

RETAIL FOR LEASE

BECKETT COMMONS

8136 - 8238 PRINCETON GLENDALE RD, WEST CHESTER, OH 45069

**AVAILABLE
5,204 SF**

**AVAILABLE
24,587 SF**



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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AVAILABLE: 24,587 SF Inline | \$16.00 NNN PSF + \$3.64 CAM

5,204 SF Inline | \$20.00 NNN PSF + \$3.64 CAM

OUT PARCEL FOR LEASE: 0.69 Acre | \$150,000 Annually

- Well located shopping center in an affluent growing northern Cincinnati market
- Great access and visibility at major intersection of 747 and Smith Road
- Direct traffic light access
- Pylon signage
- Great mix of retail, food, and services in the area

TRAFFIC COUNTS:

- SR 747: **25,350 VPD**
- Smith Road: **12,452 VPD**

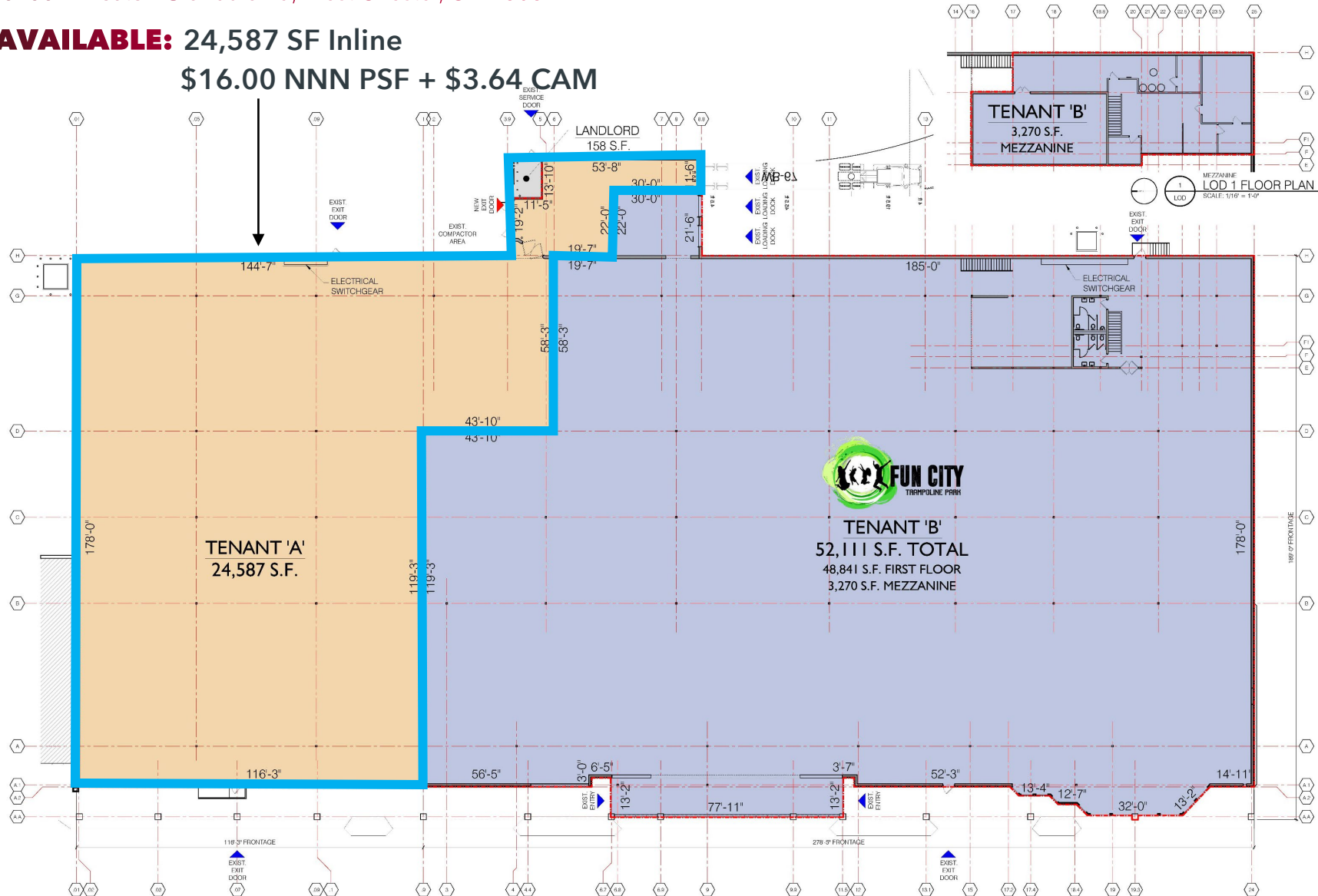


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1 LOD FLOOR PLAN
SCALE: 1/8" = 1'-0"

