

**RETAIL FOR LEASE**

# BECKETT COMMONS

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

AVAILABLE  
6,300 SF

AVAILABLE  
5,204 SF

AVAILABLE  
24,587 SF



**FUN CITY**  
TRAMPOLINE PARK  
FUN CITY COMING  
SPRING 2026



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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

6,300 SF Endcap | \$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**

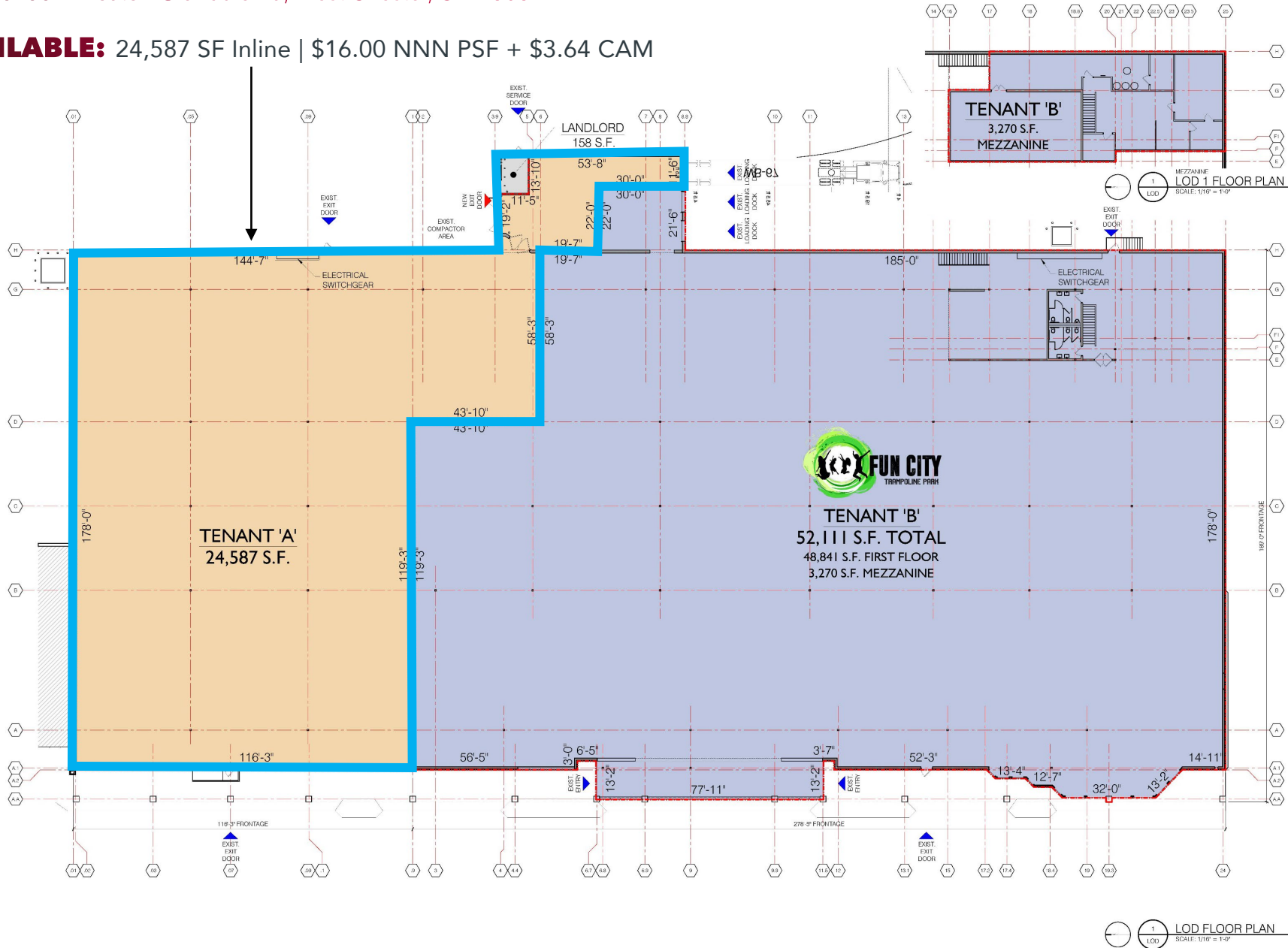


