

RETAIL FOR LEASE

BECKETT COMMONS

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



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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IN-LINE FOR LEASE: 24,587 SF | \$16.00 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
- *Fun City coming soon!*

TRAFFIC COUNTS:

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

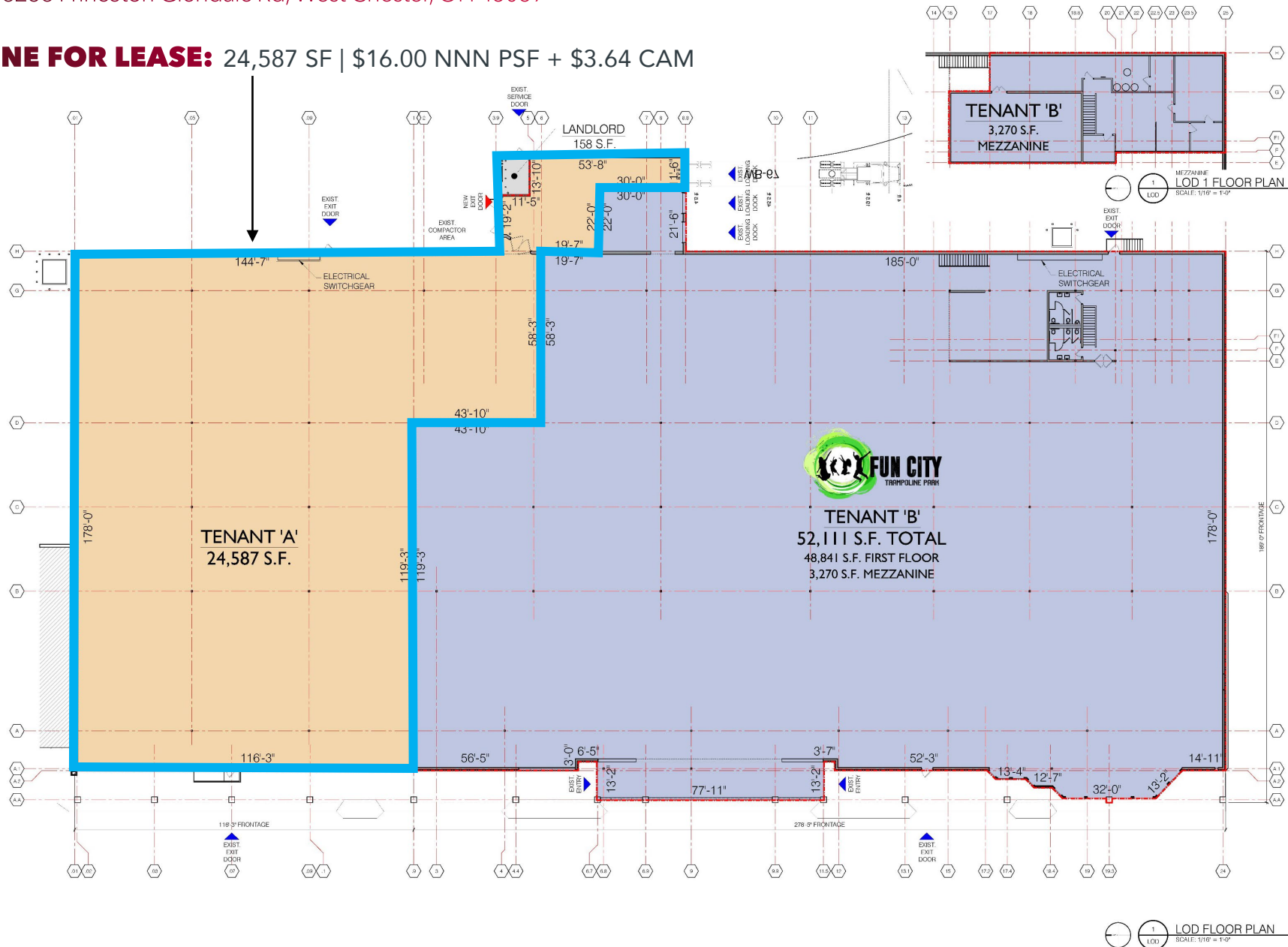


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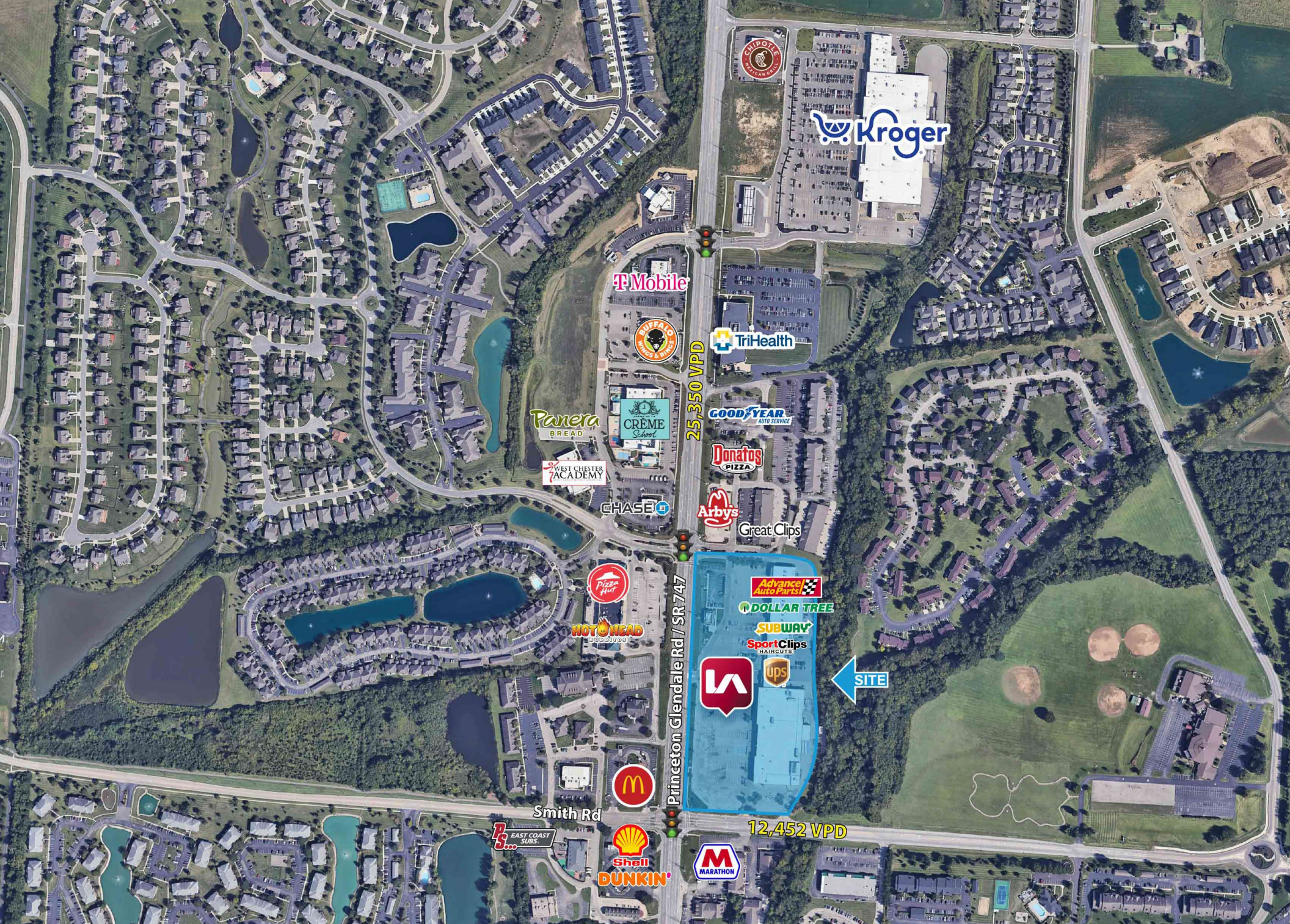


