

RETAIL FOR LEASE

BECKETT COMMONS

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



TC Bartoszek
tc@lee-associates.com
D 513.588.1840

Molly Hoffman
mhoffman@lee-associates.com
D 513.588.1843

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE

BECKETT COMMONS

8136 - 8238 Princeton Glendale Rd, West Chester, OH 45069

IN-LINE FOR LEASE: 21,784 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:

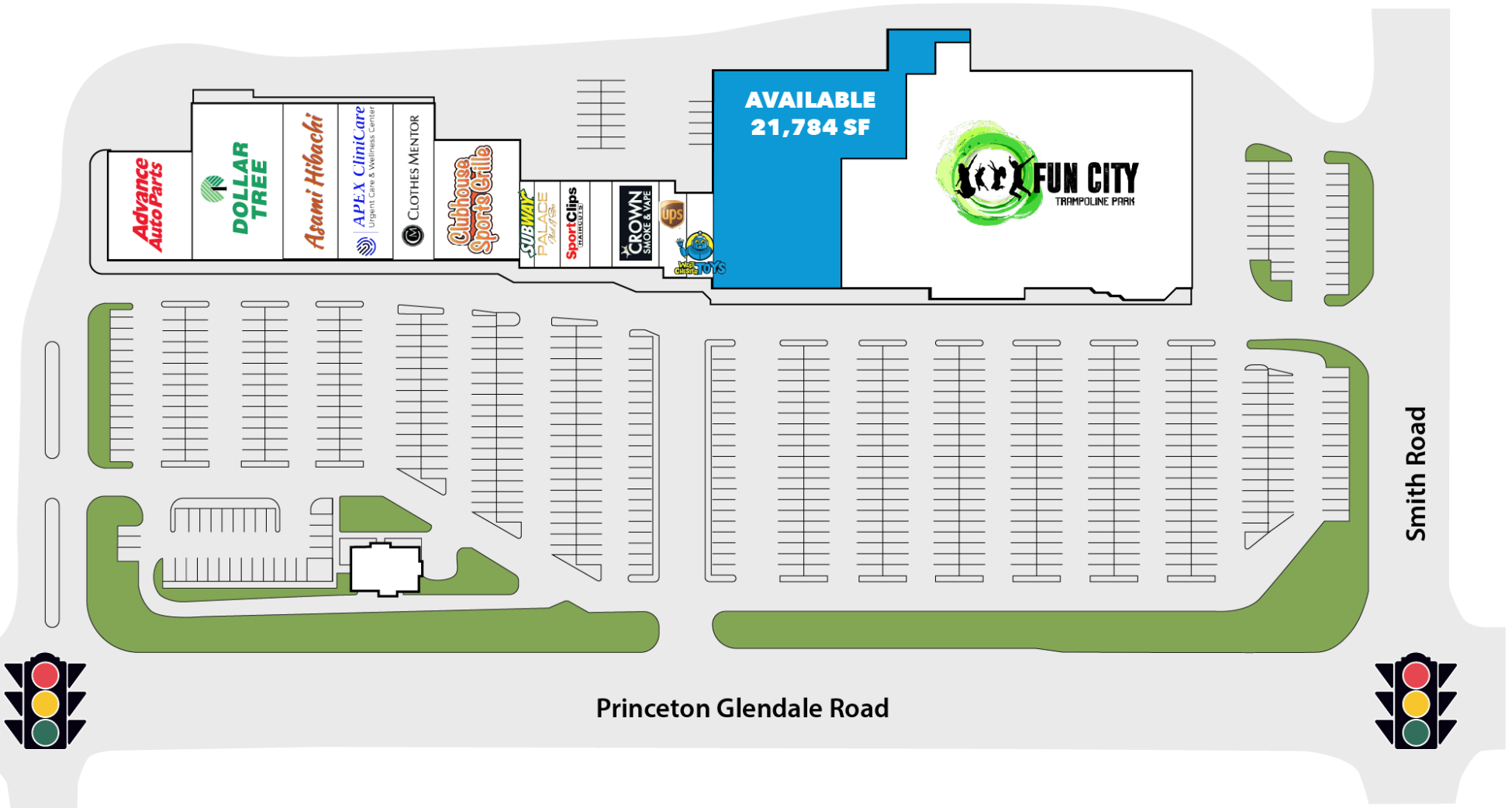
- SR 747: **25,350 VPD**
- Smith Road: **12,452 VPD**