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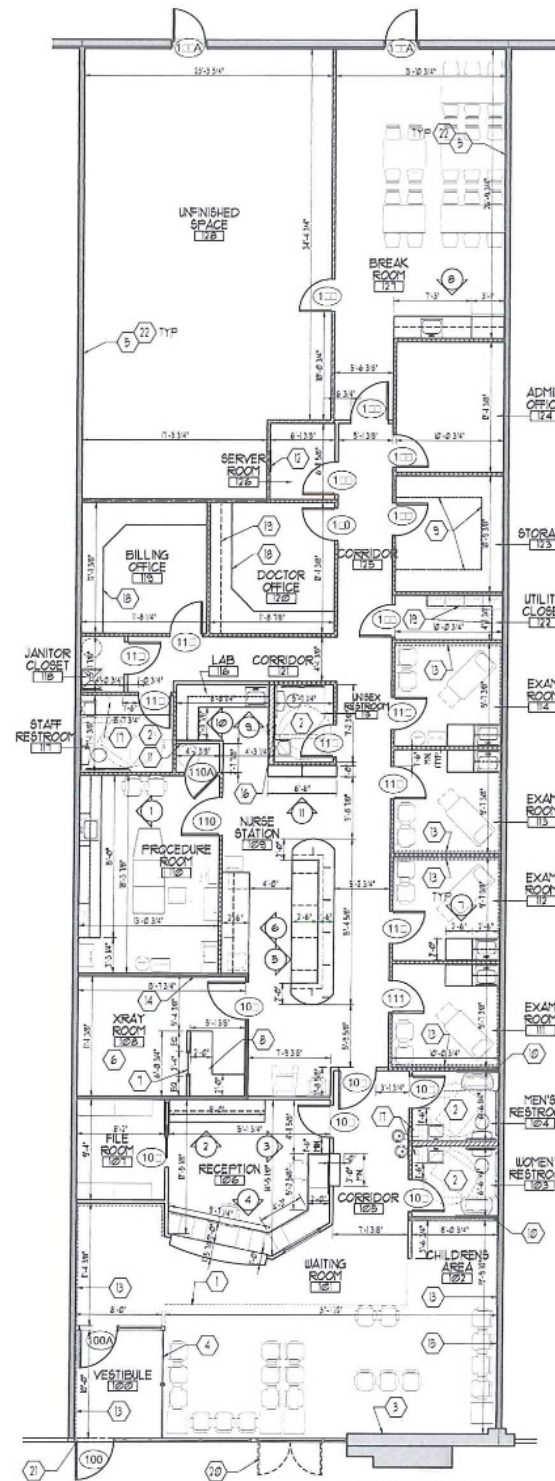
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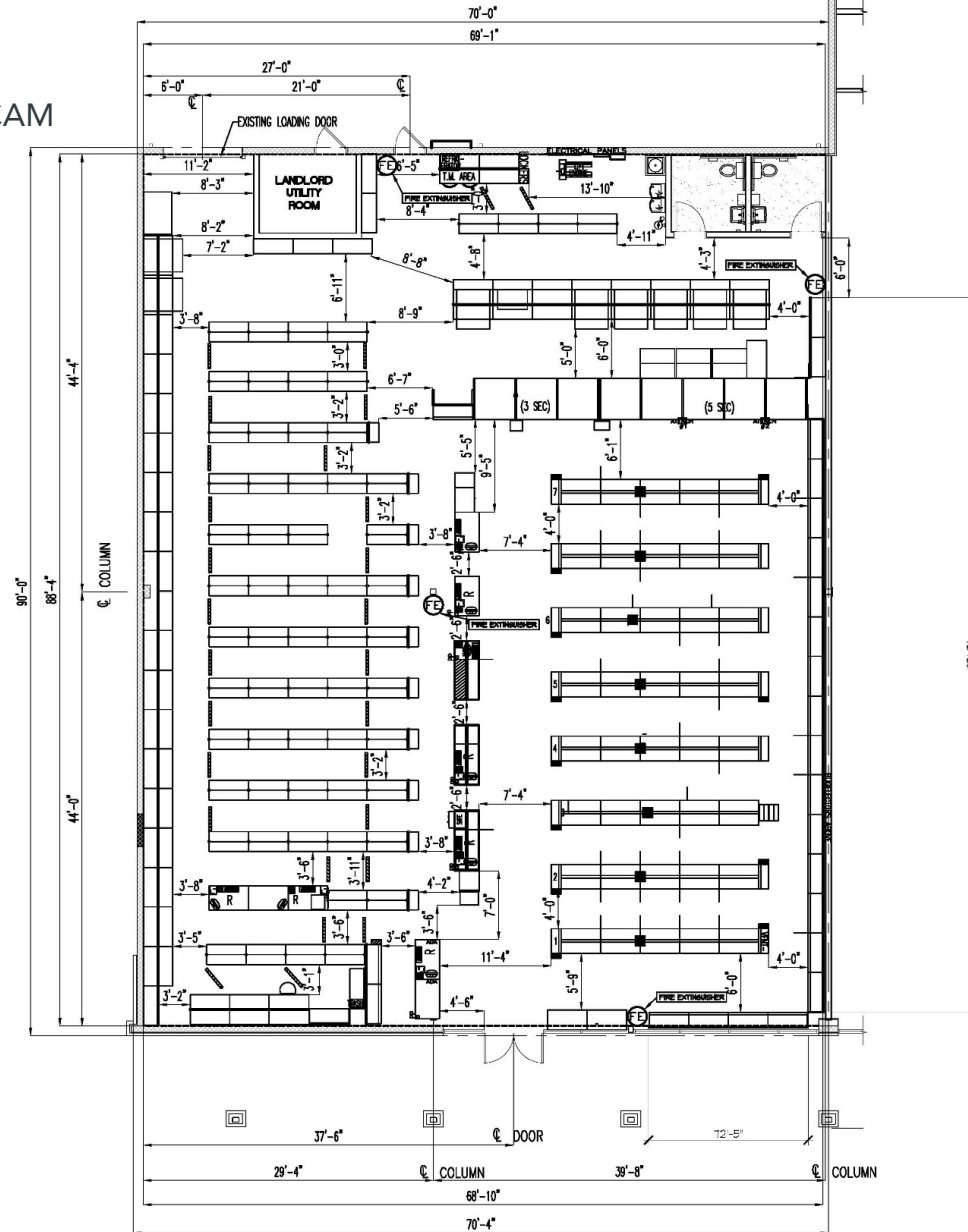
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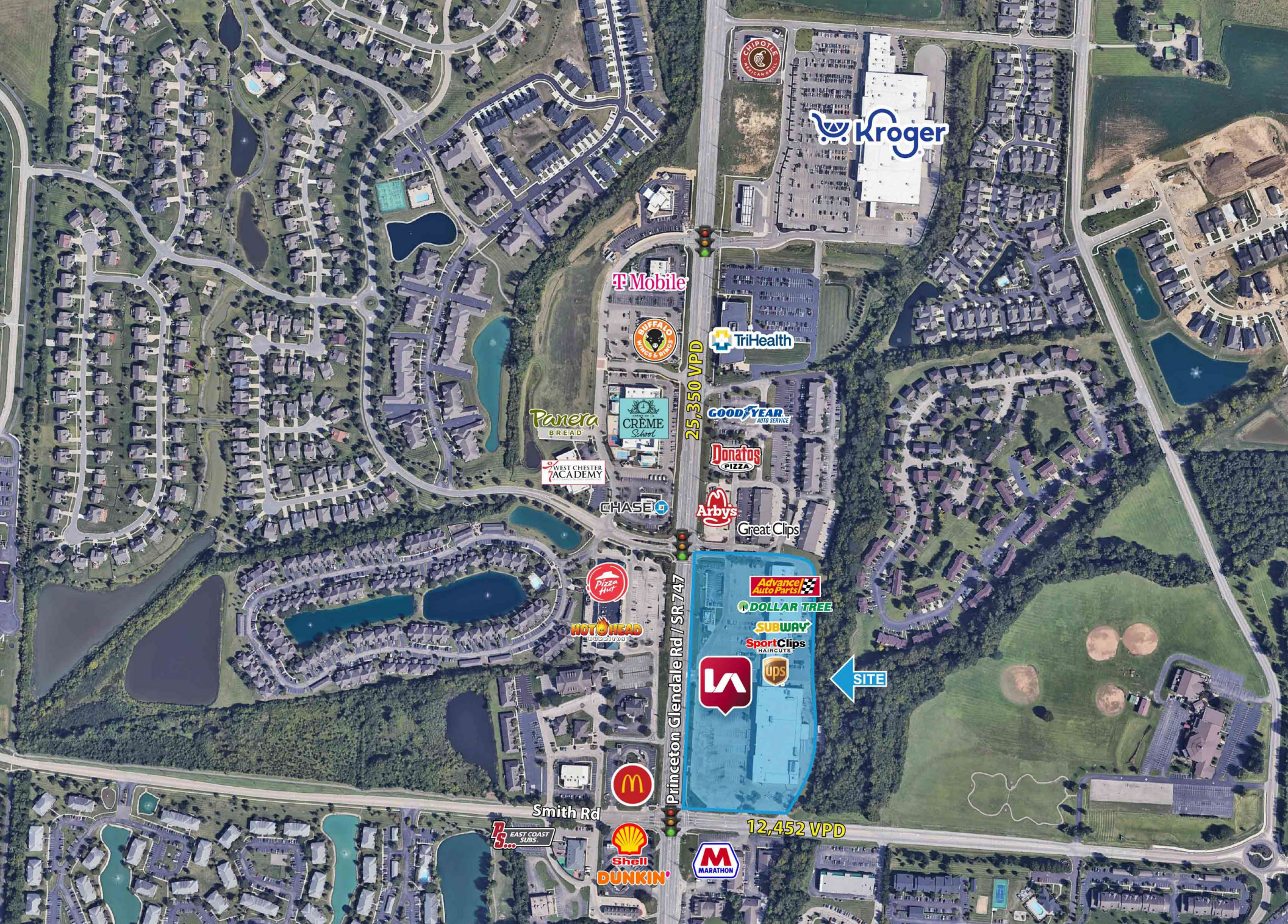