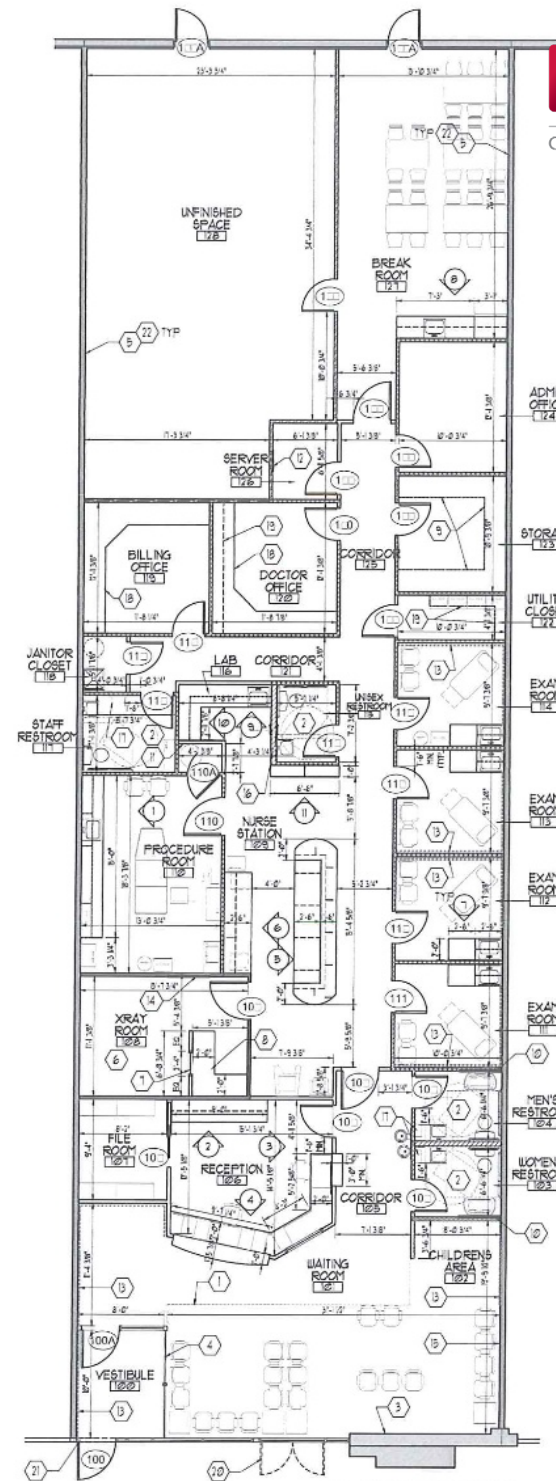
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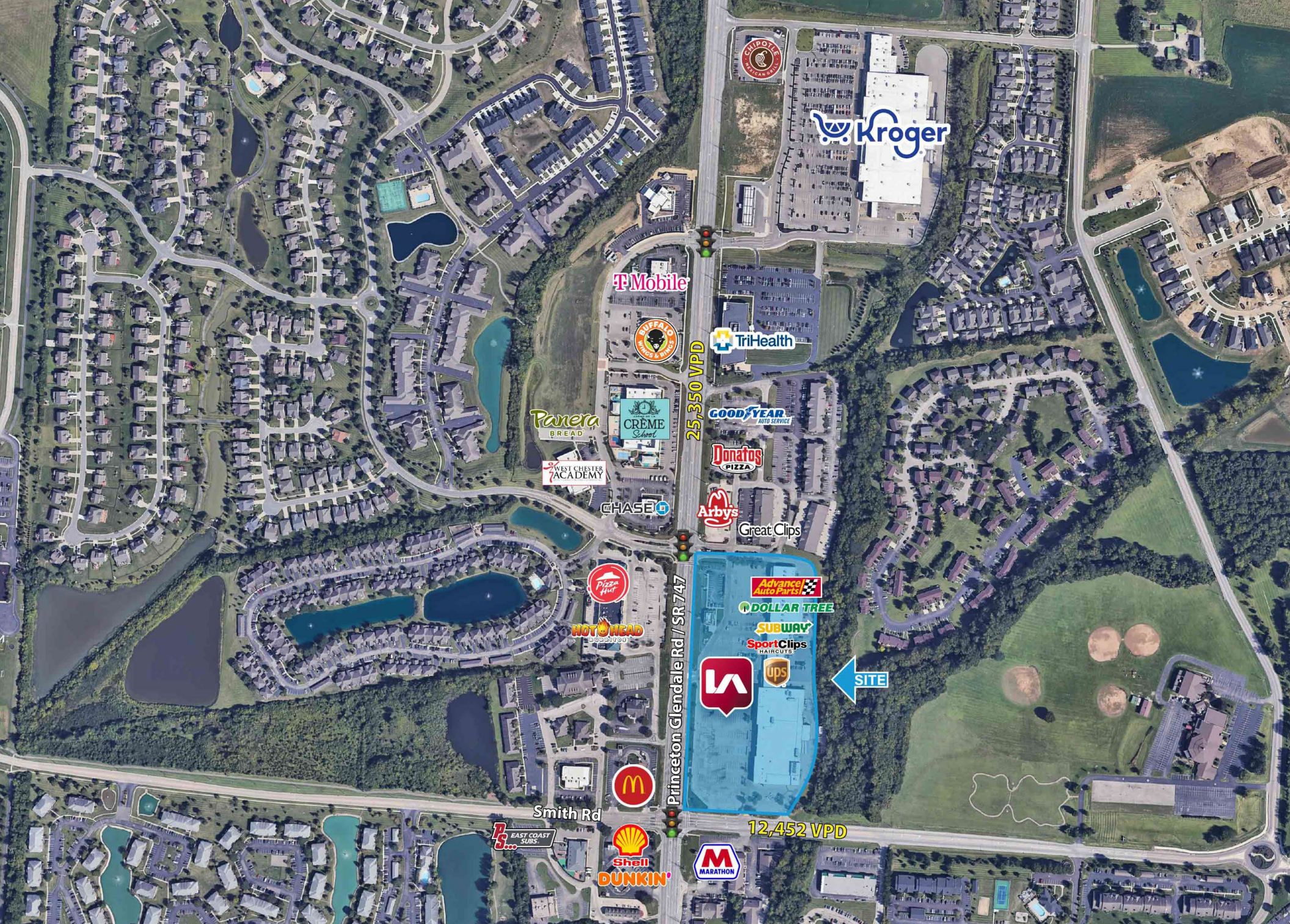
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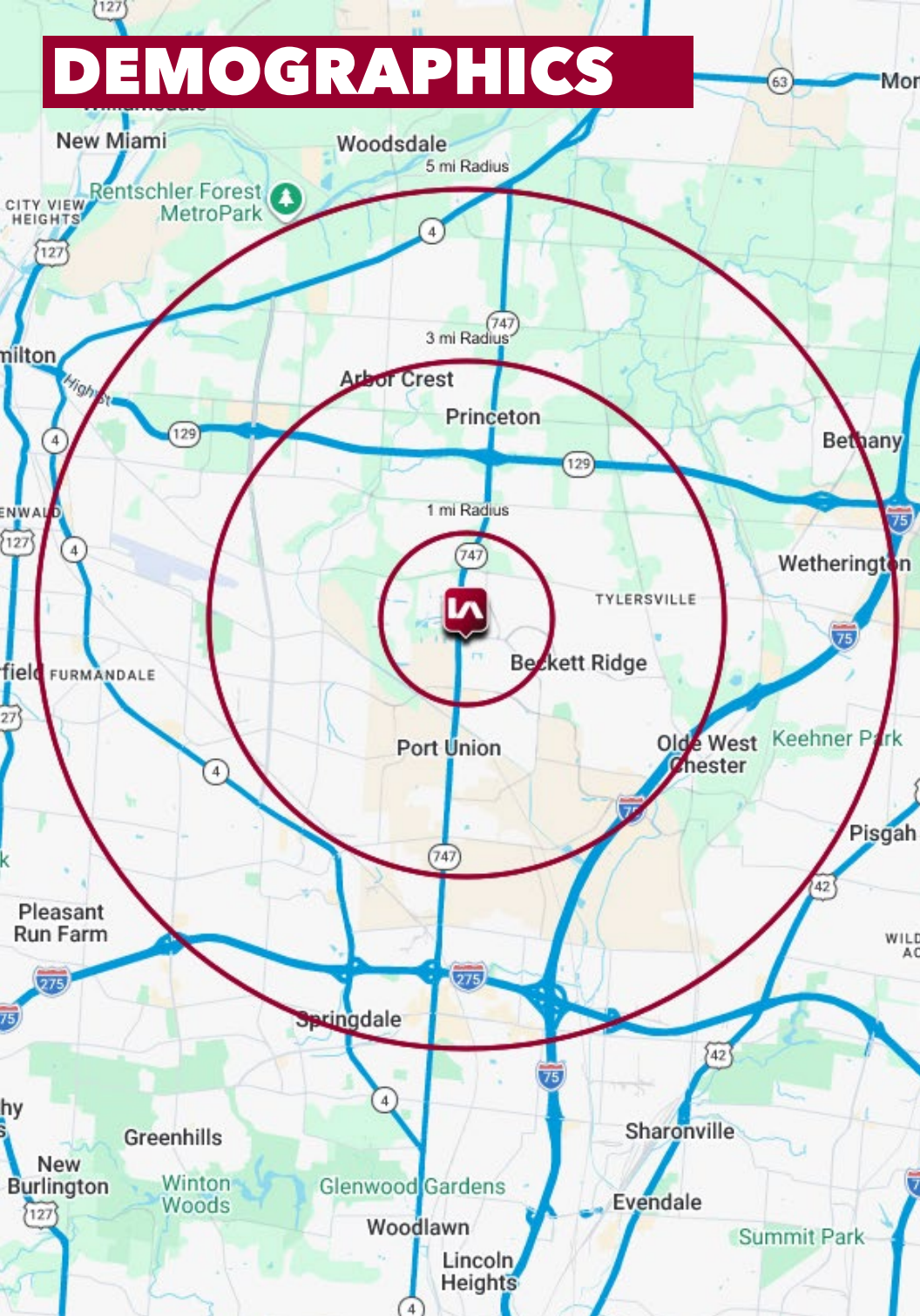
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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2026 Estimated Population	10,157	50,029	149,032
2031 Projected Population	10,516	50,379	151,451
2020 Census Population	8,776	49,661	145,986
2010 Census Population	8,517	46,724	134,989
Projected Annual Growth 2026 to 2031	0.7%	0.1%	0.3%
Historical Annual Growth 2010 to 2026	1.2%	0.4%	0.7%
HOUSEHOLDS			
2026 Estimated Households	3,906	18,066	56,237
2031 Projected Households	4,134	18,598	58,156
2020 Census Households	3,452	17,553	53,636
2010 Census Households	3,260	16,088	49,103
