

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: 1,400 SF | \$24.00 NNN PSF + \$3.64 CAM

IN-LINE FOR LEASE: 24,784 S, UP TO 70,815 SF
\$12.00 PSF NNN + \$3.64 CAM

- Former Kroger anchor space of up to 70,815 SF (may divide)
- 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:

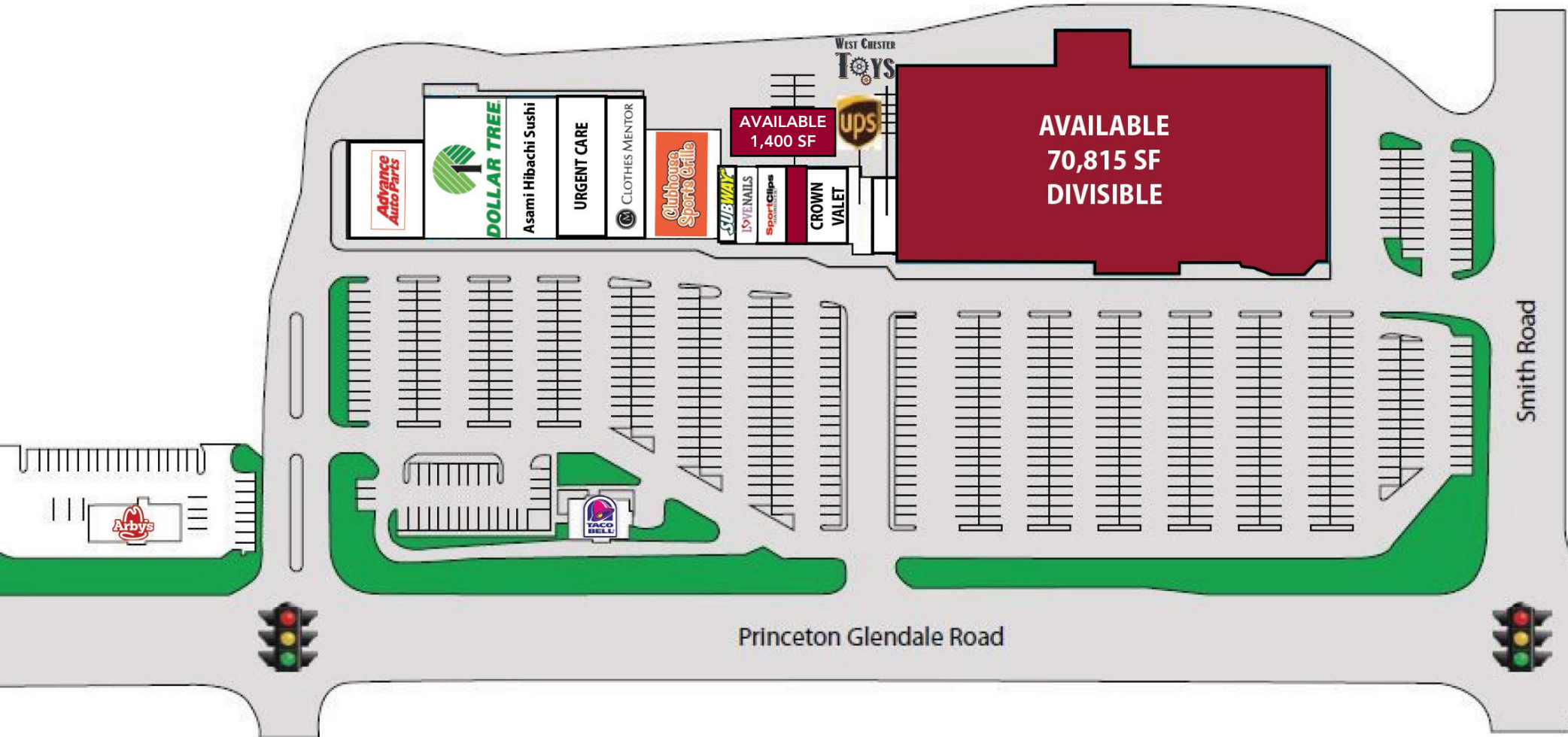
- SR 747: **25,350 VPD**
- Smith Road: **12,452 VPD**



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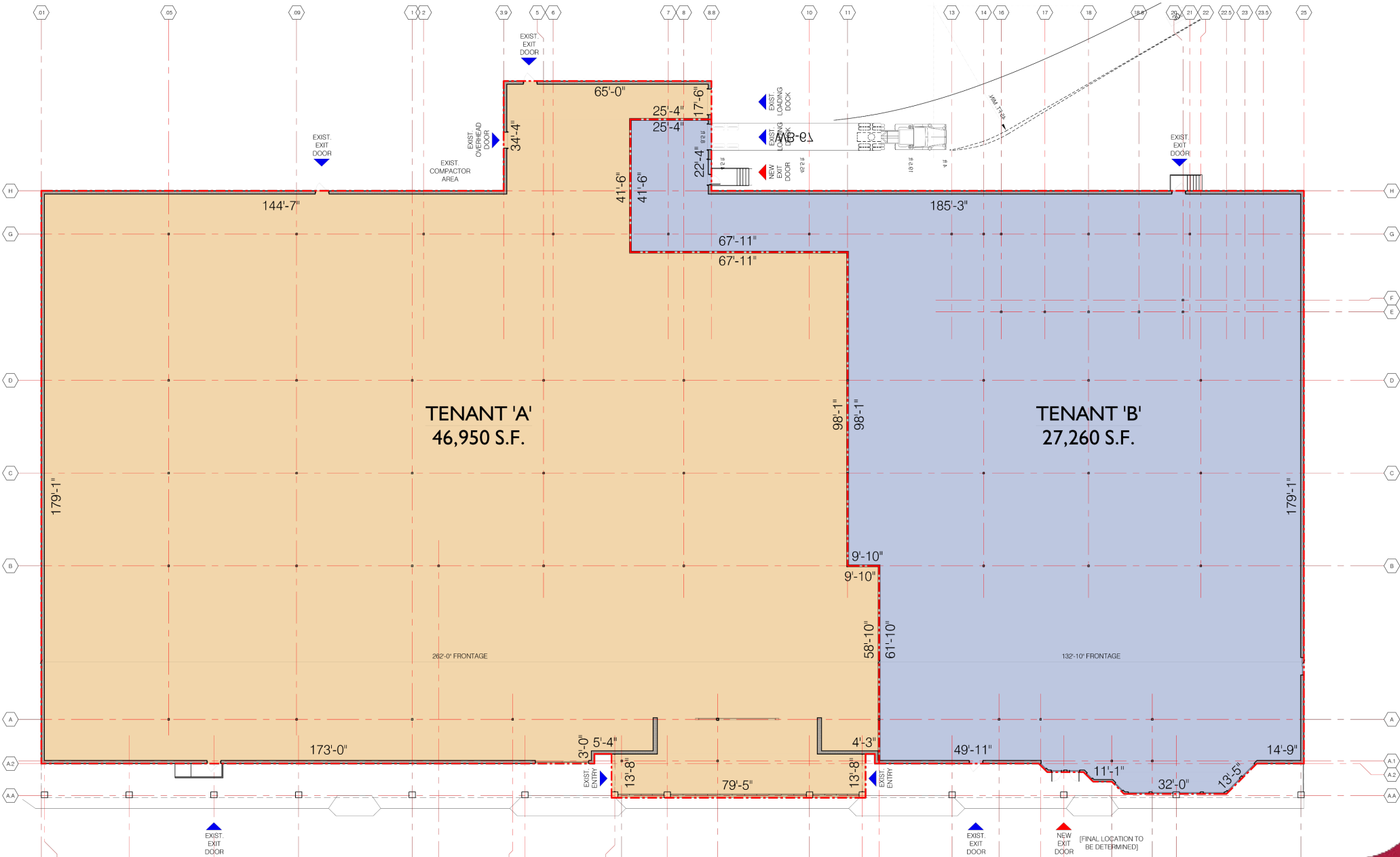