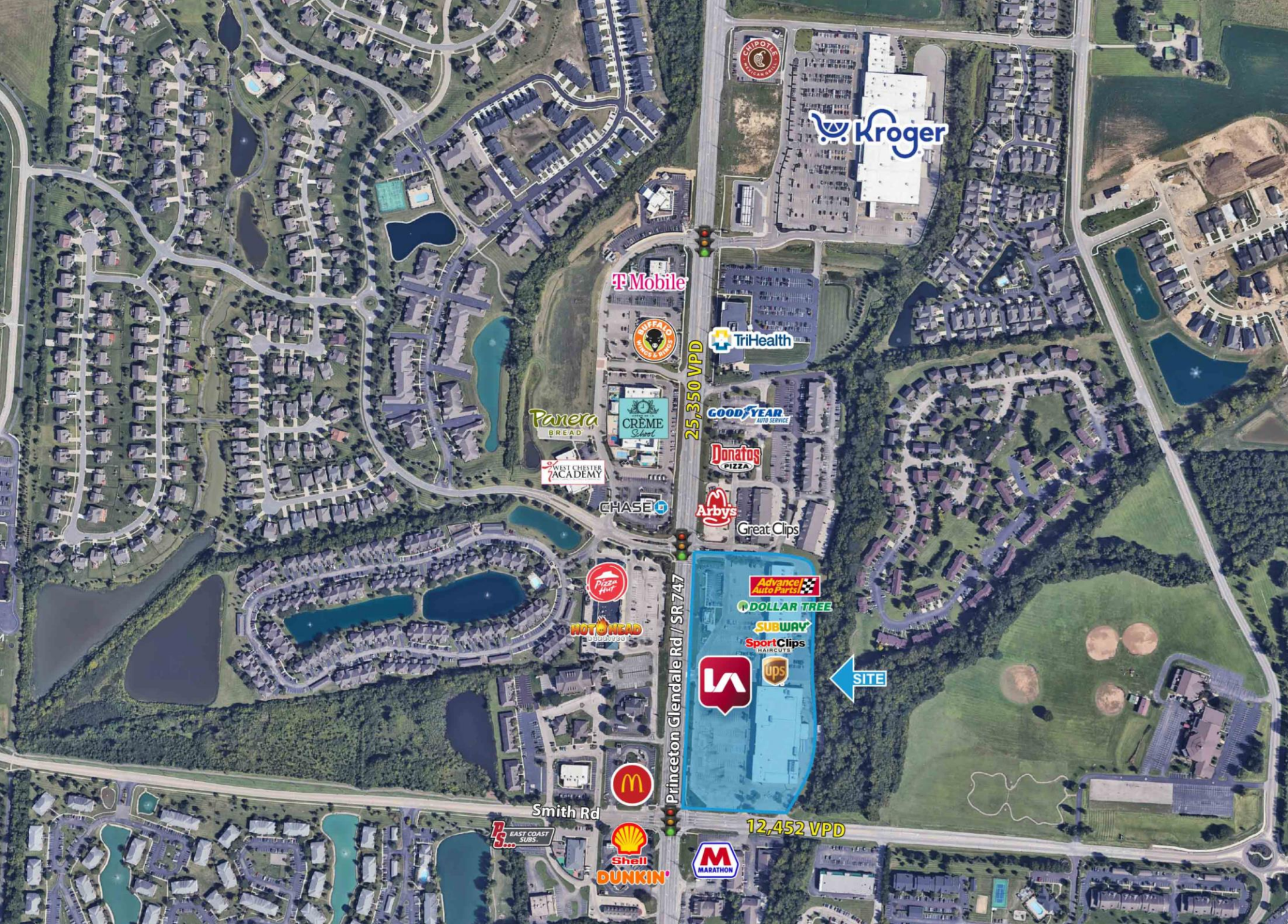


RETAIL FOR LEASE

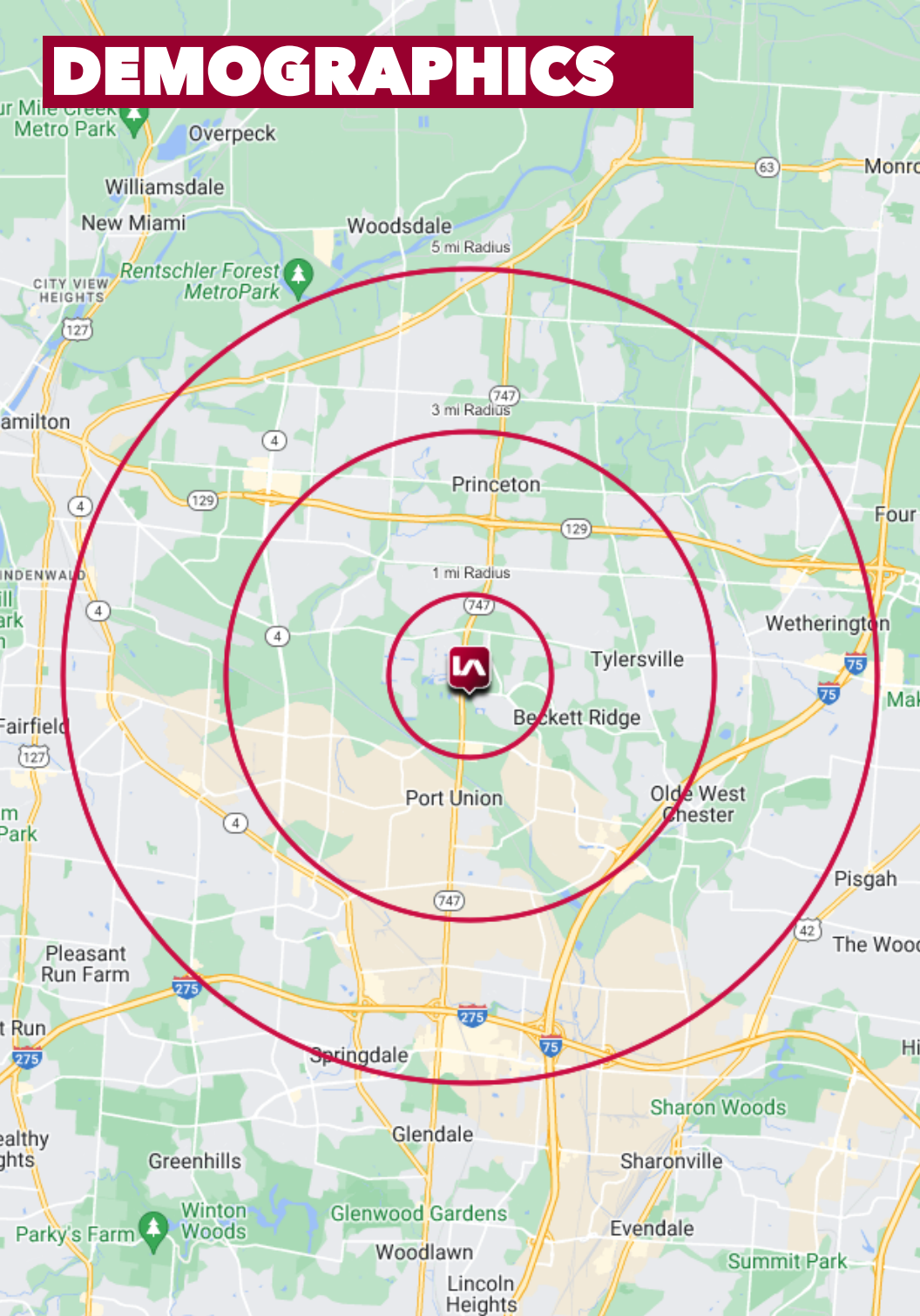
BECKETT COMMONS

8136 - 8238 Princeton Glendale Rd, West Chester, OH 45069





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 |