

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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FOR LEASE: 5,204 – 70,815 SF

PRICING: \$8.00 – \$16.00 PSF NNN + \$4.85 CAM

- Former Kroger anchor space of up to 70,815 SF (may divide)
- 5,204 SF - 10,480 SF
- 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

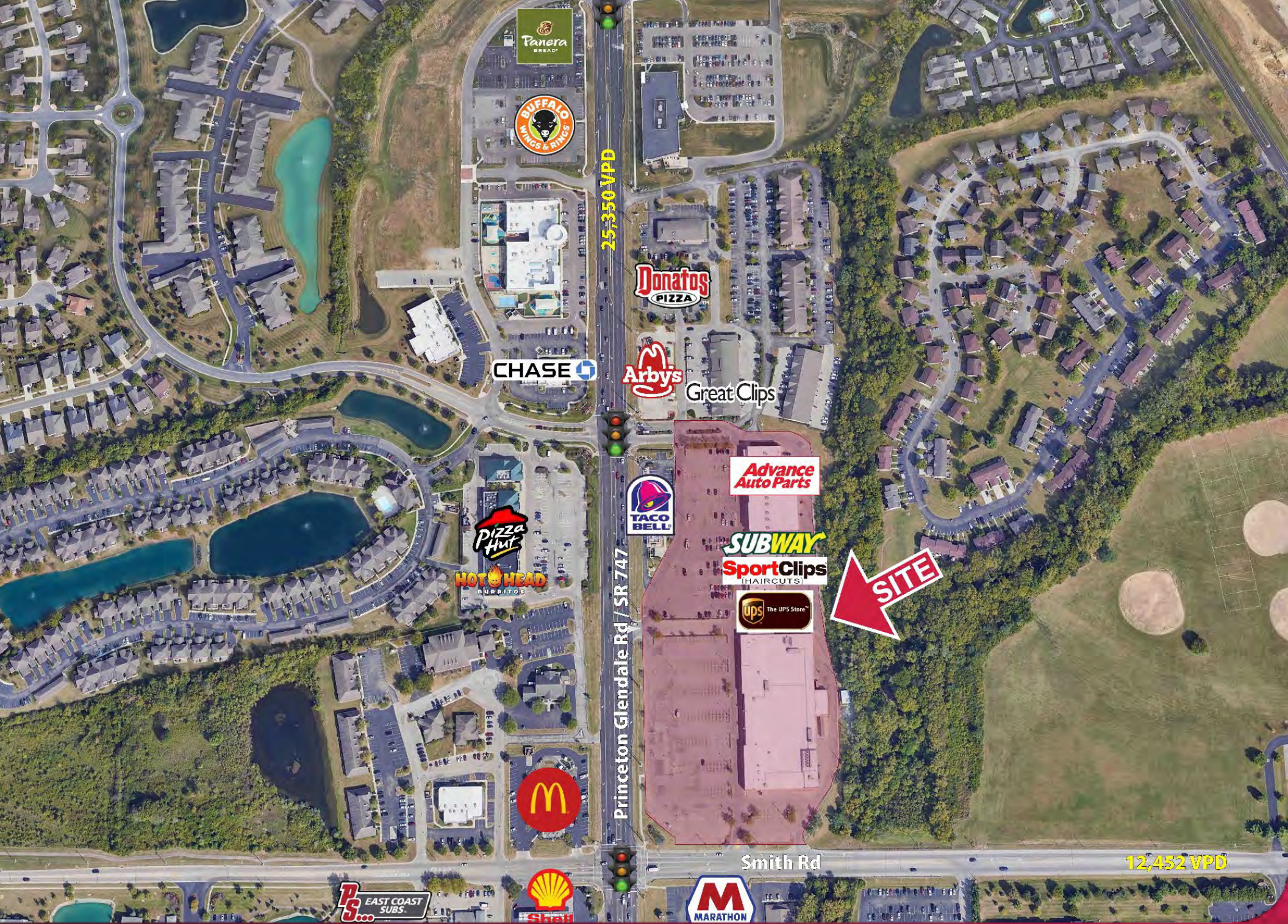


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25,350 VPD

Princeton Glendale Rd / SR 747

Smith Rd

12,452 VPD



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	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	7,699	46,377	143,349
	2025 Projected Population	7,820	46,992	144,721
	2010 Census Population	7,365	45,068	136,216
	2000 Census Population	2,885	35,179	114,770
	Projected Annual Growth 2020 to 2025	0.3%	0.3%	0.2%
	Historical Annual Growth 2000 to 2020	8.3%	1.6%	1.2%
HOUSEHOLDS	2020 Estimated Households	3,102	16,595	53,696
	2025 Projected Households	3,177	16,957	54,615
	2010 Census Households	2,876	15,557	49,623
	2000 Census Households	1,079	12,014	41,979
	Projected Annual Growth 2020 to 2025	0.5%	0.4%	0.3%
	Historical Annual Growth 2000 to 2020	9.4%	1.9%	1.4%
AGE	2020 Est. Population Under 10 Years	15.0%	14.2%	13.6%
	2020 Est. Population 10 to 19 Years	13.0%	15.9%	14.4%
	2020 Est. Population 20 to 29 Years	14.3%	11.6%	12.6%
	2020 Est. Population 30 to 44 Years	24.3%	20.9%	20.2%
	2020 Est. Population 45 to 59 Years	17.1%	20.7%	19.4%
	2020 Est. Population 60 to 74 Years	12.6%	13.2%	14.9%
	2020 Est. Population 75 Years or Over	3.7%	3.5%	4.8%
	2020 Est. Median Age	33.9	35.9	36.7
MARITAL STATUS & GENDER	2020 Est. Male Population	48.4%	49.5%	49.2%
	2020 Est. Female Population	51.6%	50.5%	50.8%
	2020 Est. Never Married	22.3%	26.9%	28.4%
	2020 Est. Now Married	58.4%	57.8%	52.6%
	2020 Est. Separated or Divorced	14.3%	11.3%	14.0%
2020 Est. Widowed	5.0%	4.0%	4.9%	
INCOME	2020 Est. HH Income \$200,000 or More	15.2%	16.7%	10.9%
	2020 Est. HH Income \$150,000 to \$199,999	9.9%	13.5%	9.6%
	2020 Est. HH Income \$100,000 to \$149,999	21.2%	22.0%	20.0%
	2020 Est. HH Income \$75,000 to \$99,999	17.8%	13.9%	14.6%
	2020 Est. HH Income \$50,000 to \$74,999	18.0%	13.1%	18.0%
	2020 Est. HH Income \$35,000 to \$49,999	8.4%	7.9%	9.6%
	2020 Est. HH Income \$25,000 to \$34,999	3.0%	5.2%	6.6%
	2020 Est. HH Income \$15,000 to \$24,999	4.5%	4.0%	5.5%
	2020 Est. HH Income Under \$15,000	2.1%	3.7%	5.1%
	2020 Est. Average Household Income	\$138,402	\$142,148	\$109,118
	2020 Est. Median Household Income	\$101,023	\$110,543	\$91,282
	2020 Est. Per Capita Income	\$55,771	\$50,886	\$40,928
	2020 Est.	Total Businesses	367	2,009
Total Employees		3,585	35,669	104,287