

**8300 Princeton
Glendale Road
West Chester, OH
45069**

**Office Suite For Lease
1,495 SF**



AVAILABLE:

1,495 SF - suite 201
Immediate occupancy

USES:

Professional office

OFFERED AT:

\$11.00 PSF NNN
\$4.12 PSF OpEx

LOCATION:

Well located office just minutes to I-75 (3 miles) and I-275 (4 miles). In a highly developed commercial and residential area with a great mix of retail, food, & service in the area.

SUMMARY:

- Zoned B-2 (click for zoning ordinance)
- Traffic counts: **SR 747 25,350 VPD**
- Signalized corner

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch

Broker / Owner
513.623.6505 Mobile
john@nrrg.com

OVERVIEW

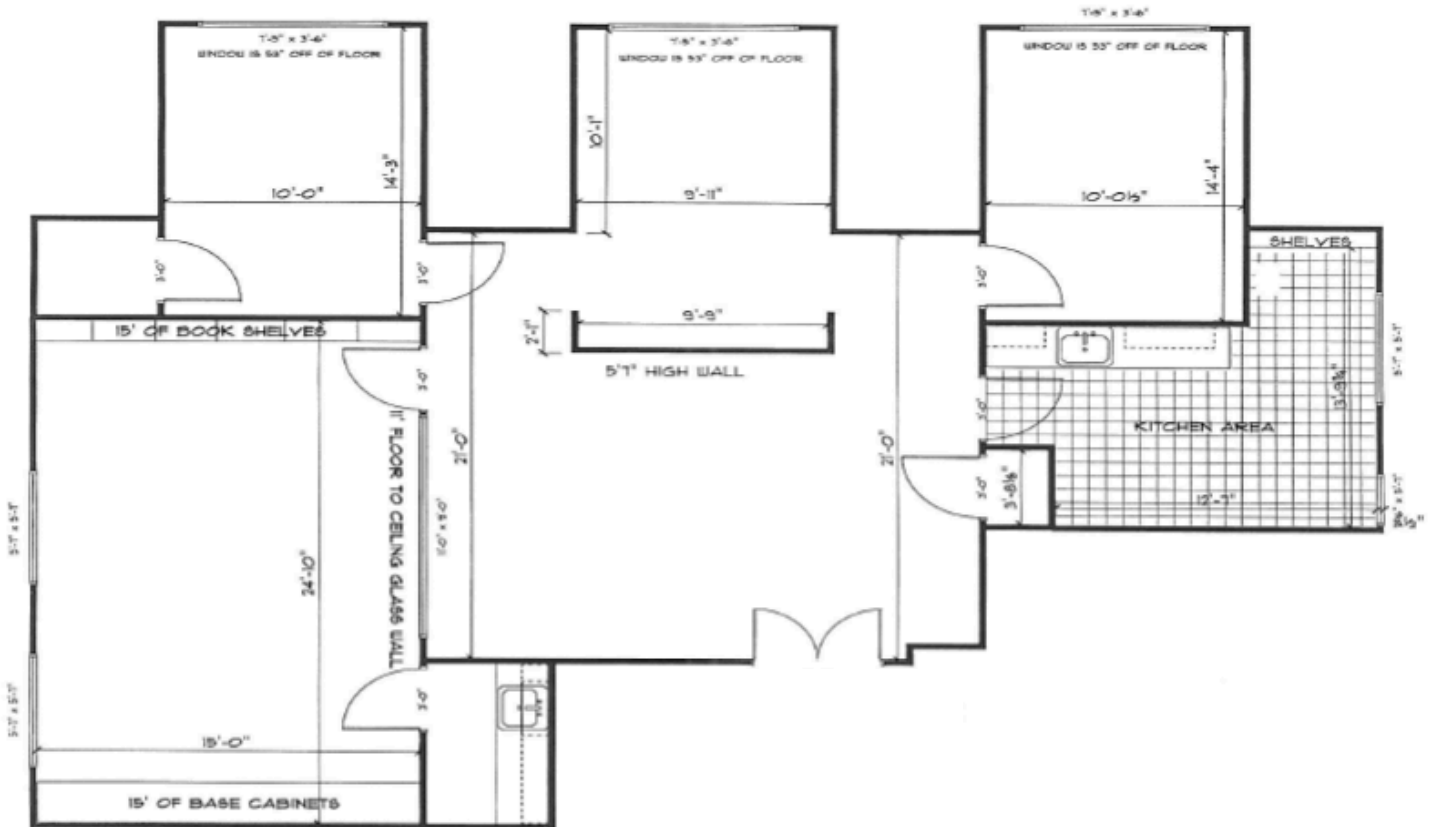
**8300 Princeton
Glendale Road
Suite 201
Office Suite For
Lease**

