






# NEW DEVELOPMENT FOR LEASE

## Crossings of Beckett



8000 Princeton-Glendale Rd, West Chester, OH 45069

### PROPERTY HIGHLIGHTS

-  NEW Kroger Marketplace-Anchored Development
-  Located at the SEC of SR 747 & Tylersville Road
-  JR. Anchor, Inline Space & Outlots Available
-  133,000 SF BRAND NEW Kroger Marketplace
-  Centrally Located in Affluent & Growing Area with High Traffic Counts

### DEMOGRAPHICS

Year 2019	1 Mile	3 Mile	5 Mile
Estimated Population	8,207	51,236	138,707
Median Income	\$122,619	\$107,425	\$86,316
<b>Average HH Income</b>	<b>\$148,159</b>	<b>\$126,761</b>	<b>\$100,302</b>



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**OnSite**  
Retail Group

Princeton-Glendale Rd & Tylersville Rd

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7K ADT '19

11K ADT '19

28K ADT '19

7K ADT '19

747



New China



AVAILABLE

PetPeople

SUPER CUTS



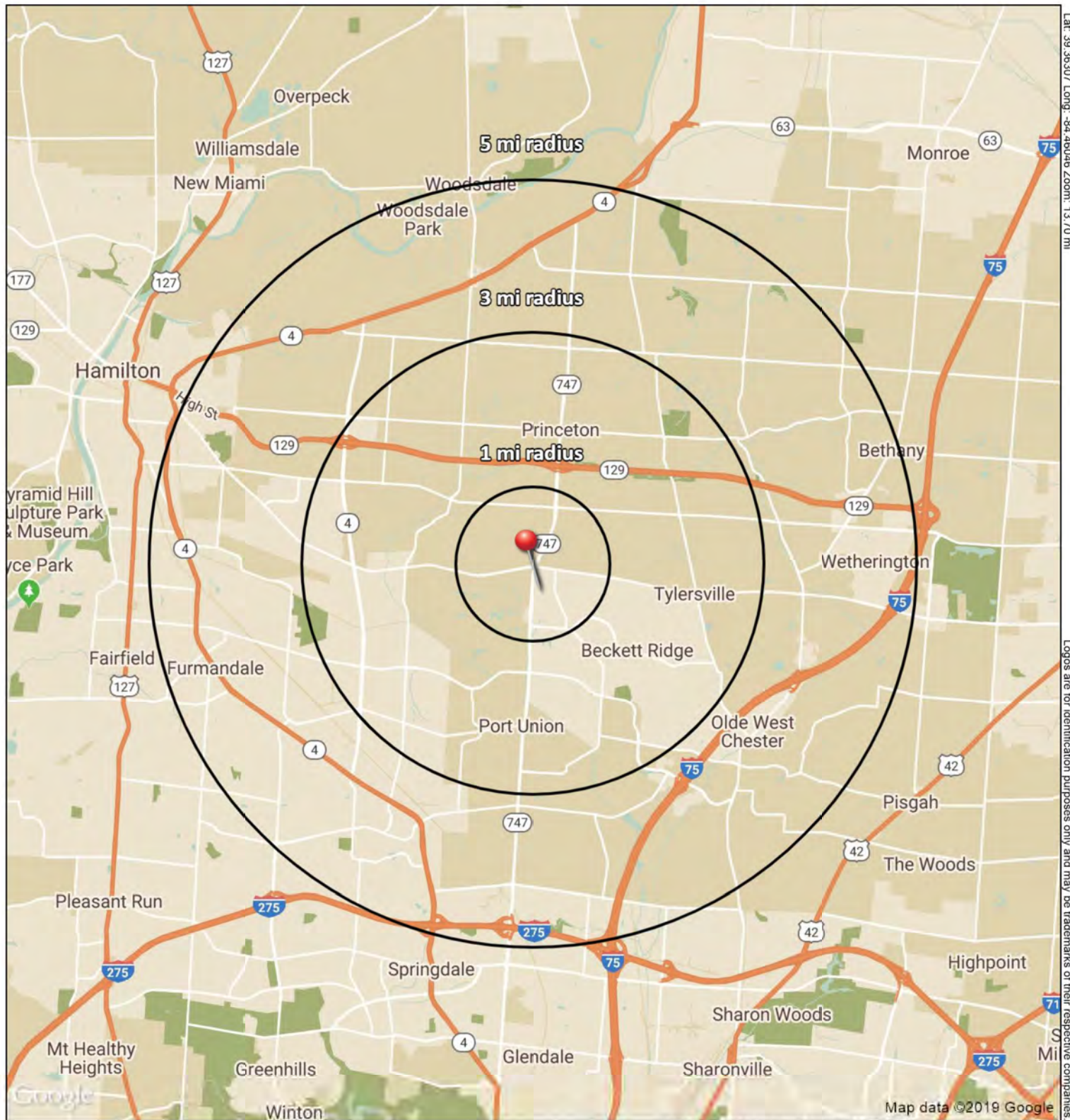
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Lat: 39.36907 Long: -84.46046 Zoom: 13.70 mi

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**West Chester, OH 45069**

February 2019



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# SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3631/-84.4605

RS1

## Crossings of Beckett

### West Chester, OH 45069

1 mi radius    3 mi radius    5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2018 Estimated Population	8,207	51,236	138,707
	2023 Projected Population	8,506	53,083	143,427
	2010 Census Population	7,737	48,932	132,856
	2000 Census Population	3,857	37,995	108,417
	Projected Annual Growth 2018 to 2023	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2018	6.3%	1.9%	1.6%
	2018 Median Age	36.2	36.2	35.8
<b>HOUSEHOLDS</b>	2018 Estimated Households	3,007	18,222	52,257
	2023 Projected Households	3,079	18,662	53,431
	2010 Census Households	2,702	16,606	47,911
	2000 Census Households	1,276	12,649	39,552
	Projected Annual Growth 2018 to 2023	0.5%	0.5%	0.4%
	Historical Annual Growth 2000 to 2018	7.5%	2.4%	1.8%
<b>RACE AND ETHNICITY</b>	2018 Estimated White	69.4%	76.3%	74.4%
	2018 Estimated Black or African American	13.9%	10.9%	13.0%
	2018 Estimated Asian or Pacific Islander	13.9%	8.8%	6.3%
	2018 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
	2018 Estimated Other Races	2.7%	3.8%	6.0%
	2018 Estimated Hispanic	3.6%	4.8%	7.4%
<b>INCOME</b>	2018 Estimated Average Household Income	\$148,159	\$126,761	\$100,302
	2018 Estimated Median Household Income	\$122,619	\$107,425	\$86,316
	2018 Estimated Per Capita Income	\$54,314	\$45,105	\$37,839
<b>EDUCATION (AGE 25+)</b>	2018 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.5%	2.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.8%	4.4%
	2018 Estimated High School Graduate	14.6%	20.2%	27.0%
	2018 Estimated Some College	13.8%	17.5%	18.0%
	2018 Estimated Associates Degree Only	7.0%	8.6%	8.8%
	2018 Estimated Bachelors Degree Only	36.6%	31.1%	24.6%
	2018 Estimated Graduate Degree	24.2%	18.3%	14.5%
<b>BUSINESS</b>	2018 Estimated Total Businesses	347	1,561	6,192
	2018 Estimated Total Employees	2,736	24,149	101,148
	2018 Estimated Employee Population per Business	7.9	15.5	16.3
	2018 Estimated Residential Population per Business	23.6	32.8	22.4

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