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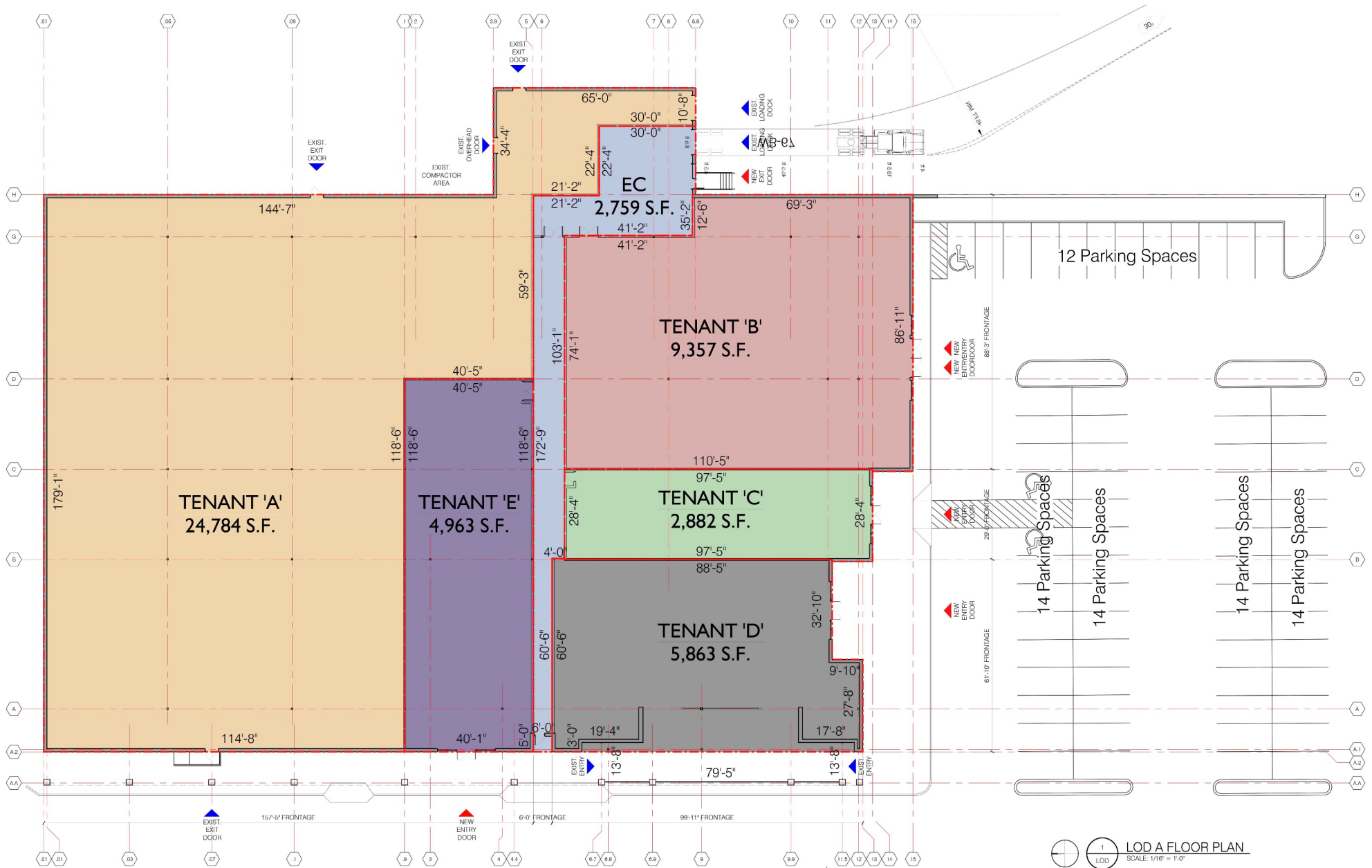
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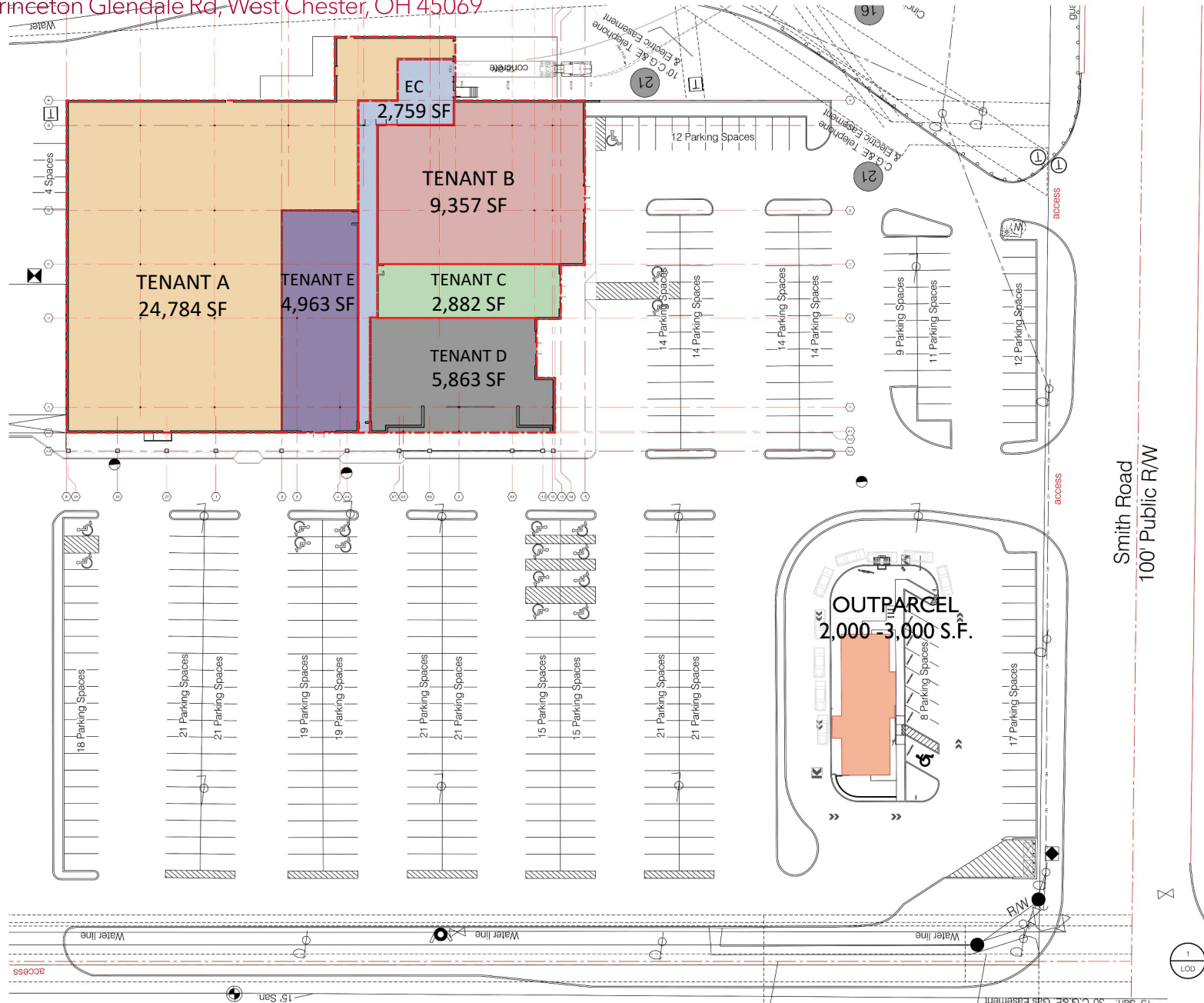
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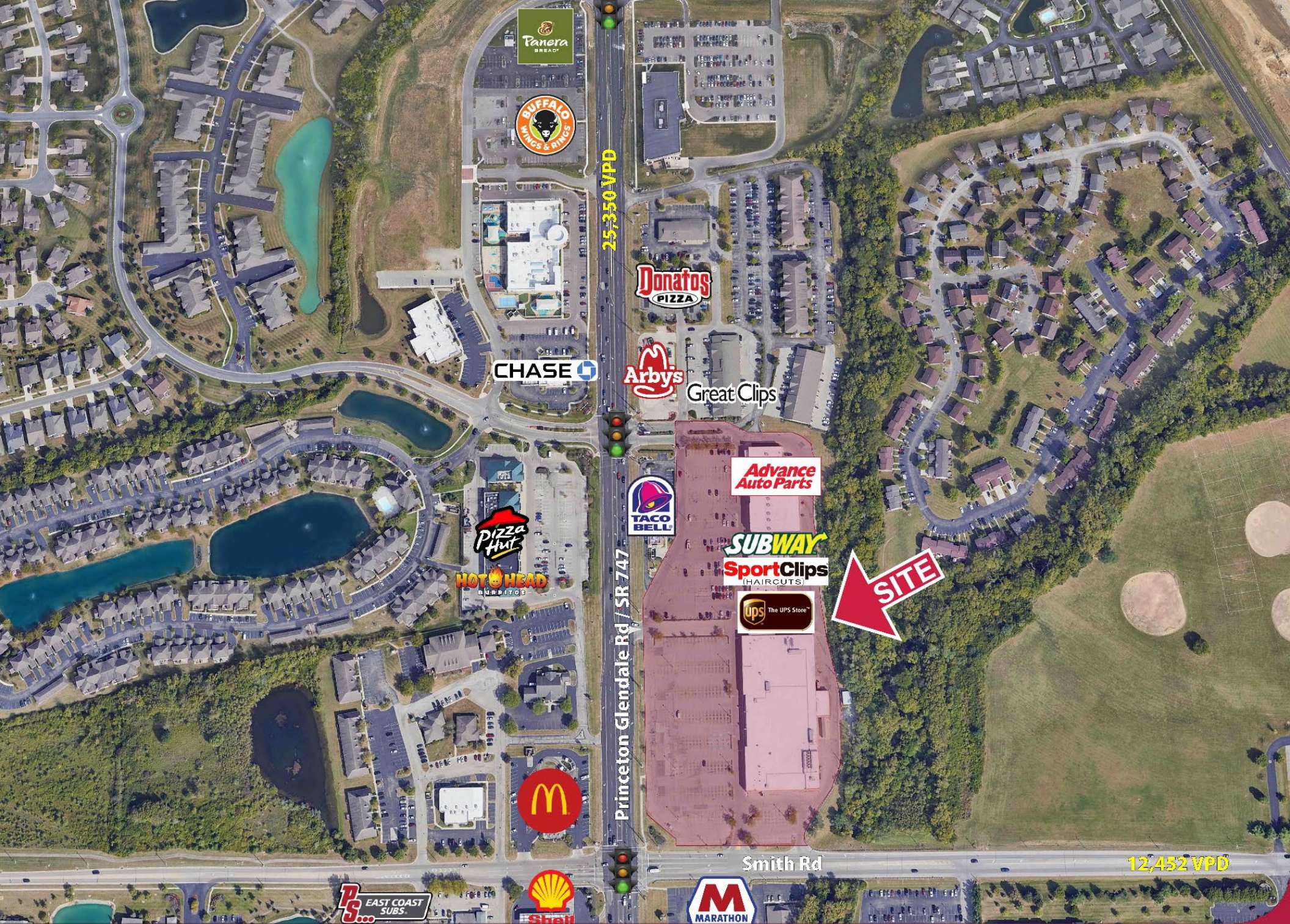
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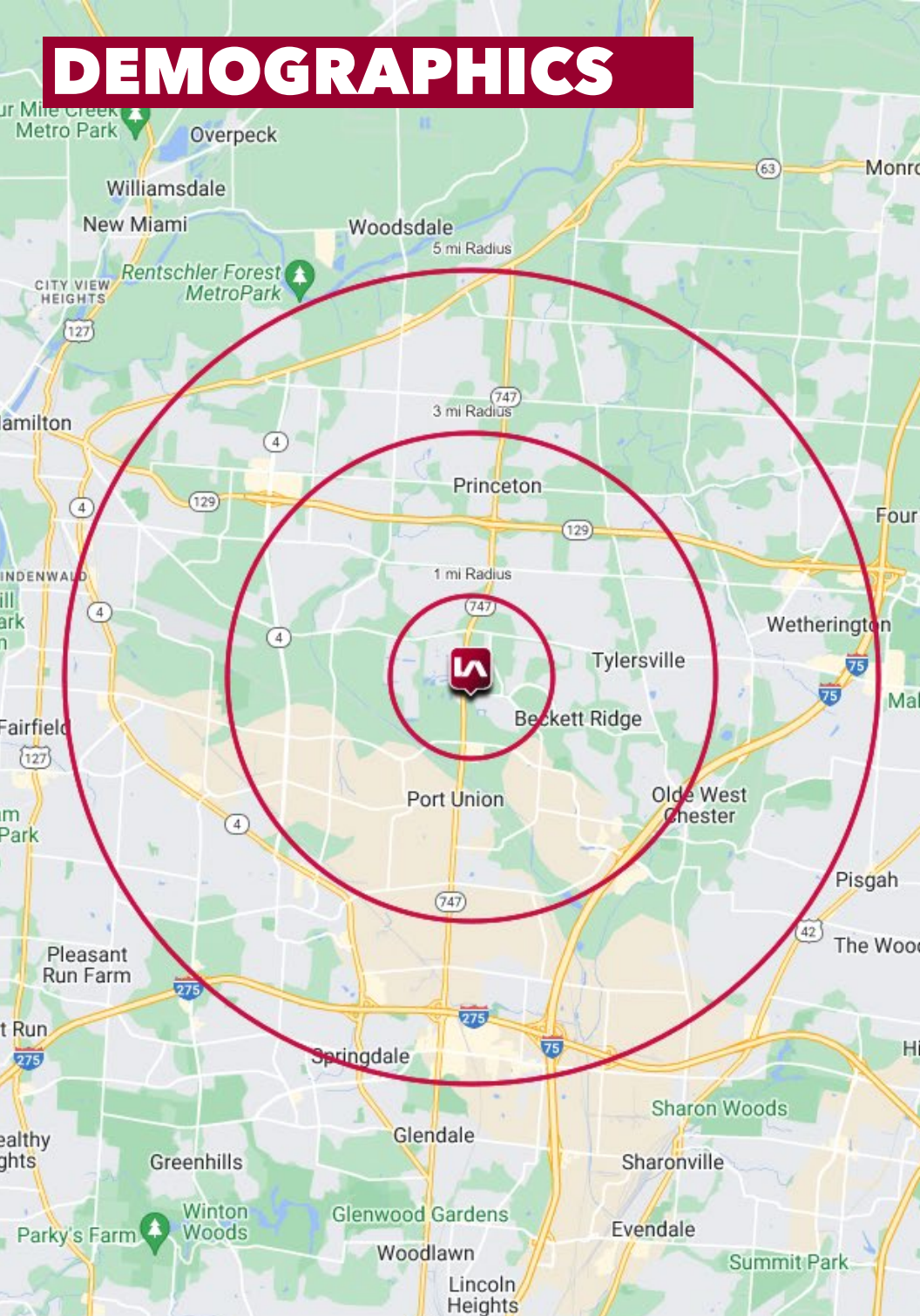


Smith Road
100' Public RW

1 LOD
SCALE: 1/32" = 1'-0"



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2023 Estimated Population	8,731	49,293	146,109
