

RETAIL FOR LEASE

BECKETT COMMONS

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



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IN-LINE FOR LEASE: 24,587 SF | \$24.00 NNN PSF + \$3.64 CAM

OUT PARCEL FOR LEASE: 0.69 Acre | \$100,000 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**

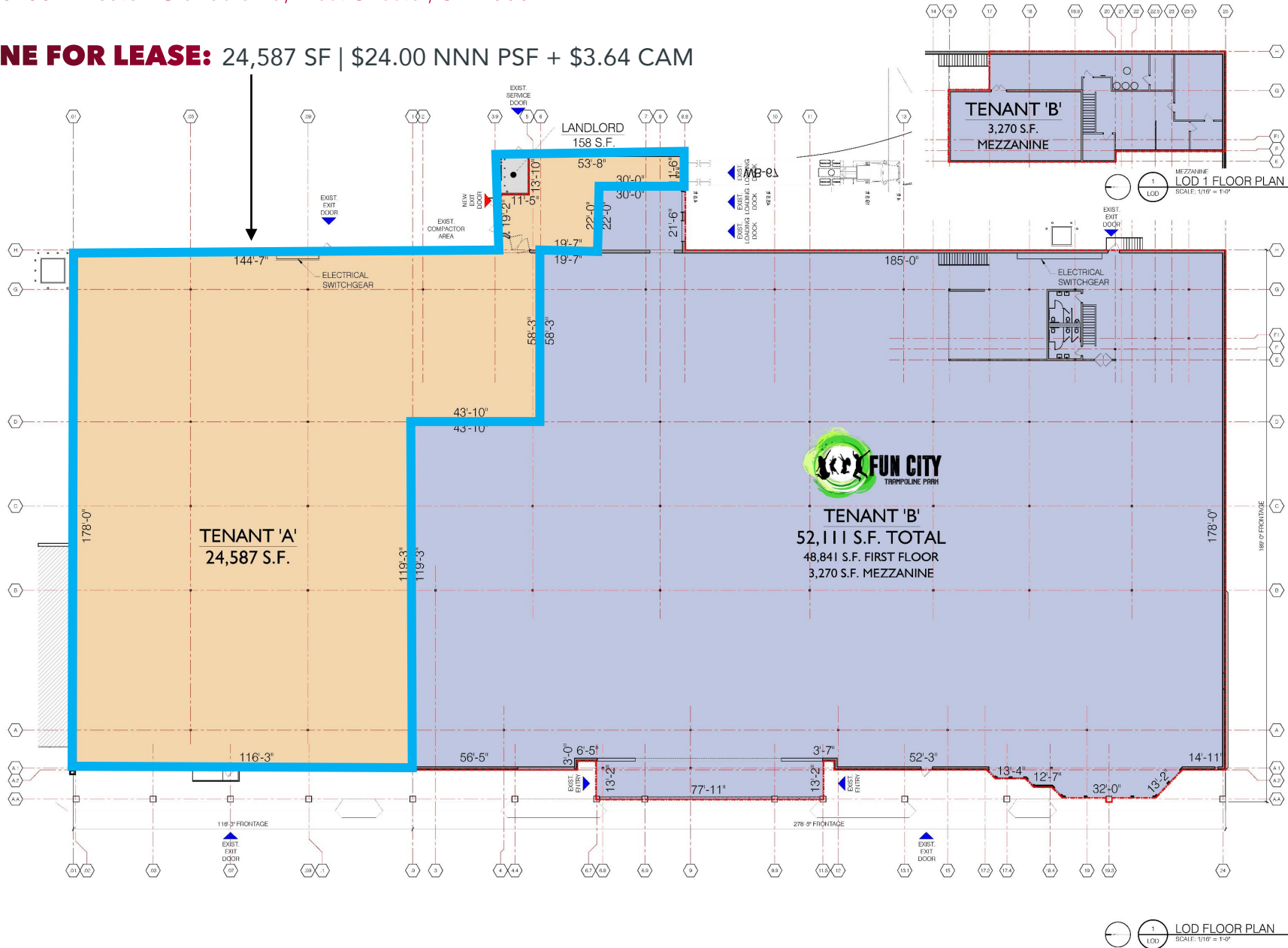


