



For Sale

Former bank branch available

- 3,420 square feet available
- Located on a 0.7764 acre site
- Large corner lot in upcoming retail trade zone
- Prime retail location in fast growing suburb
- Very high traffic counts
- Recently constructed prototype building
- Outstanding visibility and access

**7765 Beechmont Ave.
Anderson Township, OH 45255**

Kevin Thobe

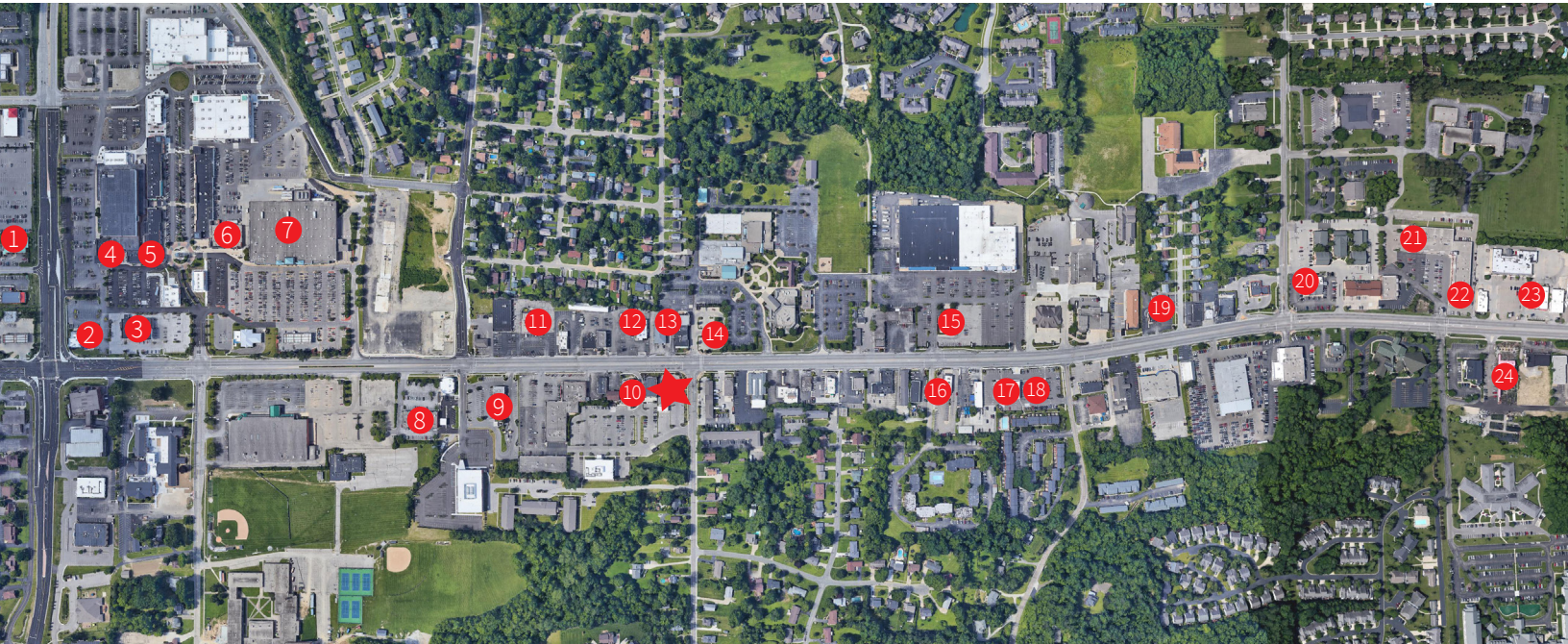
+1 513 252 2189

kevin.thobe@am.jll.com

jll.com/properties








Trade Area Overview



★ 7765 Beechmont Ave.

- | | | |
|----------------------------|--------------------------|----------------------------------|
| ① Outback Steakhouse | ⑨ McDonald's | ⑰ Silver Ladle |
| ② IHOP | ⑩ Buffalo Wild Wings | ⑱ Dewey's Pizza |
| ③ CVS Pharmacy | ⑪ Frisch's Big Boy | ⑲ Dunkin' Donuts |
| ④ Carrabba's Italian Grill | ⑫ Busken Bakery | ⑳ Anderson Pub & Grill |
| ⑤ Moe's Southwest Grill | ⑬ LaRosa's Pizza | ㉑ The Varsity Sports Bar & Grill |
| ⑥ Pieology Pizzeria | ⑭ Arby's | ㉒ Jersey Mike's / Donatos Pizza |
| ⑦ Kroger | ⑮ Applebee's Grill + Bar | ㉓ Hibachi Master |
| ⑧ First Watch | ⑯ Crazy Bowls & Wraps | ㉔ Taco Bell |

Retail Demographics

	 Total Population	 Total Households	 Average HH Income	 Median Age	 Total Employees
1 mile radius	9,446	3,966	\$92,058	44.2	7,357
3 mile radius	60,904	24,290	\$105,417	41.1	20,191
5 mile radius	100,286	40,457	\$99,229	40.9	42,885

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Brett Connelly
+1 513 719 3694
brett.connelly@am.jll.com

jll.com/properties

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