SUITE #:
201

OCCUPANCY:
Immediate

SPACE INFO:

- **Suite 201:**
- 1,496 SF end-cap
- Individual secured private entry
- 3 private offices, kitchenette, conference room w/ wet bar and built-ins, & large bull pen area
- 9' ceilings
- Windows throughout w/ abundance of natural light
- Signage available on LED on Princeton Glendale Road (SR 747)



Suite 201: 1,495 SF

North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch
Broker / Owner
513.623.6505 Mobile
john@nrrg.com

PROPERTY PHOTOS

**8300 Princeton
Glendale Road**
Suite 201
Office Suite For
Lease



North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch
Broker / Owner
513.623.6505 Mobile
john@nrrg.com

AERIAL MAP

8300 Princeton
Glendale Road
Suite 201
Office Suite For
Lease



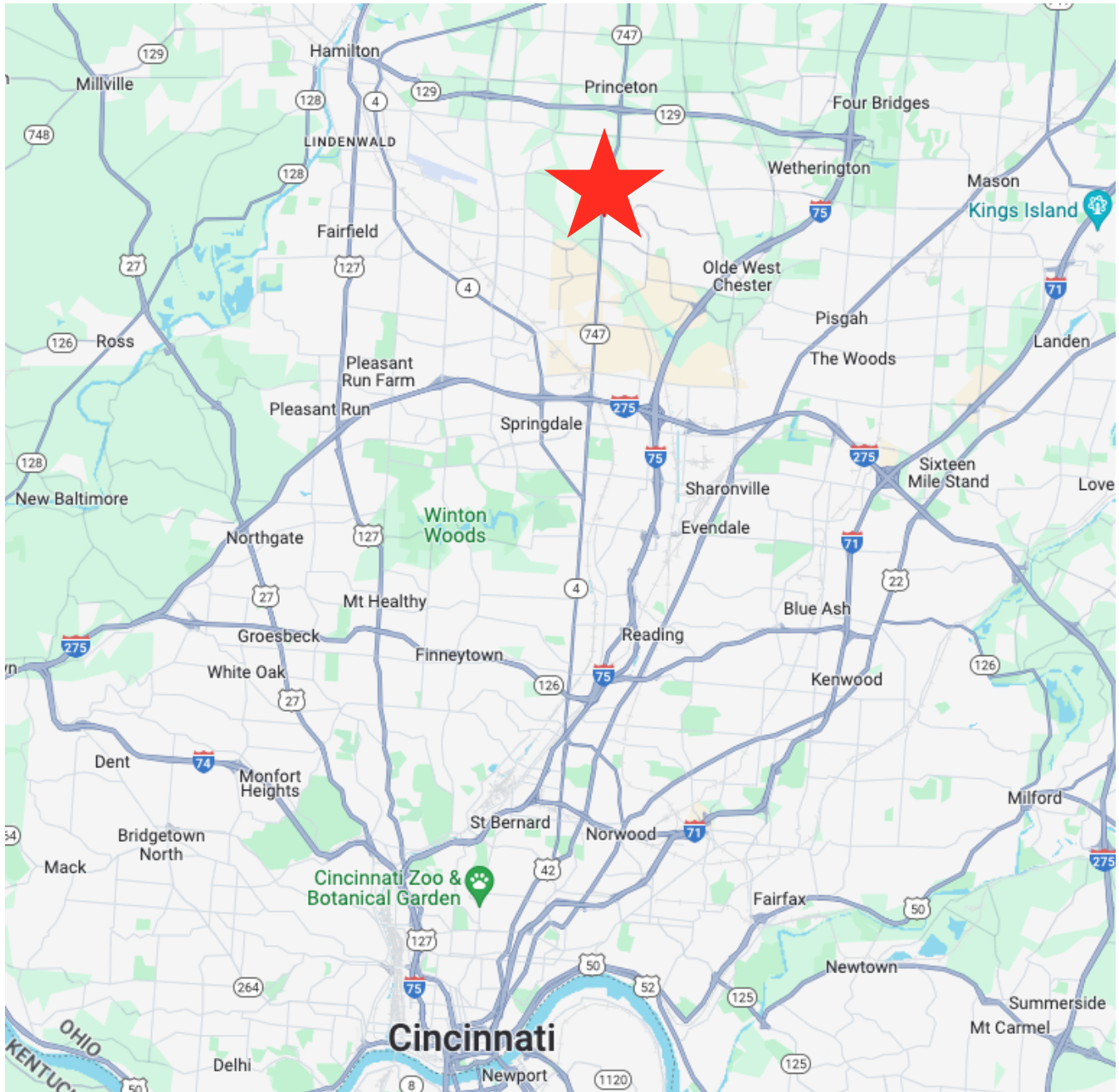
North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch
Broker / Owner
513.623.6505 Mobile
john@nrrg.com

