

# RETAIL FOR LEASE BECKETT COMMONS

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



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 **LEE &  
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COMMERCIAL REAL ESTATE SERVICES

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**FOR LEASE:** 5,204 – 70,815 SF

**PRICING:** \$8.00 – \$16.00 PSF NNN

- 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

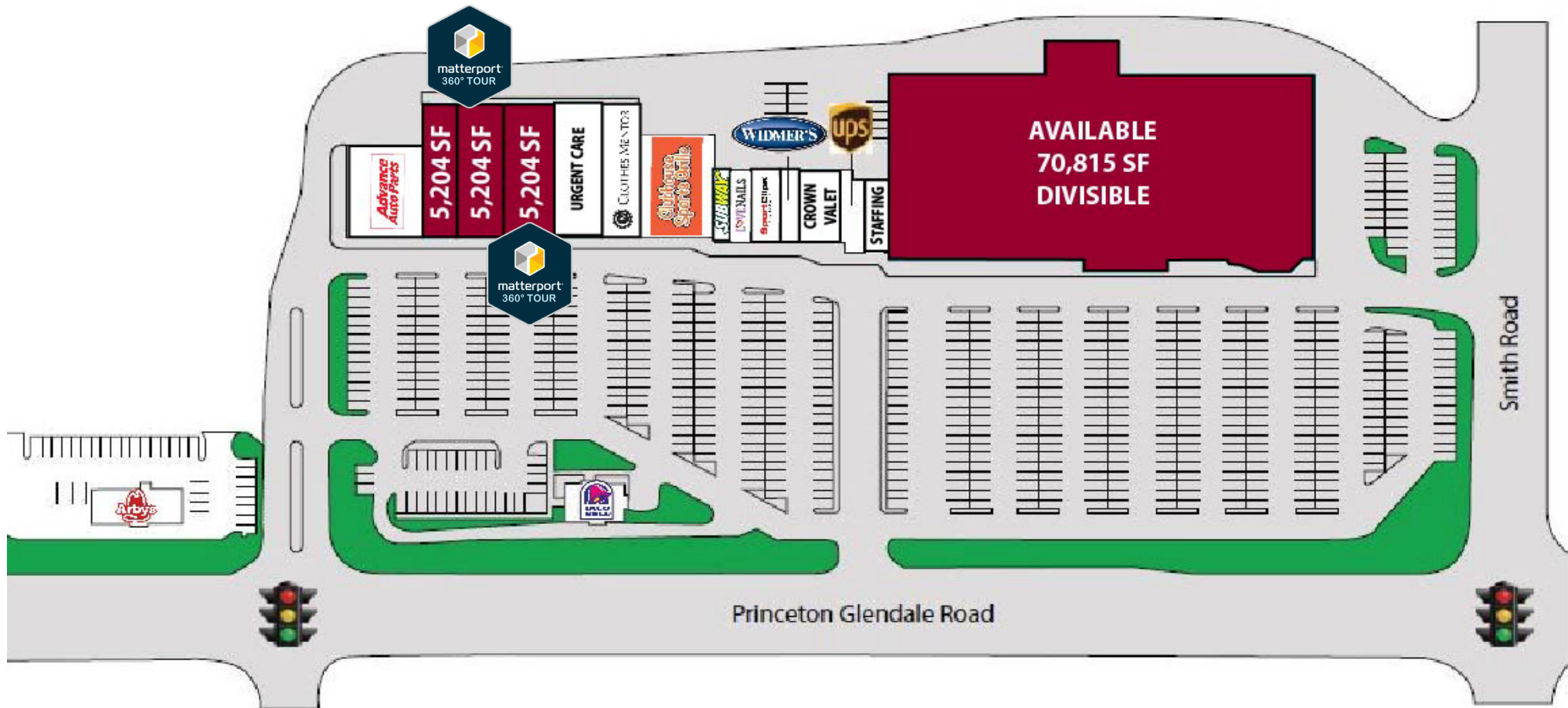




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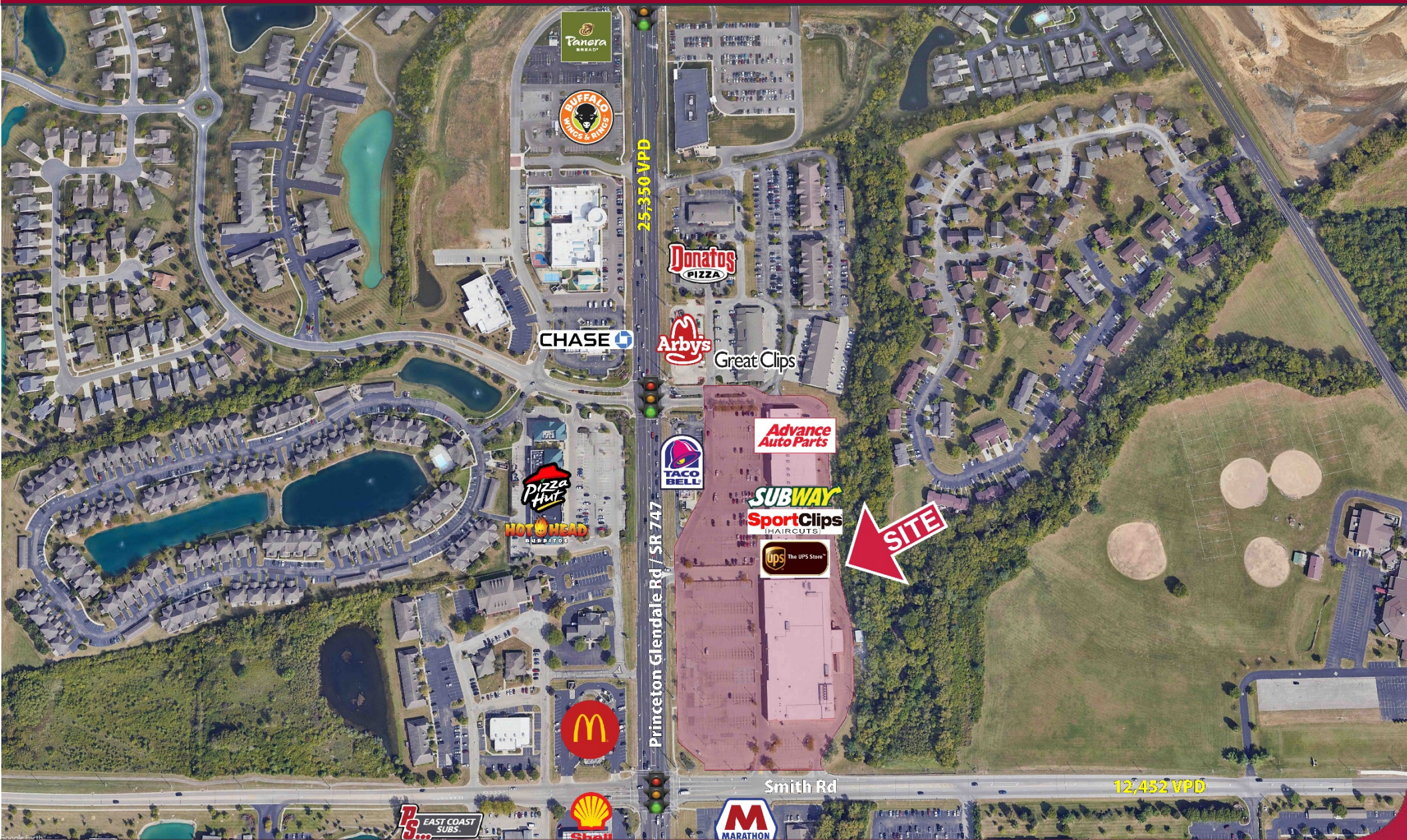
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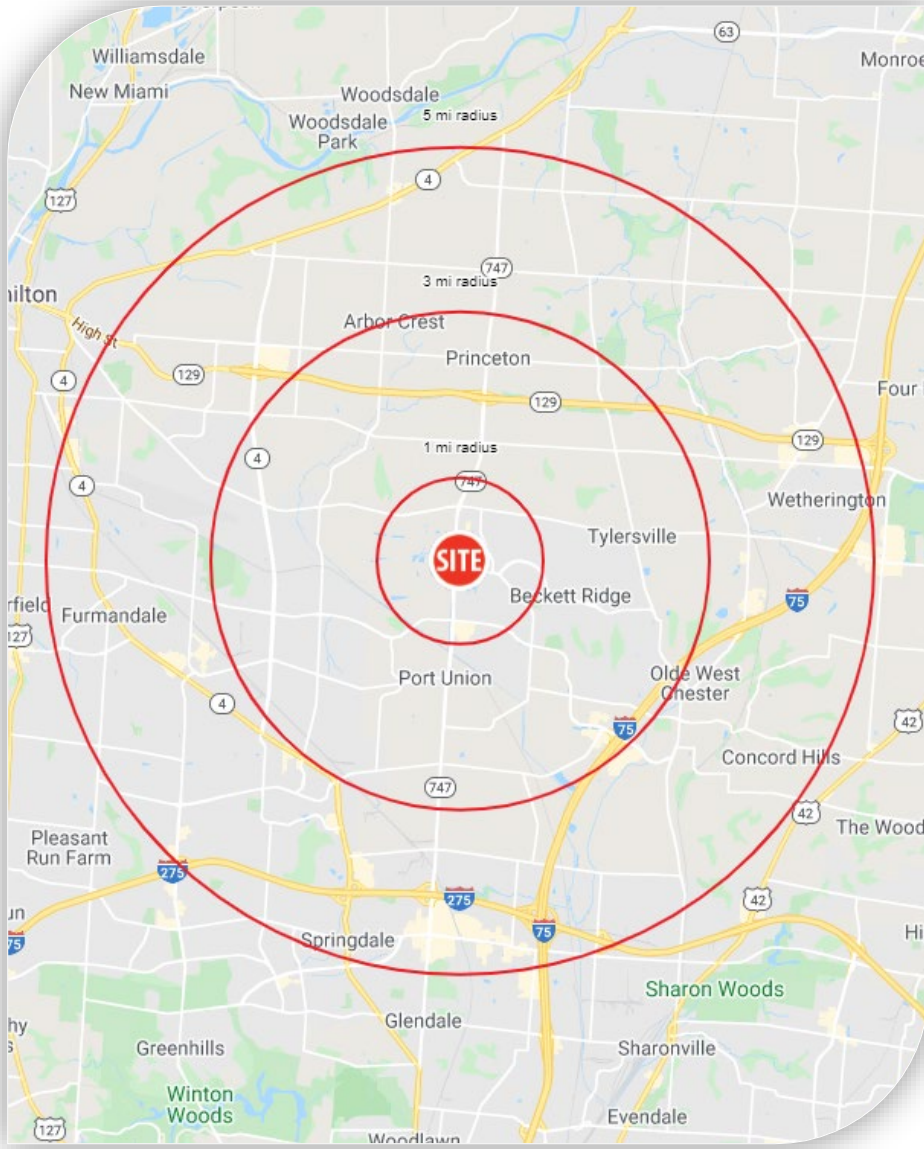




