



# Available

## Proposed retail and office development

- 2.2 acre total site
- 1.0 acre retail site
- High traffic location
- 36,710 VPD on Beechmont Avenue
- New prototype Graeter's Ice Cream adjacent to property
- 20,000 SF office property proposed behind retail site

8501 Beechmont Avenue  
Cincinnati, OH 45255

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Rendering

1.0 Acre  
Retail Site

20,000 SF  
Proposed  
Office



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# Trade Area Overview



## AREA RETAILERS

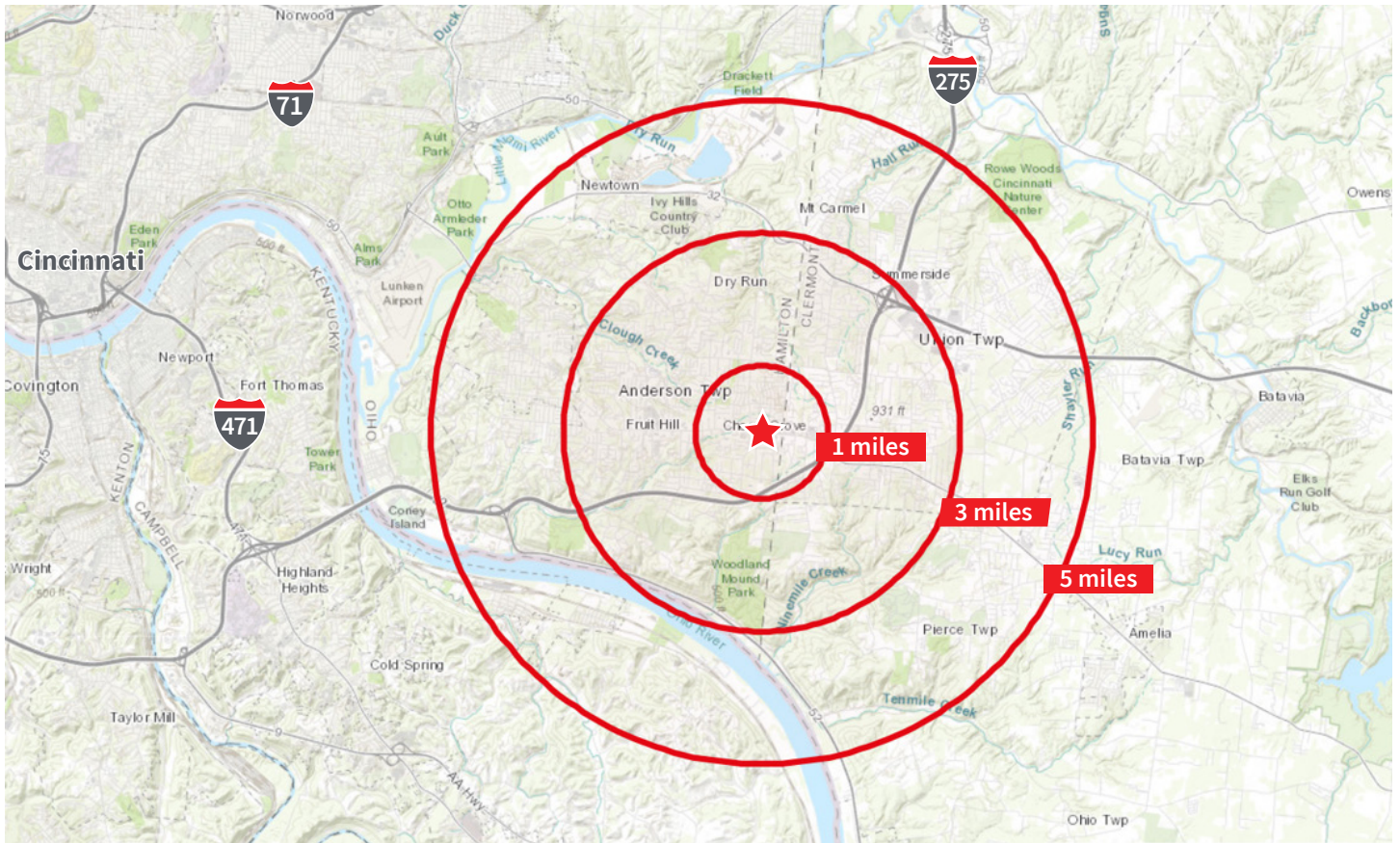
- |   |  |  |
|---|--|--|
| <b>1</b> Crossings of Anderson<br>Kumon, Servatii Pastry Shop,<br>Country Fresh Farm Market, Valenti<br>Salon, Honey Baked Ham Co.,<br>Original Pancake House | <b>13</b> Key Bank   | <b>28</b> Buffalo Wing's & Rings                           |
| <b>2</b> Speedway   | <b>14</b> Audi Cincinnati East   | <b>29</b> Bob Evans  |
| <b>3</b> McSwain Carpet<br>Verizon Wireless   | <b>15</b> WesBanco   | <b>30</b> Home Depot                                       |
| <b>4</b> Jiffy Lube   | <b>16</b> Staples  | <b>31</b> Guardian Savings Bank                            |
| <b>5</b> O'Reilly Auto Parts  | <b>17</b> Target   | <b>32</b> Honda East                                       |
| <b>6</b> Gold Star Chili  | <b>18</b> Wendy's  | <b>33</b> BP   |
| <b>7</b> Auto Zone<br>Midas Auto Parts  | <b>19</b> Beechmont Toyota   | <b>34</b> Red Roof Inn<br>McDonalds<br>Speedway            |
| <b>8</b> Graeters Ice Cream   | <b>20</b> Chipotle<br>Mattress Solutions   | <b>35</b> Butterbees American Grill                        |
| <b>9</b> Pet Valu   | <b>21</b> Kroger / Great Clips / Lumber<br>Liquidators / Discovery Shop<br>/ TJ Maxx / Shoe Carnival /<br>Smash Burger | <b>36</b> White Castle<br>Frisch's Big Boy<br>Best Western |
| <b>10</b> Chick Fil A   | <b>22</b> Starbucks  |  |
| <b>11</b> Plato's Closet / Once Upon a<br>Child / Dollar Tree / Big Lots<br>/ Gabe's / Harbor Freight<br>Tools / Aldi   | <b>23</b> Beechmont Raquet & Fitness   |  |
| <b>12</b> Tire Discounters  | <b>24</b> AAA Bob Sumeral  |  |
|   | <b>25</b> Waffle House   |  |
|   | <b>26</b> Olive Garden   |  |
|   | <b>27</b> Mike's Carwash   |  |

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# Retail Demographics



	Total Population	Total Households	Median Age	Average HH Income	Total Daytime Employees
1 mile radius	10,949	4,556	41.0	\$86,323	5,863
3 mile radius	56,572	22,409	41.5	\$107,138	22,859
5 mile radius	115,868	46,725	40.4	\$100,910	42,987

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