



Beechmont Avenue
29,429 VPD '22

Nordyke Road


DriveTime

SITE

FOR SUBLEASE

Excess Automotive Dealership

8549 Beechmont Ave | Cincinnati, OH 45255



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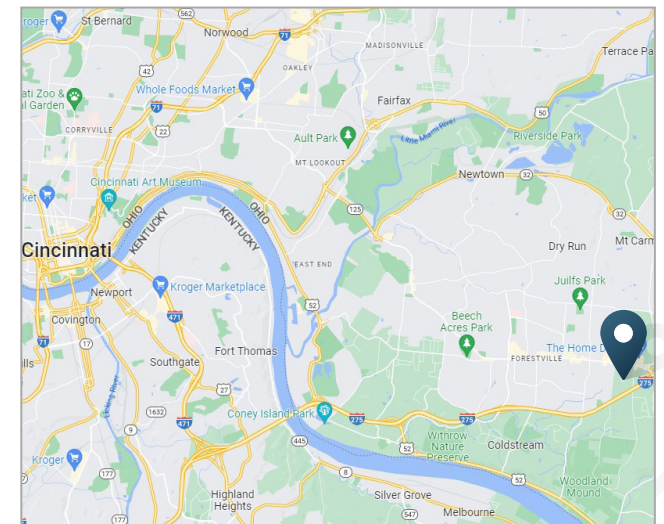
10,500 SF
BUILDING

1.8 AC
LOT SIZE

Contact Broker
ASKING RENT

ABOUT THE PROPERTY

- 10,500 SF building on 1.8 AC lot
- 0.56 acre paved lot available for parking
- Excellent visibility fronting Beechmont Avenue
- Surrounded by affluent national tenancy
- Lease expiration: 5/31/2027 - (2) 5-year options
- Located less than 1 mile from I-275 Freeway



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DEMOGRAPHIC HIGHLIGHTS (2022)

1 MILE

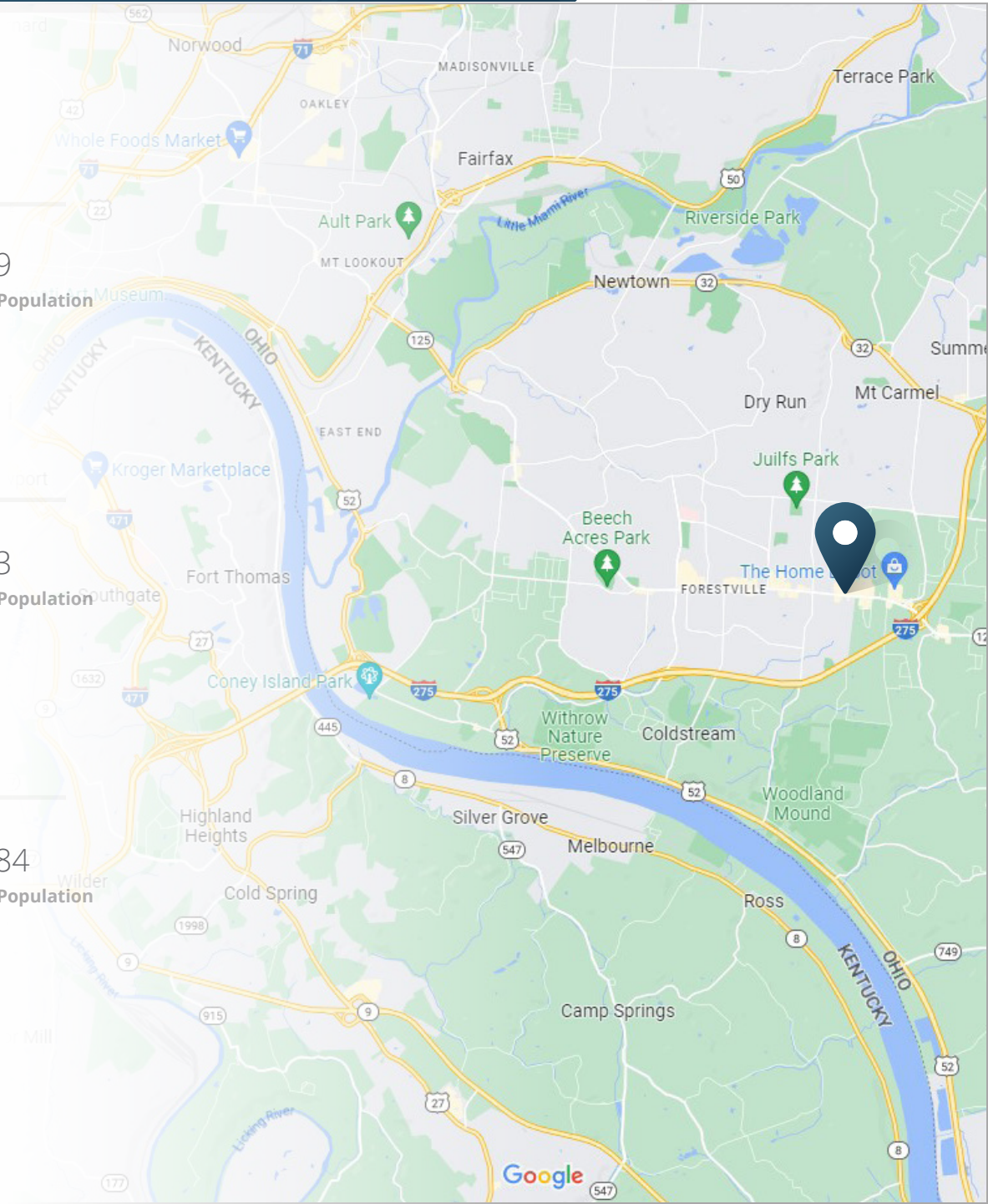
10,196	10,078	\$104,826	10,389
2022 Population	2027 Population	Avg Household Income	Daytime Population