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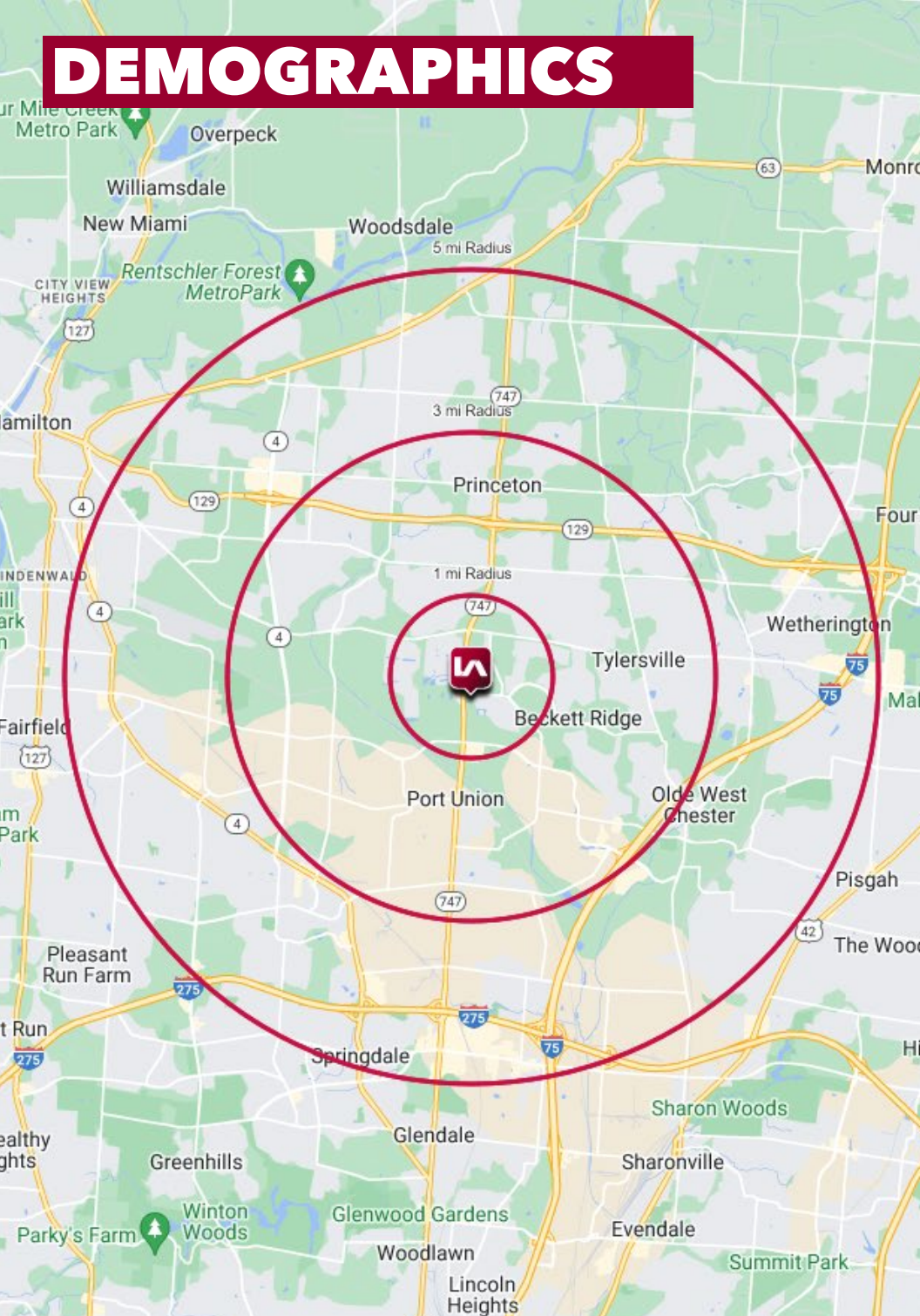
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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	9,564	49,392	145,010
2029 Projected Population	10,004	50,507	147,890
2020 Census Population	8,781	49,672	145,987
2010 Census Population	8,523	46,742	134,997
Projected Annual Growth 2024 to 2029	0.9%	0.5%	0.4%
Historical Annual Growth 2010 to 2024	0.9%	0.4%	0.5%
HOUSEHOLDS			
2024 Estimated Households	3,694	17,830	54,742
2029 Projected Households	3,932	18,541	56,664
2020 Census Households	3,454	17,561	53,646
2010 Census Households	3,263	16,099	49,117
Projected Annual Growth 2024 to 2029	1.3%	0.8%	0.7%
Historical Annual Growth 2010 to 2024	0.9%	0.8%	0.8%
AGE			
2024 Est. Population Under 10 Years	14.1%	13.0%	12.3%
2024 Est. Population 10 to 19 Years	13.6%	14.0%	13.2%
2024 Est. Population 20 to 29 Years	11.8%	11.8%	12.3%
2024 Est. Population 30 to 44 Years	20.5%	19.3%	19.9%
2024 Est. Population 45 to 59 Years	19.0%	20.6%	19.6%
2024 Est. Population 60 to 74 Years	15.3%	16.2%	16.5%
2024 Est. Population 75 Years or Over	5.7%	5.0%	6.2%
2024 Est. Median Age	37.2	38.4	38.7
MARITAL STATUS & GENDER			
2024 Est. Male Population	48.9%	49.3%	49.7%
2024 Est. Female Population	51.1%	50.7%	50.3%
2024 Est. Never Married	22.1%	28.6%	30.8%
2024 Est. Now Married	59.8%	55.1%	50.7%
2024 Est. Separated or Divorced	11.8%	11.0%	13.0%
2024 Est. Widowed	6.2%	5.4%	5.6%
INCOME			
2024 Est. HH Income \$200,000 or More	16.1%	18.6%	12.8%
2024 Est. HH Income \$150,000 to \$199,999	13.9%	14.0%	12.6%
2024 Est. HH Income \$100,000 to \$149,999	17.9%	20.0%	19.6%
2024 Est. HH Income \$75,000 to \$99,999	19.5%	15.1%	14.8%
2024 Est. HH Income \$50,000 to \$74,999	11.7%	11.3%	14.7%
2024 Est. HH Income \$35,000 to \$49,999	9.3%	7.9%	9.4%
2024 Est. HH Income \$25,000 to \$34,999	5.3%	5.3%	6.5%
2024 Est. HH Income \$15,000 to \$24,999	2.3%	3.4%	4.0%
2024 Est. HH Income Under \$15,000	4.0%	4.3%	5.6%
2024 Est. Average Household Income	\$140,339	\$157,916	\$128,156
2024 Est. Median Household Income	\$111,270	\$113,843	\$99,186
2024 Est. Per Capita Income	\$54,225	\$57,050	\$48,461
2024 Est. Total Businesses	394	2,122	6,621
2024 Est. Total Employees	2,787	33,341	94,454