2028 Projected Population	8,764	49,800	147,225
2020 Census Population	8,781	49,672	145,987
2010 Census Population	8,523	46,742	134,997
Projected Annual Growth 2023 to 2028	-	0.2%	0.2%
Historical Annual Growth 2010 to 2023	0.2%	0.4%	0.6%
HOUSEHOLDS			
2023 Estimated Households	3,482	17,674	54,413
2028 Projected Households	3,520	17,958	55,080
2020 Census Households	3,454	17,561	53,646
2010 Census Households	3,263	16,099	49,117
Projected Annual Growth 2023 to 2028	0.2%	0.3%	0.2%
Historical Annual Growth 2010 to 2023	0.5%	0.8%	0.8%
AGE			
2023 Est. Population Under 10 Years	14.5%	14.0%	13.7%
2023 Est. Population 10 to 19 Years	13.7%	16.2%	14.8%
2023 Est. Population 20 to 29 Years	13.1%	11.0%	12.0%
2023 Est. Population 30 to 44 Years	24.0%	21.1%	20.5%
2023 Est. Population 45 to 59 Years	17.9%	20.7%	19.4%
2023 Est. Population 60 to 74 Years	13.4%	13.6%	15.1%
2023 Est. Population 75 Years or Over	3.5%	3.4%	4.5%
2023 Est. Median Age	35.0	36.4	36.9
MARITAL STATUS & GENDER			
2023 Est. Male Population	48.9%	49.7%	49.4%