Projected Annual Growth 2026 to 2031	1.2%	0.6%	0.7%
Historical Annual Growth 2010 to 2026	1.2%	0.8%	0.9%
AGE			
2026 Est. Population Under 10 Years	14.0%	13.3%	13.0%
2026 Est. Population 10 to 19 Years	13.8%	14.7%	14.1%
2026 Est. Population 20 to 29 Years	13.1%	12.5%	12.9%
2026 Est. Population 30 to 44 Years	21.6%	19.6%	20.0%
2026 Est. Population 45 to 59 Years	18.4%	19.9%	18.8%
2026 Est. Population 60 to 74 Years	13.9%	15.2%	15.3%
2026 Est. Population 75 Years or Over	5.2%	4.8%	5.8%
2026 Est. Median Age	36.1	37.1	37.1
MARITAL STATUS & GENDER			
2026 Est. Male Population	49.0%	49.4%	49.7%
2026 Est. Female Population	51.0%	50.6%	50.3%
2026 Est. Never Married	24.1%	29.3%	32.0%
2026 Est. Now Married	58.0%	53.3%	50.3%
2026 Est. Separated or Divorced	14.2%	13.3%	13.1%
2026 Est. Widowed	3.8%	4.2%	4.5%
INCOME			
2026 Est. HH Income \$200,000 or More	25.8%	24.1%	17.2%
2026 Est. HH Income \$150,000 to \$199,999	13.0%	15.8%	13.6%
2026 Est. HH Income \$100,000 to \$149,999	17.1%	20.7%	21.2%
2026 Est. HH Income \$75,000 to \$99,999	12.3%	10.7%	12.7%
2026 Est. HH Income \$50,000 to \$74,999	14.2%	10.9%	13.6%
2026 Est. HH Income \$35,000 to \$49,999	9.4%	7.1%	8.1%
2026 Est. HH Income \$25,000 to \$34,999	1.9%	2.9%	4.9%
2026 Est. HH Income \$15,000 to \$24,999	0.9%	3.1%	2.9%
2026 Est. HH Income Under \$15,000	5.2%	4.7%	5.7%
2026 Est. Average Household Income	\$157,580	\$161,918	\$137,012
2026 Est. Median Household Income	\$128,823	\$130,797	\$111,623
2026 Est. Per Capita Income	\$60,612	\$58,513	\$51,778
2026 Est. Total Businesses	414	2,189	6,899
2026 Est. Total Employees	3,673	34,265	100,671