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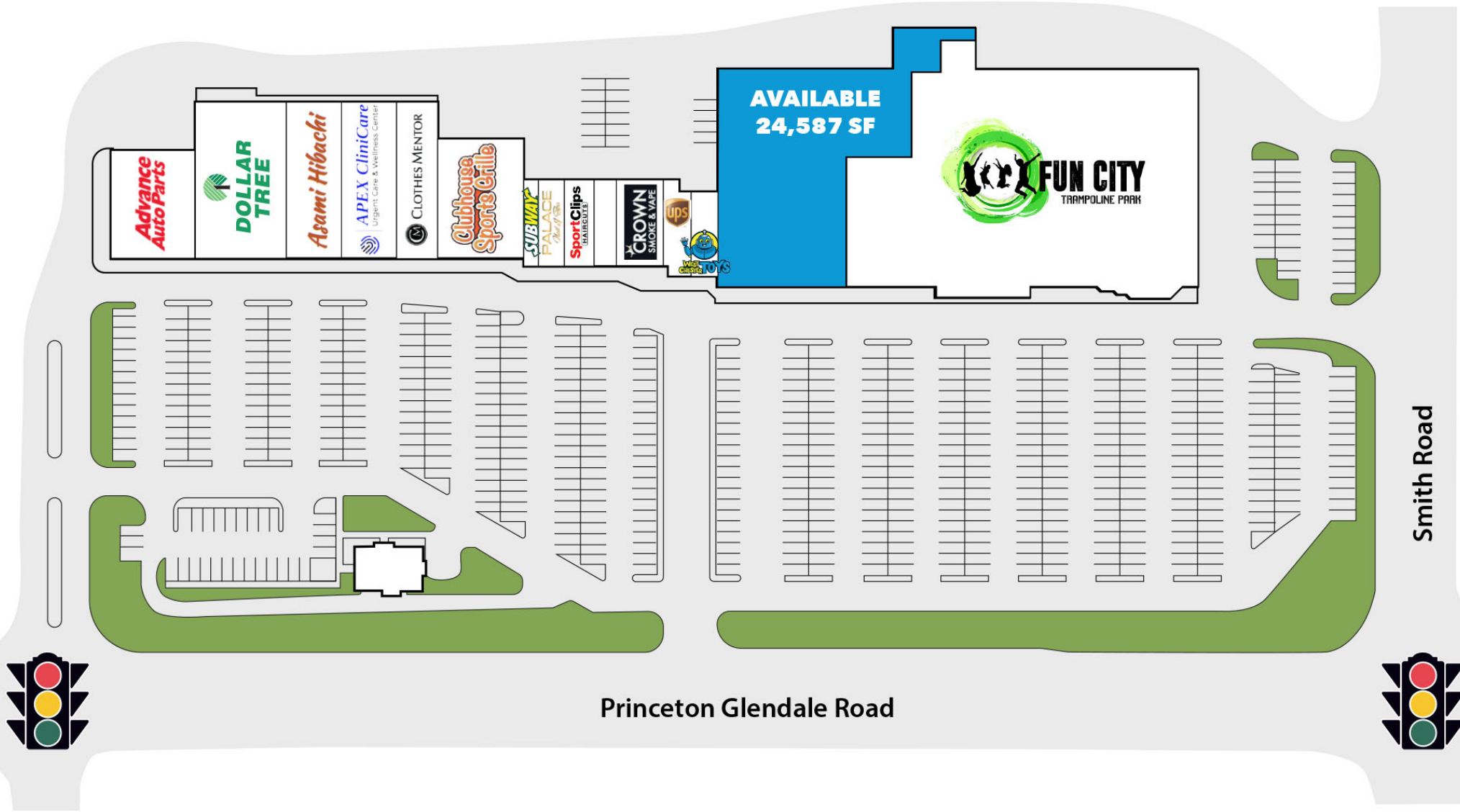
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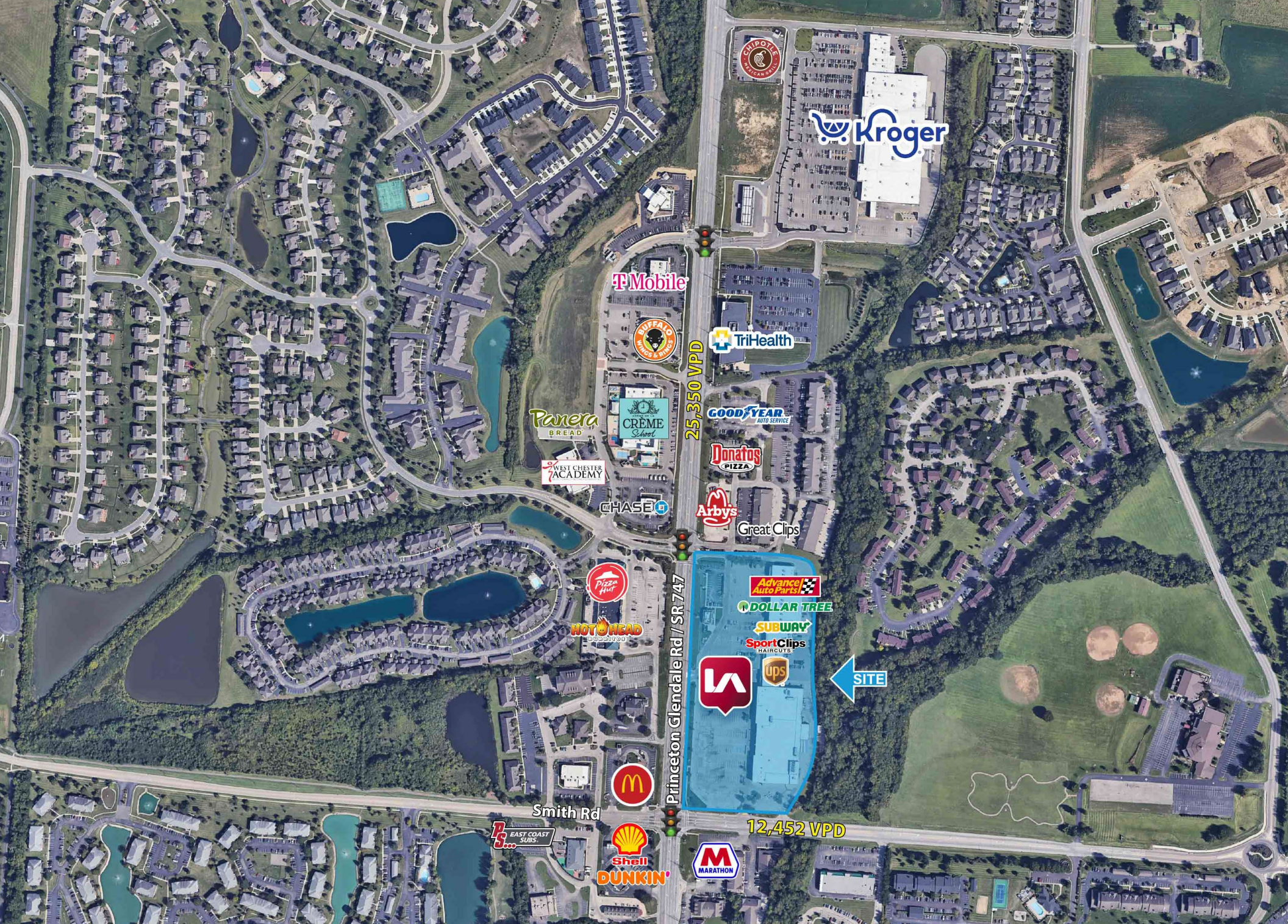


