

BEECHWOOD SQUARE

4600 Beechwood Rd.
Cincinnati, OH 45244

More Information:



AVAILABLE FOR LEASE

5,300 SF
AVAILABLE NOW

15,663 SF
AVAILABLE SEPT. 2024

PROPERTY FEATURES

- Full access traffic light on corner.
- Vehicles per day: 19,310.
- Detailed cornice work and brick columns.
- 30' pylon sign and ample parking.
- Serves North Anderson Township and Eastgate.



DEMOGRAPHICS

(2023 estimates)

	Population 	Households 	Average HH Income 	Daytime Population
1 Mile	5,678	2,600	\$89,423	1,477
3 Miles	45,347	17,711	\$136,250	22,684
5 Miles	122,018	50,635	\$133,804	56,578
Trade Area	30,670	11,551	\$158,482	8,885

TRAFFIC COUNTS

19,310 VPD - on State Route 32, directly in front of the site.

7,032 VPD - on Mt. Carmel Road, Northwest of the site.

KEY TENANTS



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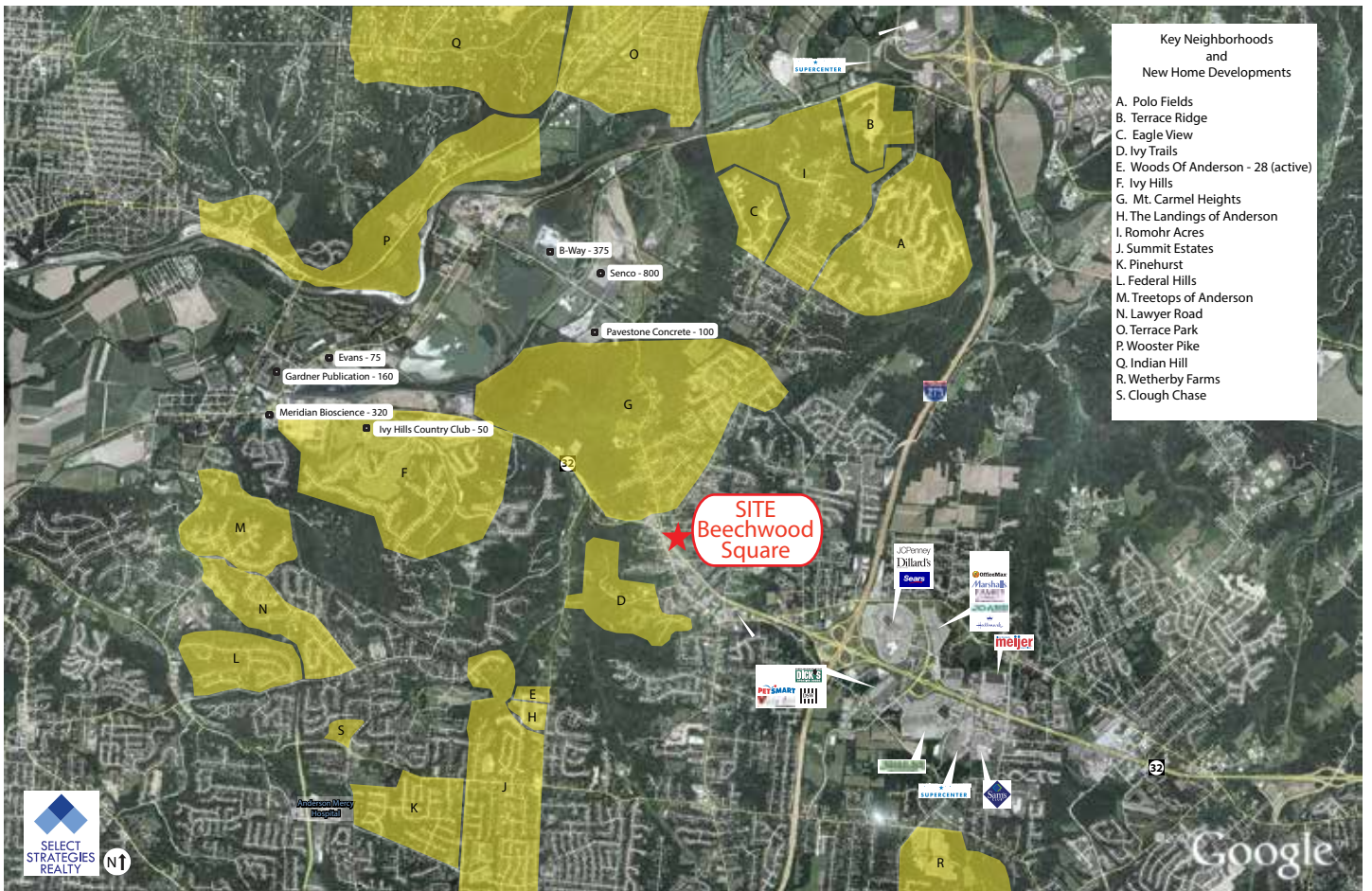
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Beechwood Square

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Cincinnati, Ohio 45244



**Available
September 2024
15,663 SF
(can be sub-divided!)**



- Key Neighborhoods and New Home Developments
- A. Polo Fields
 - B. Terrace Ridge
 - C. Eagle View
 - D. Ivy Trails
 - E. Woods Of Anderson - 28 (active)
 - F. Ivy Hills
 - G. Mt. Carmel Heights
 - H. The Landings of Anderson
 - I. Romohr Acres
 - J. Summit Estates
 - K. Pinehurst
 - L. Federal Hills
 - M. Treetops of Anderson
 - N. Lawyer Road
 - O. Terrace Park
 - P. Wooster Pike
 - Q. Indian Hill
 - R. Wetherby Farms
 - S. Clough Chase



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