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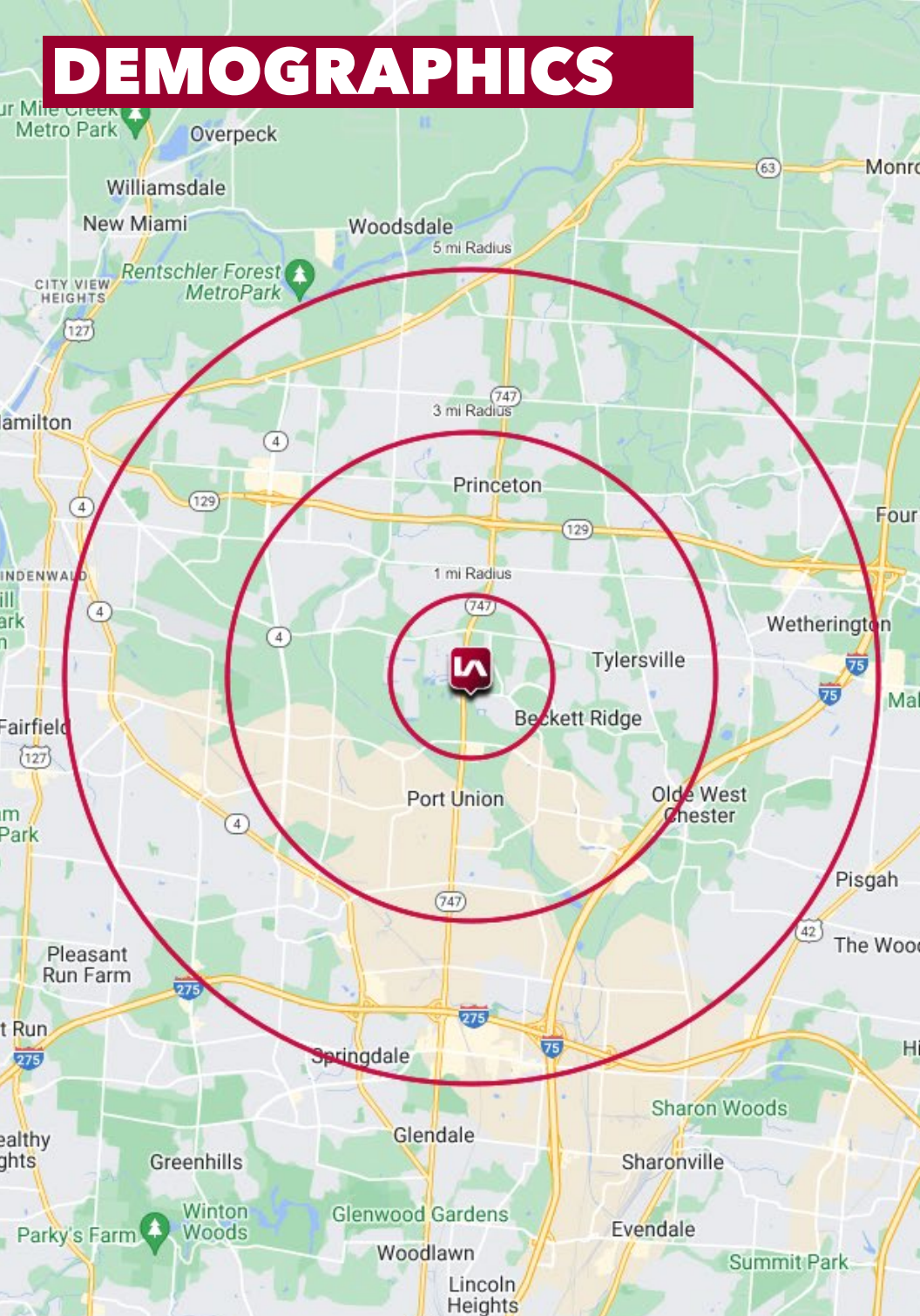
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# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	9,849	50,351	148,018
2030 Projected Population	9,979	50,267	147,710
2020 Census Population	8,781	49,672	145,987
2010 Census Population	8,523	46,742	134,997
Projected Annual Growth 2025 to 2030	0.3%	-	-
Historical Annual Growth 2010 to 2025	1.0%	0.5%	0.6%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	3,745	17,973	55,164
2030 Projected Households	3,930	18,541	56,718
2020 Census Households	3,454	17,561	53,646
2010 Census Households	3,263	16,099	49,117
Projected Annual Growth 2025 to 2030	1.0%	0.6%	0.6%
Historical Annual Growth 2010 to 2025	1.0%	0.8%	0.8%
<b>AGE</b>			
2025 Est. Population Under 10 Years	14.0%	13.2%	13.0%
2025 Est. Population 10 to 19 Years	13.8%	14.7%	14.2%
2025 Est. Population 20 to 29 Years	13.1%	12.6%	12.9%
2025 Est. Population 30 to 44 Years	21.7%	19.6%	20.0%
2025 Est. Population 45 to 59 Years	18.4%	19.9%	18.8%
2025 Est. Population 60 to 74 Years	13.8%	15.2%	15.3%
2025 Est. Population 75 Years or Over	5.1%	4.8%	5.9%