3 MILES

54,993	54,763	\$125,079	52,553
2022 Population	2027 Population	Avg Household Income	Daytime Population

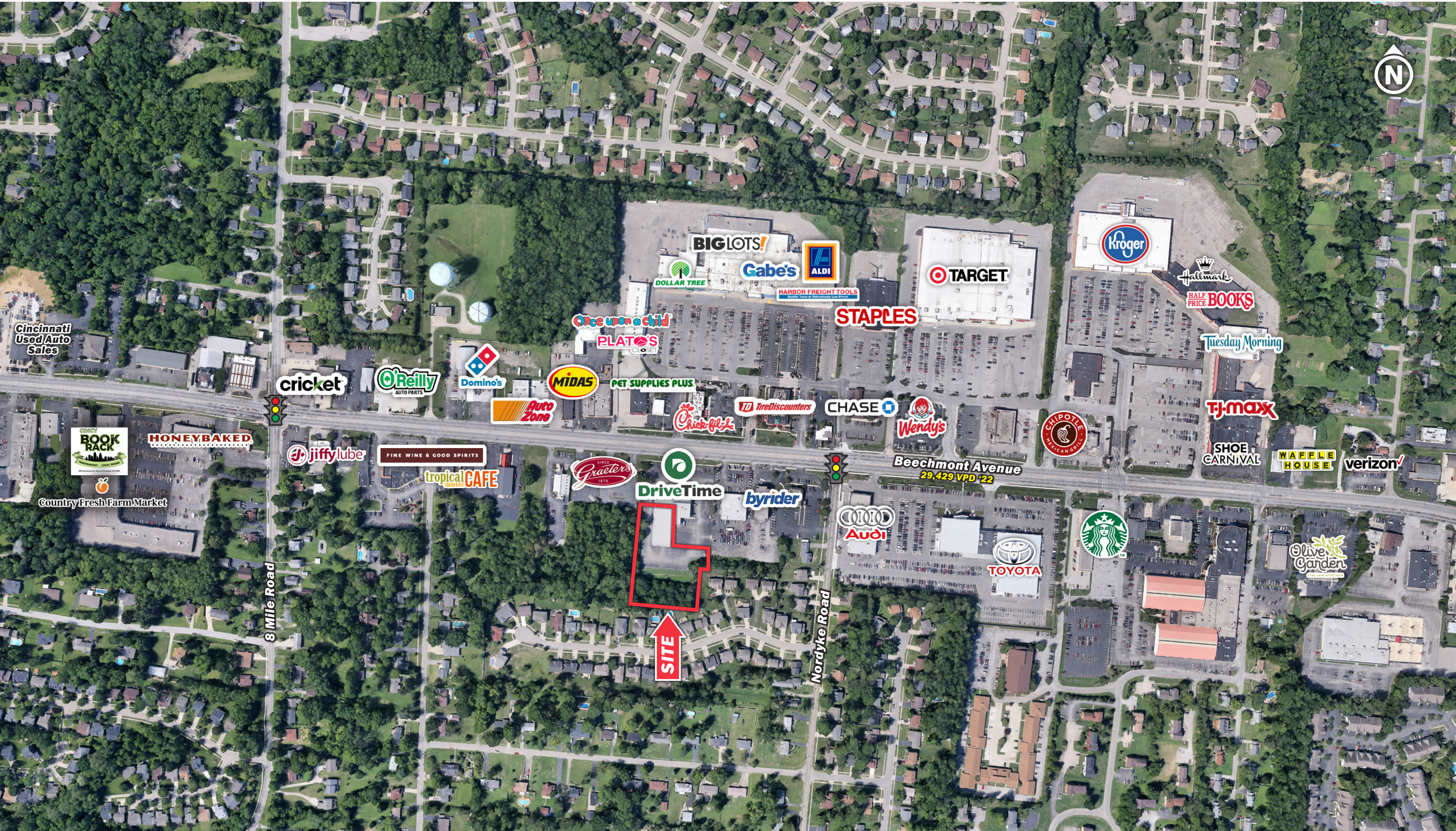
5 MILES

116,646	116,462	\$116,574	102,084
2022 Population	2027 Population	Avg Household Income	Daytime Population