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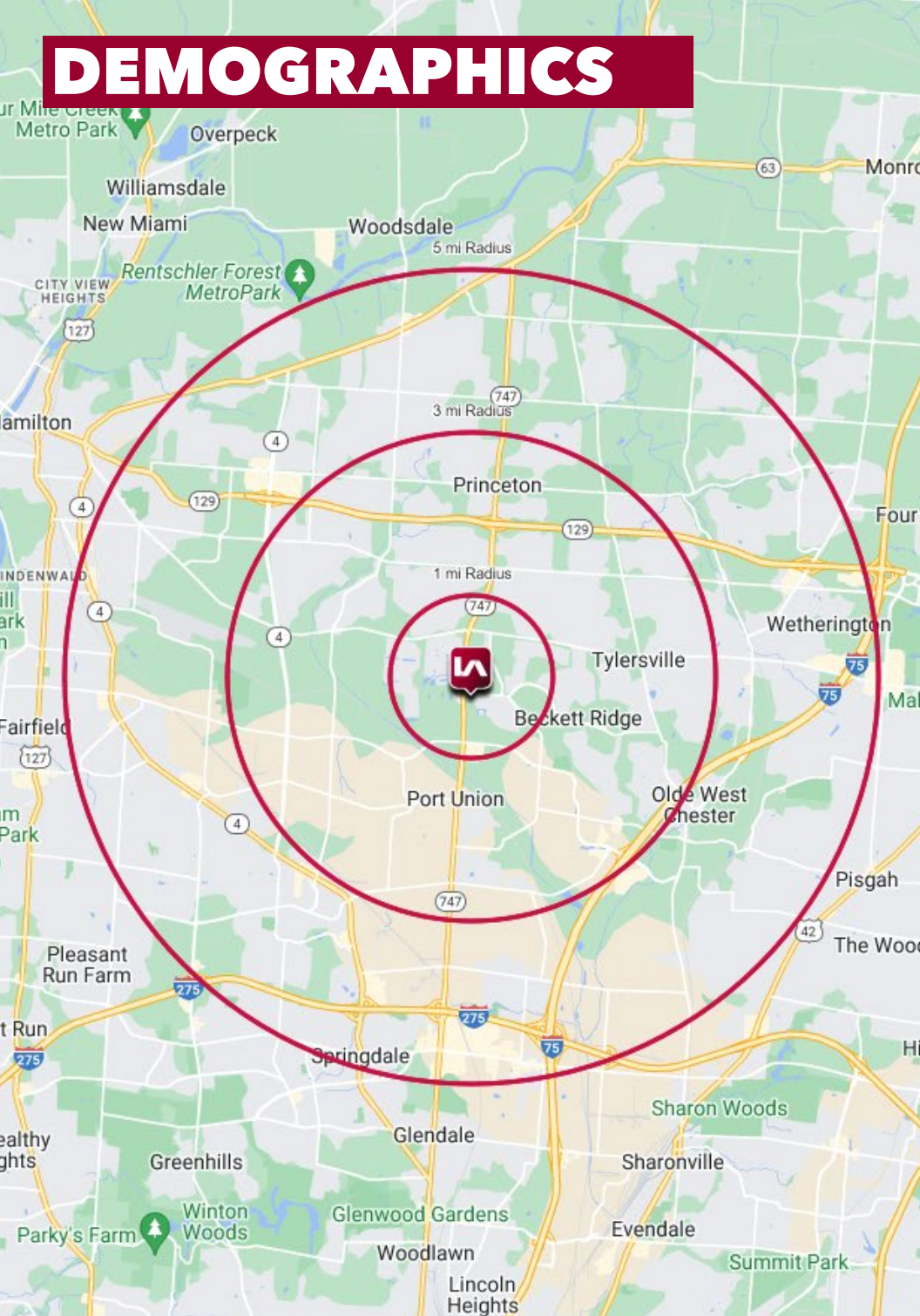
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DEMOGRAPHICS



| | 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 |