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|                                    | 1 mi radius                                | 3 mi radius | 5 mi radius |
|------------------------------------|--|-------------|-------------|
| <b>POPULATION</b>                  | 2020 Estimated Population                  | 7,699       | 46,377      |
|                                    | 2025 Projected Population                  | 7,820       | 46,992      |
|                                    | 2010 Census Population                     | 7,365       | 45,068      |
|                                    | 2000 Census Population                     | 2,885       | 35,179      |
|                                    | Projected Annual Growth 2020 to 2025       | 0.3%        | 0.3%        |
|                                    | Historical Annual Growth 2000 to 2020      | 8.3%        | 1.6%        |
| <b>HOUSEHOLDS</b>                  | 2020 Estimated Households                  | 3,102       | 16,595      |
|                                    | 2025 Projected Households                  | 3,177       | 16,957      |
|                                    | 2010 Census Households                     | 2,876       | 15,557      |
|                                    | 2000 Census Households                     | 1,079       | 12,014      |
|                                    | Projected Annual Growth 2020 to 2025       | 0.5%        | 0.4%        |
|                                    | Historical Annual Growth 2000 to 2020      | 9.4%        | 1.9%        |
| <b>AGE</b>                         | 2020 Est. Population Under 10 Years        | 15.0%       | 14.2%       |
|                                    | 2020 Est. Population 10 to 19 Years        | 13.0%       | 15.9%       |
|                                    | 2020 Est. Population 20 to 29 Years        | 14.3%       | 11.6%       |
|                                    | 2020 Est. Population 30 to 44 Years        | 24.3%       | 20.9%       |
|                                    | 2020 Est. Population 45 to 59 Years        | 17.1%       | 20.7%       |
|                                    | 2020 Est. Population 60 to 74 Years        | 12.6%       | 13.2%       |
|                                    | 2020 Est. Population 75 Years or Over      | 3.7%        | 3.5%        |
|                                    | 2020 Est. Median Age                       | 33.9        | 35.9        |
| <b>MARITAL STATUS &amp; GENDER</b> | 2020 Est. Male Population                  | 48.4%       | 49.5%       |
|                                    | 2020 Est. Female Population                | 51.6%       | 50.5%       |
|                                    | 2020 Est. Never Married                    | 22.3%       | 26.9%       |
|                                    | 2020 Est. Now Married                      | 58.4%       | 57.8%       |
|                                    | 2020 Est. Separated or Divorced            | 14.3%       | 11.3%       |
|                                    | 2020 Est. Widowed                          | 5.0%        | 4.0%        |
| <b>INCOME</b>                      | 2020 Est. HH Income \$200,000 or More      | 15.2%       | 16.7%       |
|                                    | 2020 Est. HH Income \$150,000 to \$199,999 | 9.9%        | 13.5%       |
|                                    | 2020 Est. HH Income \$100,000 to \$149,999 | 21.2%       | 22.0%       |
|                                    | 2020 Est. HH Income \$75,000 to \$99,999   | 17.8%       | 13.9%       |
|                                    | 2020 Est. HH Income \$50,000 to \$74,999   | 18.0%       | 13.1%       |
|                                    | 2020 Est. HH Income \$35,000 to \$49,999   | 8.4%        | 7.9%        |
|                                    | 2020 Est. HH Income \$25,000 to \$34,999   | 3.0%        | 5.2%        |
|                                    | 2020 Est. HH Income \$15,000 to \$24,999   | 4.5%        | 4.0%        |
|                                    | 2020 Est. HH Income Under \$15,000         | 2.1%        | 3.7%        |
|                                    | 2020 Est. Average Household Income         | \$138,402   | \$142,148   |
|                                    | 2020 Est. Median Household Income          | \$101,023   | \$110,543   |
|                                    | 2020 Est. Per Capita Income                | \$55,771    | \$50,886    |
|                                    | 2020 Est. Total Businesses                 | 367         | 2,009       |
|                                    | 2020 Est. Total Employees                  | 3,585       | 35,669      |