STREET MAP

**8300 Princeton
Glendale Road**
Suite 201
Office Suite For
Lease



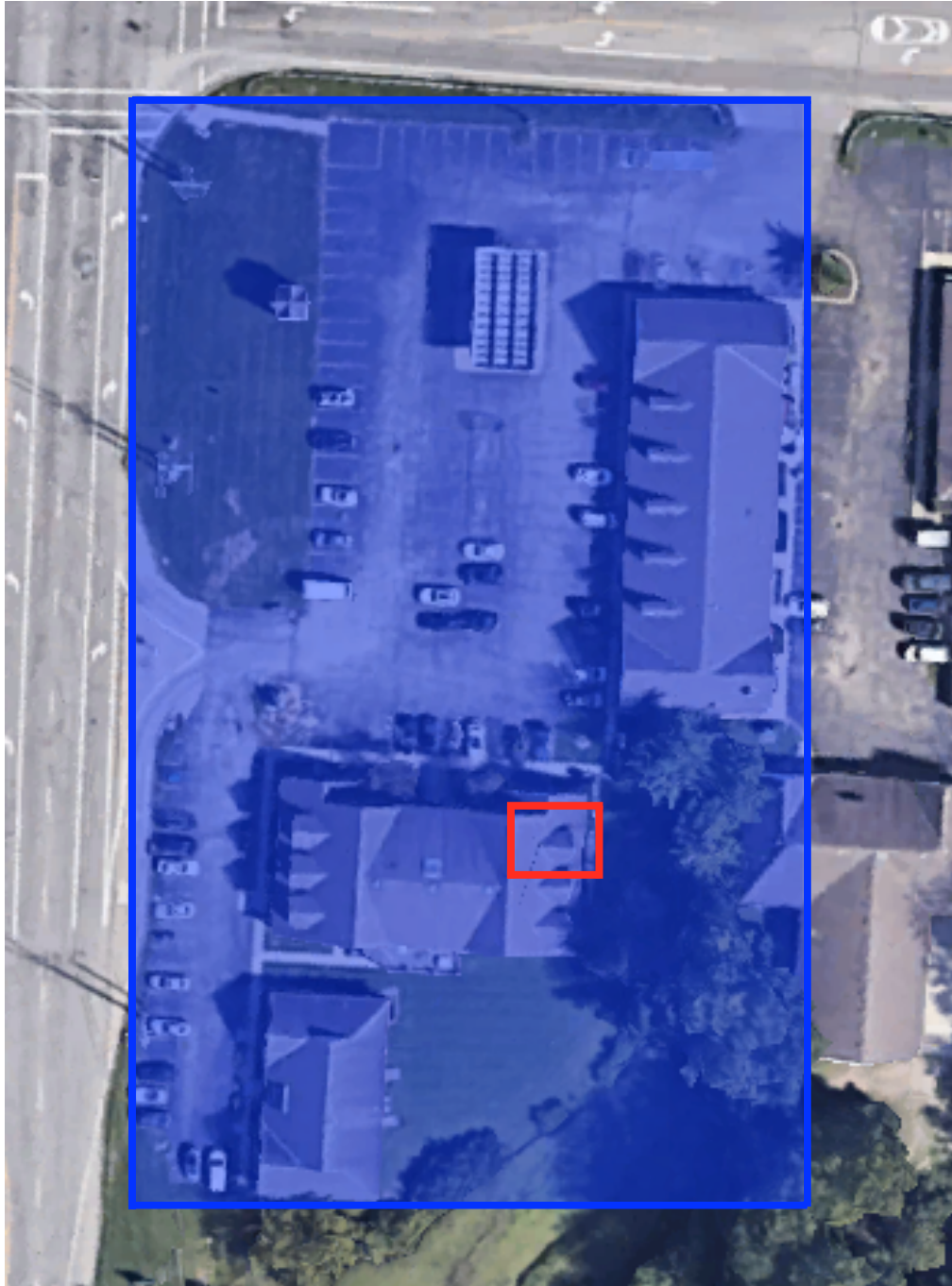
North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch
Broker / Owner
513.623.6505 Mobile
john@nrrg.com

