

8601
BEECHMONT
AVENUE



Exclusive Offering

6,494 Square Feet

Anderson Township, OH (Greater Cincinnati)



CUSHMAN &
WAKEFIELD



8601 Beechmont Avenue is a two-story, 6,494 SF office/retail building located within Anderson Township, an upscale eastern suburb of Greater Cincinnati. Located on Beechmont Avenue, a dominant retail corridor, the property offers near-term, predictable cash flow through the long-standing Key Bank lease and the ability to add value through the lease-up of the second-floor vacancy. Furthermore, given its corner location with multiple points of access and the desirability of Anderson Township, the opportunity for eventual redevelopment is a viable one.

Offering at a Glance

Address	8601 Beechmont Avenue Cincinnati, OH 45255
Asking Price	\$1,700,000
Current Key Bank Base Rent	\$110,442 (8/1/18-7/31/19)
Property Size	6,494 SF
Current Occupancy	53.15%
Year Built	1970

Investment Highlights

- **Compelling demographics** – Located in Anderson Township, one of Greater Cincinnati's preeminent suburbs, the average household income ranges from \$84,000 to nearly \$111,000 within three miles of the property
- **Dominant corridor** – Home to Kroger (three locations within 5 miles), Target, Home Depot, Lowe's, in addition to dozens of local, regional and national retailers, service providers, and auto dealers, Beechmont Avenue is the dominant retail corridor on the eastern side of Cincinnati
- **Access** – At the corner of Beechmont Avenue and Nordyke Road (a signalized intersection), the property benefits from three points of ingress/egress – one on Beechmont Avenue and two on Nordyke Road
- **High volume traffic** – With traffic counts of approximately 28,000 cars per day, the property benefits from its location on the heavily-traveled Beechmont Avenue
- **Acreage** – The approximately 1.1-acre site provides ample acreage for redevelopment opportunities
- **Near-term, predictable cash flow** – The lease with Key Bank, a tenant at the property since 1992, runs through July, 2020 with one, 5-year option.





8601 BEECHMONT AVE.

AREA DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Estimated Population (2018)	11,005	53,549	115,519
Estimated Households (2018)	4,703	21,740	48,013
Estimated Average Household Income (2018)	\$84,211	\$110,868	\$104,193
Median Age	39.8	39.6	39.0
Daytime Employee Count	5,914	25,149	41,855

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