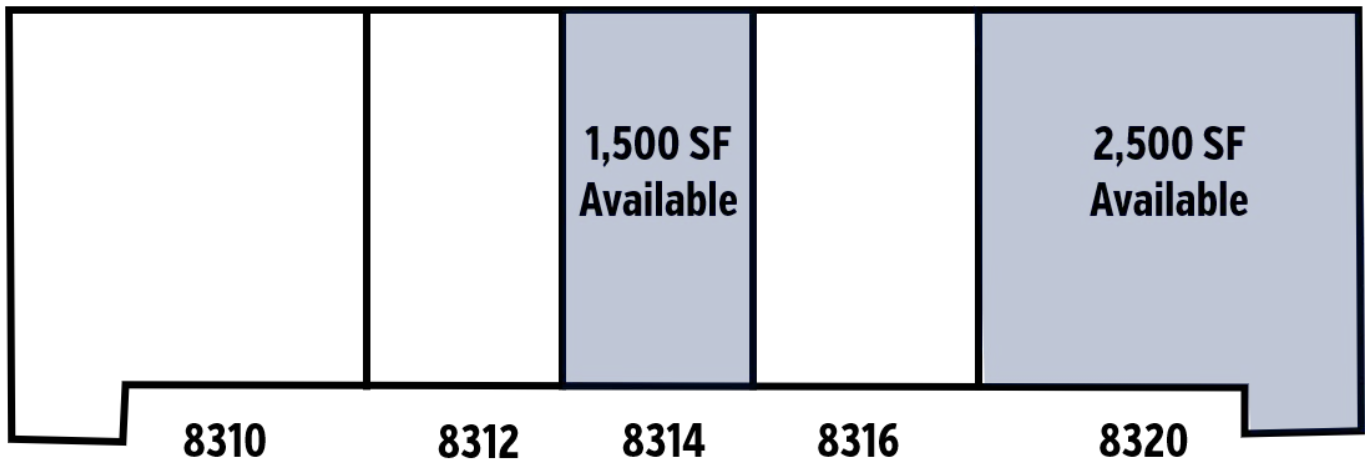
Stewart Devitt
Senior Advisor
513.257.7248
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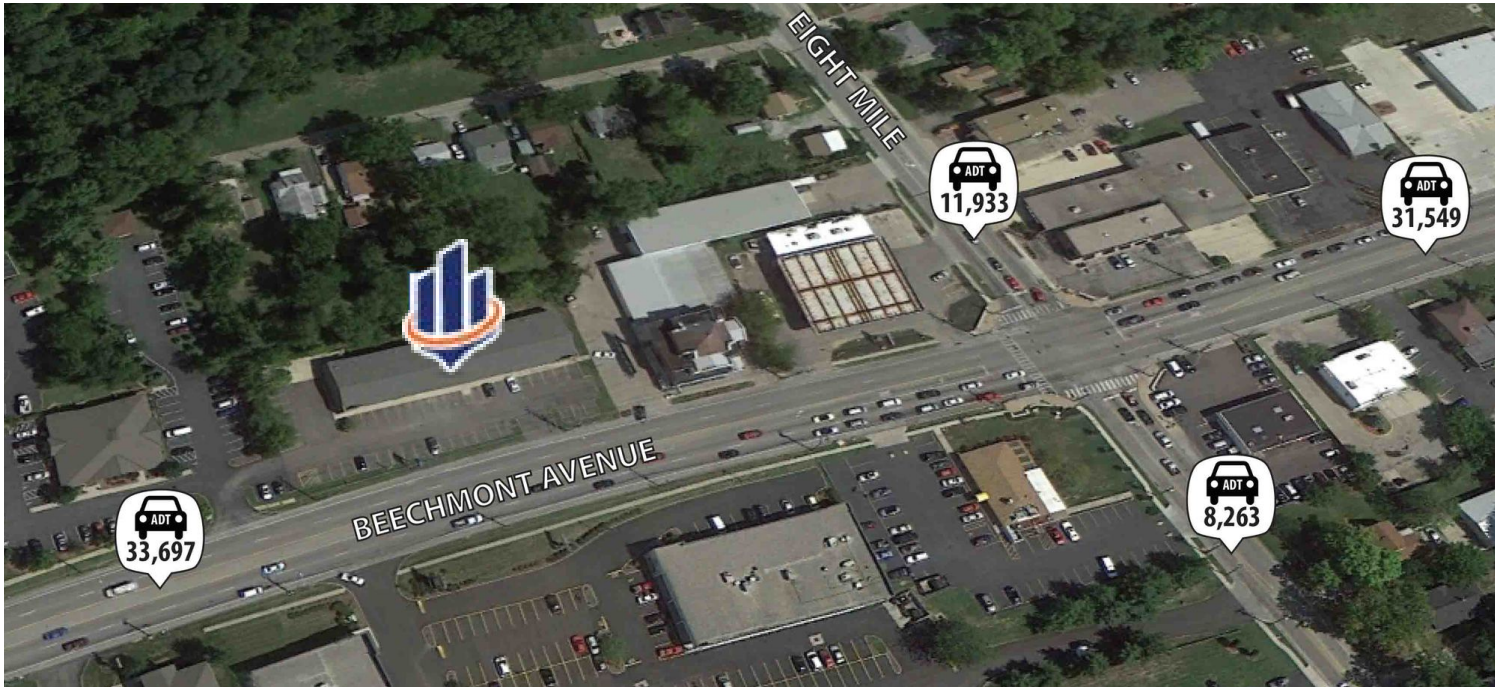
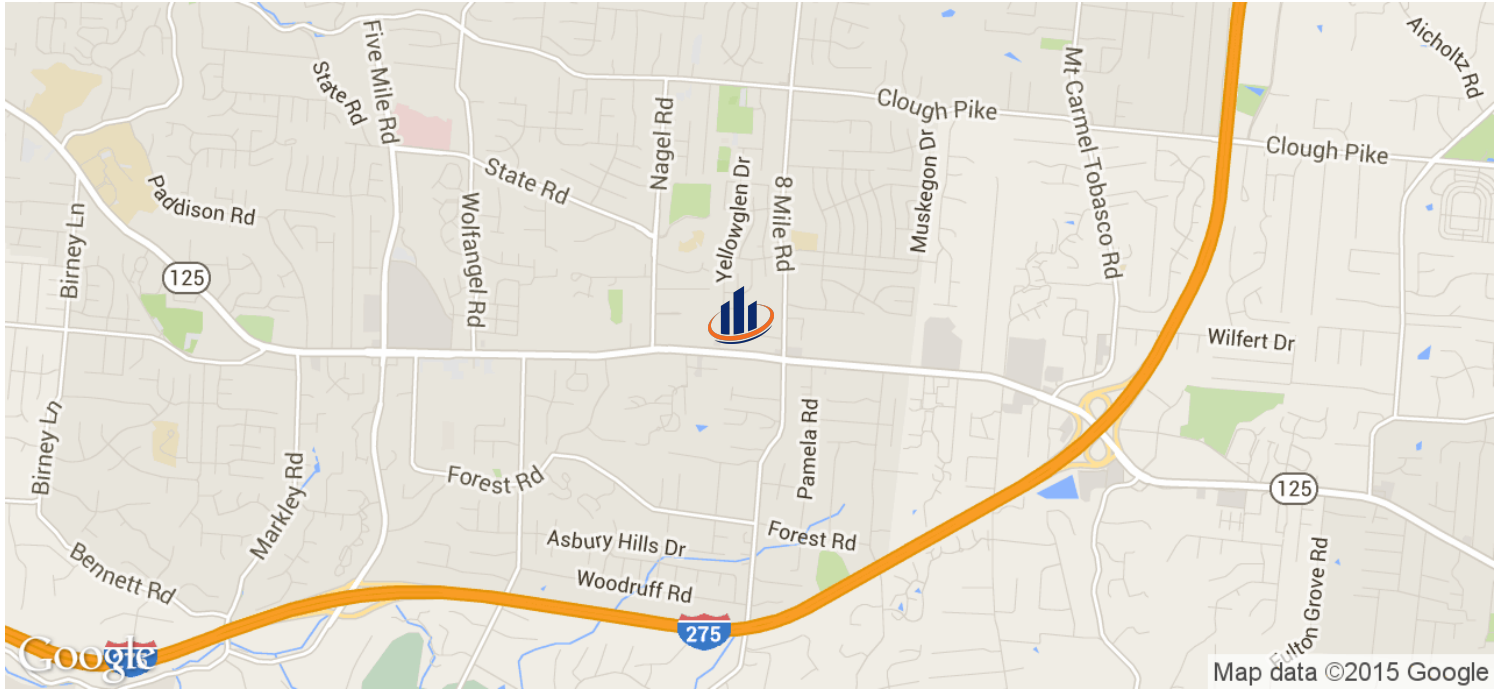
