

FOR LEASE

FORMER RESTAURANT

2111 BEECHMONT AVE, CINCINNATI, OH (MT. WASHINGTON)



2,670 SF / RESTAURANT SPACE AVAILABLE

[cushmanwakefield.com](https://www.cushmanwakefield.com)

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PROPERTY HIGHLIGHTS

- 2,670 SF Former Restaurant Space in shell condition
- TI opportunities available
- Hood and grease trap in place; Ability to add back patio
- Adjacent to free public parking lot offering 29 spaces
- Prime location in the center of Mt. Washington's thriving redevelopment corridor, within the Community Entertainment District (DS-J liquor licenses available) and directly across from Kroger.
- Over 26,470 VPD on Beechmont Ave

RETAIL SPACE

2,670 SF

MARKET

Mt. Washington

ASKING RATE

\$22.00/SF NNN

NEIGHBORHOOD DEMOGRAPHICS



POPULATION

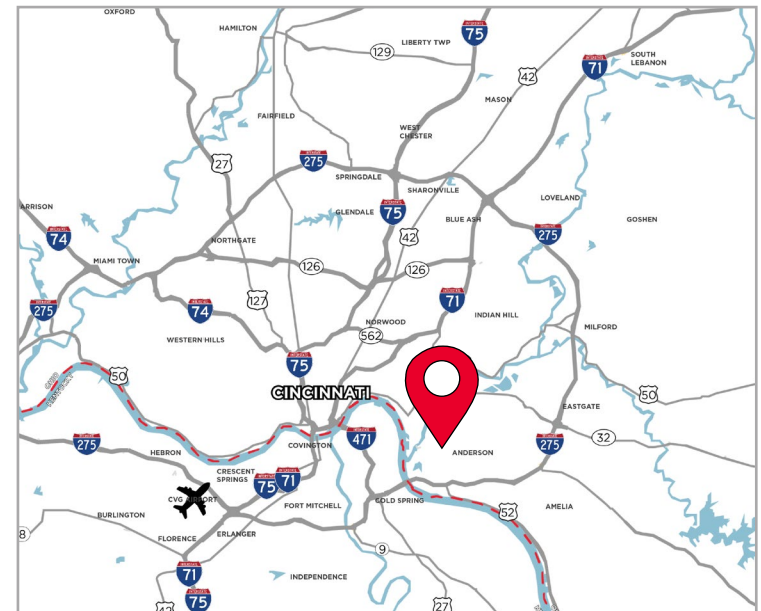


AVG. HH INCOME



DAYTIME POP.

1 Mile	12,603	\$109,371	4,748
3 Mile	46,119	\$151,225	32,067
5 Mile	152,378	\$147,522	99,593



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PROPERTY PHOTOS



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PROPOSED TOM ROTH ALLEY IMPROVEMENT PROJECT



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SITE AERIAL



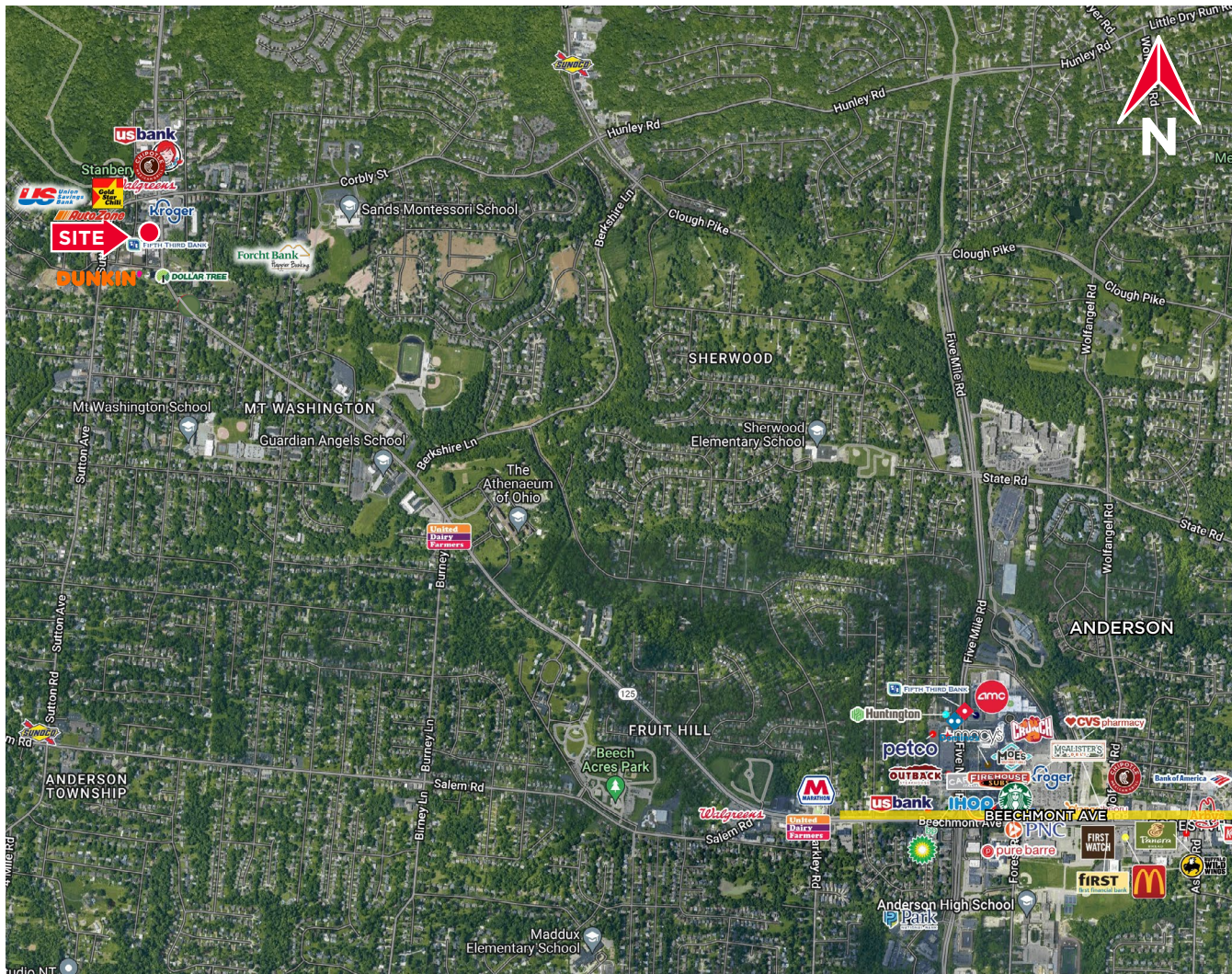
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SUBMARKET AERIAL



For More Information, please contact:

ROB MURPHY

+1 513 763 3033

rob.p.murphy@cushwake.com

CLARE HOLTMEIER

+1 513 322 0776

clare.holtmeier@cushwake.com

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