



# For Sale

## 2038 Beechmont Ave

### Cincinnati, OH 45230

COMMERCIAL  
REAL  
ESTATE  
SERVICE



#### KEY FEATURES

- ◇ Located on Beechmont Avenue on OH-125E
- ◇ Minutes to I-275, I-471, Downtown Cincinnati & Cincinnati Airport
- ◇ Great Street Visibility
- ◇ Pylon Signage Available

**Population 3 mile: 120,734**  
**Households 3 mile: 73,038**  
**Income 3 mile: \$102,993**  
**Traffic Count: 32,000+**  
**Retail Tenants Nearby:**  
**Domino's**  
**Dollar Tree**  
**Bank of America**  
**Kroger**  
**Walgreens**

**Contact: Eric Anevski, Mendo or Lou**  
**7778 Colerain Avenue Cincinnati, OH 45239**  
**513-574-9999 tel ea@tkcommercial.com**

**\$1,500,000**

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**LEASING**      **BROKERAGE**  
**513-574-9999**

**INVESTMENTS**      **DEVELOPMENT**      **MANAGEMENT**  
**www.TKCOMMERCIAL.COM**





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