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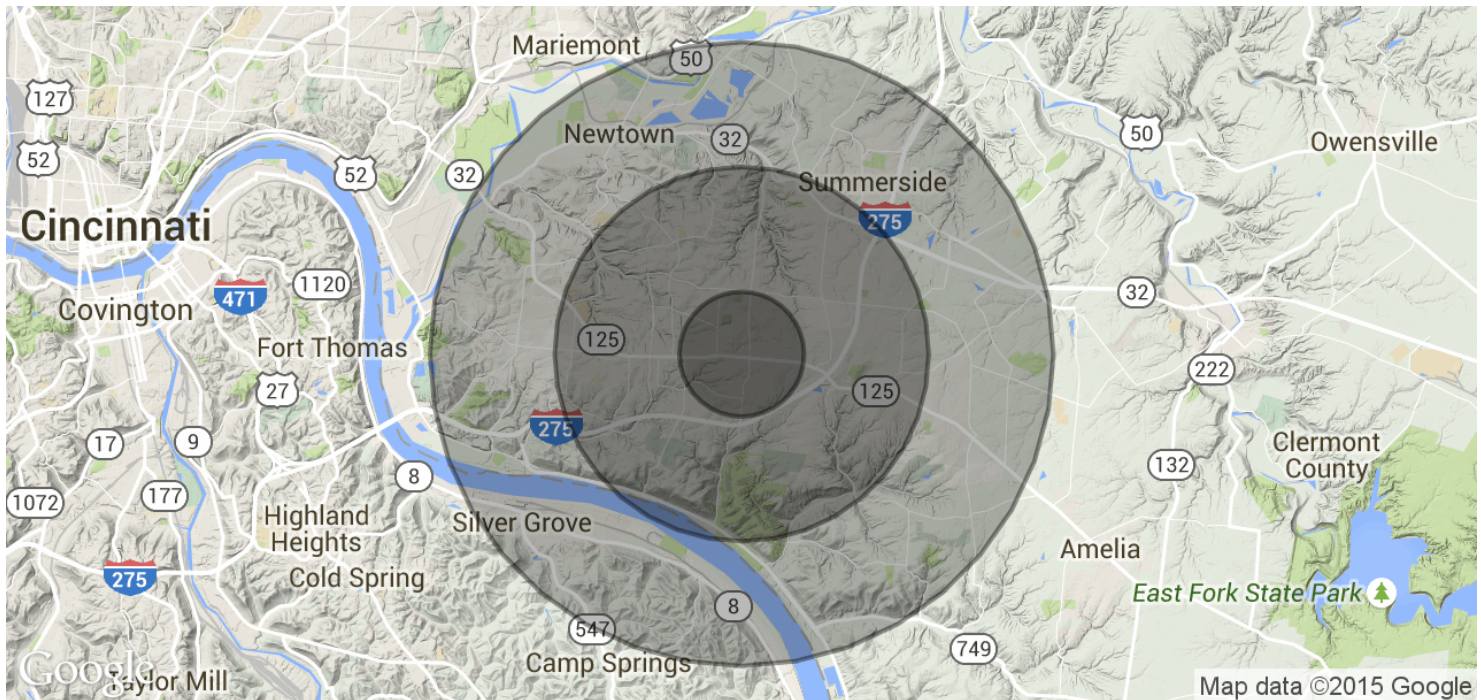
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,654	53,367	108,920
MEDIAN AGE	40.2	40.4	39.3
MEDIAN AGE (MALE)	39.4	38.8	37.9
MEDIAN AGE (FEMALE)	42.0	42.1	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,982	20,370	42,790
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$80,719	\$90,763	\$87,204
AVERAGE HOUSE VALUE	\$216,702	\$205,617	\$215,783



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