SITE MAP

**8300 Princeton
Glendale Road**
Suite 201
Office Suite For
Lease




North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch
Broker / Owner
513.623.6505 Mobile
john@nrrg.com

DEMOGRAPHICS

**8300 Princeton
Glendale Road
Suite 201
Office Suite For
Lease**

Beckett Square						
8300 Princeton Glendale Rd, West Chester, OH 45069						
Building Type: General Retail	Total Available: 0 SF					
Secondary: -	% Leased: 100%					
GLA: 10,000 SF	Rent/SF/Yr: -					
Year Built: 1986						
Radius	1 Mile	3 Mile		5 Mile		
Population						
2028 Projection	8,711	47,133		155,670		
2023 Estimate	8,451	46,241		151,887		
2010 Census	7,369	43,220		137,085		
Growth 2023 - 2028	3.08%	1.93%		2.49%		
Growth 2010 - 2023	14.68%	6.99%		10.80%		
2023 Population by Hispanic Origin						
2023 Population	457	3,097		12,937		
2023 Population						
White	5,236 61.96%	33,421 72.28%	111,116 73.16%			
Black	1,294 15.31%	6,352 13.74%	24,651 16.23%			
Am. Indian & Alaskan	20 0.24%	141 0.30%	631 0.42%			
Asian	1,691 20.01%	5,085 11.00%	10,790 7.10%			
Hawaiian & Pacific Island	12 0.14%	121 0.26%	388 0.26%			
Other	197 2.33%	1,121 2.42%	4,312 2.84%			
U.S. Armed Forces	1	48	80			
Households						
2028 Projection	3,473	16,602		57,413		
2023 Estimate	3,361	16,247		55,945		
2010 Census	2,889	14,987		50,195		
Growth 2023 - 2028	3.33%	2.19%		2.62%		
Growth 2010 - 2023	16.34%	8.41%		11.46%		
Owner Occupied	2,037 60.61%	12,795 78.75%	39,580 70.75%			
Renter Occupied	1,325 39.42%	3,452 21.25%	16,365 29.25%			
2023 Households by HH Income						
Income: <\$25,000	351 10.44%	1,252 7.71%	6,597 11.79%			
Income: \$25,000 - \$50,000	246 7.31%	2,020 12.43%	9,118 16.30%			
Income: \$50,000 - \$75,000	741 22.03%	2,285 14.06%	9,790 17.50%			
Income: \$75,000 - \$100,000	107 3.18%	1,689 10.40%	7,579 13.55%			
Income: \$100,000 - \$125,000	662 19.68%	2,299 14.15%	6,932 12.39%			
Income: \$125,000 - \$150,000	299 8.89%	1,240 7.63%	3,901 6.97%			
Income: \$150,000 - \$200,000	371 11.03%	2,734 16.83%	6,499 11.62%			
Income: \$200,000+	586 17.42%	2,728 16.79%	5,530 9.88%			
2023 Avg Household Income						
	\$128,076	\$131,321		\$104,974		
2023 Med Household Income						
	\$108,931	\$109,542		\$83,141		

North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch
Broker / Owner
513.623.6505 Mobile
john@nrrg.com