

Demographics

	3 miles	5 miles	7 miles
Population			
2004	56,353	96,006	201,462
Households			
2004	23,086	39,767	85,928
Household Incomes			
Average	\$81,235	\$76,766	\$74,681
Median	\$67,698	\$63,719	\$59,984
Per Capita	\$33,368	\$31,879	\$32,025
Median Disposable Income	\$55,258	\$52,807	\$49,783

Traffic Counts

- Nearly 40,000 vehicles per day on Beechmont Avenue / State Route 125 (location of Beechmont Square)¹

Consumer Expenditure (millions)

	3 miles	5 miles	7 miles
Total Retail Expenditures, 2004	\$564	\$933	\$2,006

Homes Built By Year

	3 miles	5 miles	7 miles
Homes Built 1999 to 2000	259	541	1,032

Educational Attainment

	3 miles	5 miles	7 miles
Some College	20.7%	20.6%	20.4%
Associate Degree	7.4%	6.9%	6.3%
Bachelor Degree	26.9%	23.3%	23.3%
Graduate Degree	14.8%	12.7%	13.3%

¹ 2004 traffic count from Ohio DOT

For further information contact:



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The above information has been obtained from sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the information and the property is offered "as is". This submission may be modified or withdrawn at any time by the property owner.

Beechmont Square

Cincinnati, Ohio



H. L. Libby Corporation
Developers, Managers, and Investors

H. L. Libby Corporation is proud to showcase

Beechmont Square



Gabriel Brothers

Beechmont Square is located in Anderson Township, an eastern suburb of Cincinnati, Ohio. Located at 8550 Beechmont Avenue, this property flourishes in the heart of a retail corridor that includes such retailers as Home Depot, Lowes, Kroger, Target, Staples, and Lazarus. Anderson Township is one of the most heavily populated townships in the State of Ohio, and over the past ten years has witnessed significant residential and commercial growth. Much of the commercial growth has been along the Beechmont corridor [State Route 125], the community's major commercial artery that connects much of southeastern Ohio to Downtown Cincinnati.

H.L. Libby Corporation, a Pittsburgh, Pennsylvania

based investment, development, and management company involved in commercial real estate, is proud to be part of the history of growth in the region. H.L. Libby purchased Beechmont Square in the early 90s when real estate along Beechmont Avenue suffered significant vacancy. During this time many of the local retailers were leaving the region, and some of the major shopping centers were desolate. H.L. Libby was committed to not following suit and focused on securing tenants that would be as committed to the region's

growth as they were. Within a few years, all the spaces in Beechmont Square were leased, and today there is still no vacancy.

Beechmont Square serves as a major supplier of value-oriented goods and services to this densely populated community. More than 95,000 residents with an average household income of \$81,235 live within a five-mile radius. The shopping complex has also proven to be a great source of income for the business owners who call Beechmont Square home.



The center is anchored by tenants such as Gabriel Brothers, Harbor Freight Tools, and Dollar Tree to name a few, and provides consumers with easy access to connecting parking lots with Staples, Target, and Kroger.

With big-city amenities and small-town charm, Anderson Township continues to retain the character of the city's past while focusing on a bright and prosperous commercial future. Beechmont Square is just one more example of H.L. Libby Corporation helping to bring communities and businesses together.



Connecting Parking Lots with Staples and Target



Dollar Tree



Once Upon a Child



Helping grow the businesses of our tenants since the early 70s

For more information on our other properties call 724.935.3433