2023 Est. Female Population	51.1%	50.3%	50.6%
2023 Est. Never Married	22.5%	28.4%	30.7%
2023 Est. Now Married	58.8%	55.3%	50.8%
2023 Est. Separated or Divorced	12.3%	10.9%	12.9%
2023 Est. Widowed	6.4%	5.3%	5.6%
INCOME			
2023 Est. HH Income \$200,000 or More	20.9%	20.6%	14.2%
2023 Est. HH Income \$150,000 to \$199,999	12.4%	14.5%	12.7%
2023 Est. HH Income \$100,000 to \$149,999	23.7%	20.9%	20.6%
2023 Est. HH Income \$75,000 to \$99,999	13.7%	13.5%	12.9%
2023 Est. HH Income \$50,000 to \$74,999	12.2%	11.7%	14.8%
2023 Est. HH Income \$35,000 to \$49,999	6.3%	6.0%	8.3%
2023 Est. HH Income \$25,000 to \$34,999	4.3%	4.7%	6.0%
2023 Est. HH Income \$15,000 to \$24,999	2.2%	3.8%	4.7%
2023 Est. HH Income Under \$15,000	4.2%	4.2%	5.7%
2023 Est. Average Household Income	\$163,132	\$163,201	\$132,722
2023 Est. Median Household Income	\$121,136	\$120,370	\$100,905
2023 Est. Per Capita Income	\$65,086	\$58,557	\$49,503
2023 Est. Total Businesses	419	2,105	6,568
2023 Est. Total Employees	3,243	33,104	93,559