2025 Est. Median Age	36.0	37.1	37.1
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	48.9%	49.4%	49.7%
2025 Est. Female Population	51.1%	50.6%	50.3%
2025 Est. Never Married	17.8%	27.3%	29.5%
2025 Est. Now Married	62.4%	57.2%	54.2%
2025 Est. Separated or Divorced	15.1%	11.4%	11.6%
2025 Est. Widowed	4.7%	4.1%	4.7%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	22.4%	24.7%	16.9%
2025 Est. HH Income \$150,000 to \$199,999	15.6%	13.7%	12.4%
2025 Est. HH Income \$100,000 to \$149,999	21.6%	21.4%	21.0%
2025 Est. HH Income \$75,000 to \$99,999	9.7%	12.0%	13.0%
2025 Est. HH Income \$50,000 to \$74,999	12.7%	9.7%	12.8%
2025 Est. HH Income \$35,000 to \$49,999	9.9%	7.8%	9.2%
2025 Est. HH Income \$25,000 to \$34,999	2.9%	3.6%	5.3%
2025 Est. HH Income \$15,000 to \$24,999	2.0%	3.2%	3.6%
2025 Est. HH Income Under \$15,000	3.2%	3.8%	5.6%
2025 Est. Average Household Income	\$151,947	\$161,798	\$135,016
2025 Est. Median Household Income	\$128,072	\$131,094	\$109,298
2025 Est. Per Capita Income	\$57,793	\$57,796	\$50,392
2025 Est. Total Businesses	409	2,183	6,890
2025 Est. Total Employees	3,254	33,666	98,165