

1.92 AC BUILD TO SUIT OPPORTUNITY / GROUND LEASE

5315-5531 BEECHMONT AVE, CINCINNATI, OH 45230

SALE PRICE
\$1,350,000



PROPERTY OVERVIEW

LOT SIZE: 1.92 AC

FRONTAGE: Beechmont Ave

PARKING: TBD

ZONING: Business District E

PROPERTY HIGHLIGHTS

- No Earnings Tax
- 2 curb cuts: 1 on Beechmont Ave, 1 on Elstun Rd
- Nearby neighborhoods include:
 - Anderson Township
 - Hyde Park
 - Mt. Lookout
 - Mt. Washington
 - Forrestsville
 - Cherry Grove



**CLICK HERE FOR
ANDERSON TOWNSHIP
ZONING MAP**

5315-5331 BEECHMONT AVE CINCINNATI, OH

COLUMBIA PKY - RIVERSIDE DR



BEECHMONT RD - RT 32 INTERCHANGE



BEECHMONT RD - MT. WASHINGTON



BEECHMONT RD - FIVE MILE RD



BEECHMONT RD - SALEM RD



DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
POPULATION	50,817	176,837	391,252
HOUSEHOLDS	21,575	77,476	173,532
MEDIAN HH INCOME	\$112,494	\$101,955	\$83,329
TOTAL EMPLOYEES	12,456	59,812	279,530

Information provided by STI Popstats 2025

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