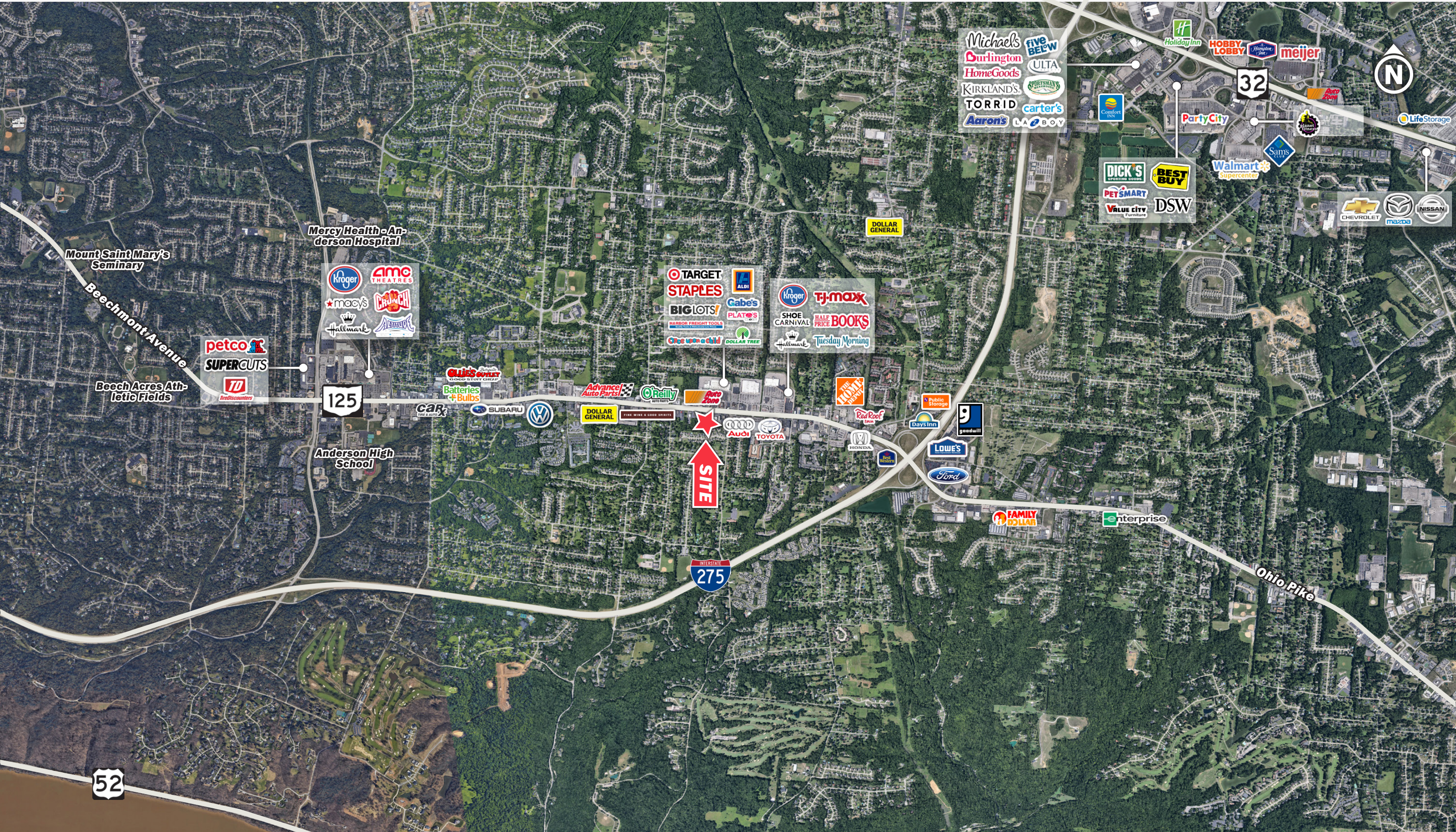
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Cincinnati, OH 45255



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LOCAL BROKER

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