



Pinnacle Place

7860 Beechmont Ave., Cincinnati, OH 45255

Property Description

Prime neighborhood center along the heavily trafficked Beechmont Ave in the heart of Anderson Township. Improvements to the center include a new facade, roof, paint, all new signage and a brand new restaurant endcap space with a drive-thru and patio along Beechmont Ave!

Property Highlights

- 1,648 SF space available soon!
- 35,243 VPD on Beechmont Ave in front of site
- Signalized intersection and direct access off Beechmont Ave.
- Sits right up on the road with great visibility
- Down the street from Anderson Towne Center and Anderson High School

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,583	24,832	43,602
Total Population	9,558	59,758	102,499
Average HH Income	\$84,504	\$110,481	\$103,450



Property Summary

Building Size	12,234 SF
Space Available:	1,648 SF
Lease Rate:	Negotiable
Operating Expenses:	\$6.93/SF

Additional Photos

Pinnacle Place

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BlackGate

The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Site Plan

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Market Aerial



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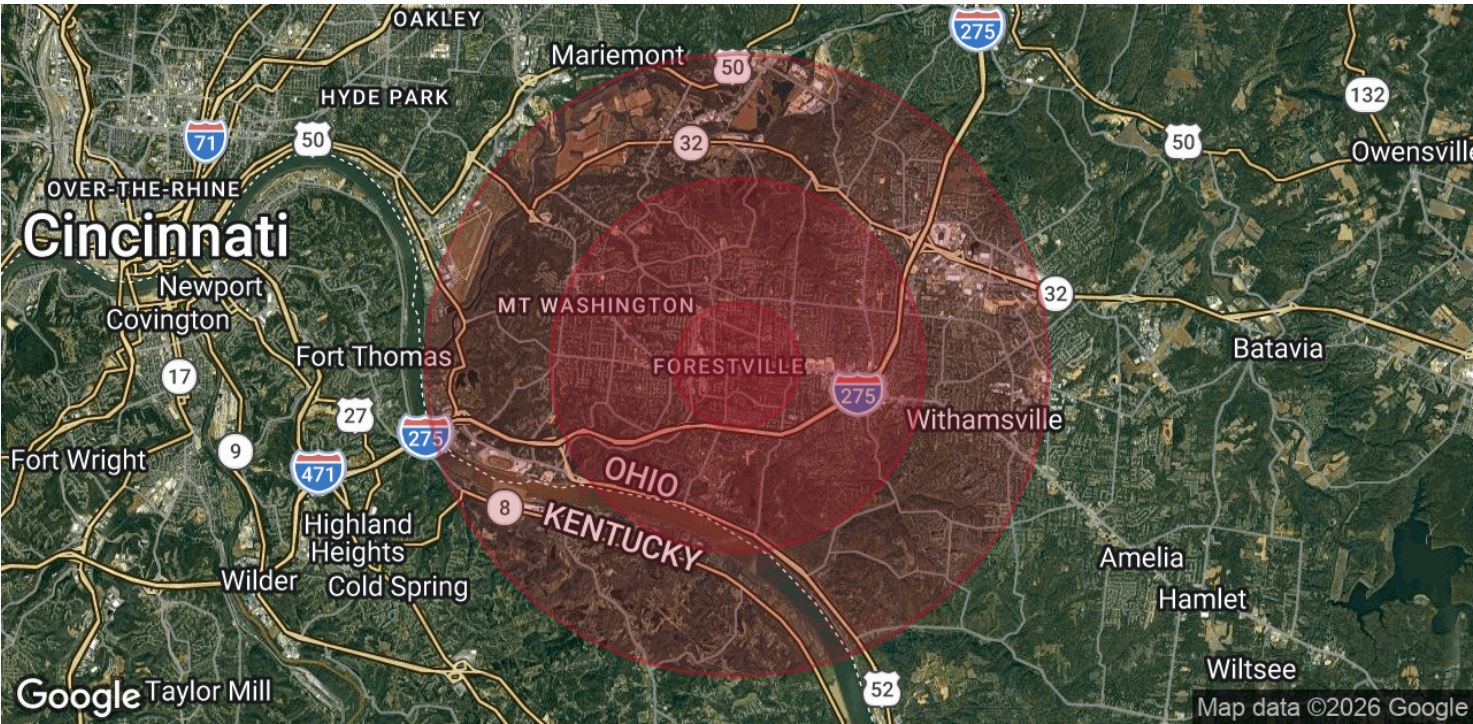
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,558	59,758	102,499
Average Age	49.6	41.2	41.0
Average Age (Male)	49.2	40.0	39.7
Average Age (Female)	49.6	42.1	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,583	24,832	43,602
Number of Persons Per HH	2.1	2.4	2.4
Average HH Income	\$84,504	\$110,481	\$103,450
Average House Value	\$220,803	\$221,588	\$215,112

* Demographic data derived from 2020 ACS - US Census

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