

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

**Office Suite For Lease
450 SF**



AVAILABLE:

450 SF - suite 103
Immediate occupancy

USES:

Professional office

OFFERED AT:

\$950/month full service gross

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 103
Office Suite For
Lease

SUITE #:
103

OCCUPANCY:
Immediate

SPACE INFO:

- **Suite 103:**
- 450 SF end-cap right off main lobby
- Open office for 2-6 people
- Individual secured private entry
- 9' ceilings
- Windows throughout w/ abundance of natural light
- Signage available on LED on Princeton Glendale Road (SR 747)



Suite 103: 450 SF

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AERIAL MAP

8300 Princeton
Glendale Road
Suite 103
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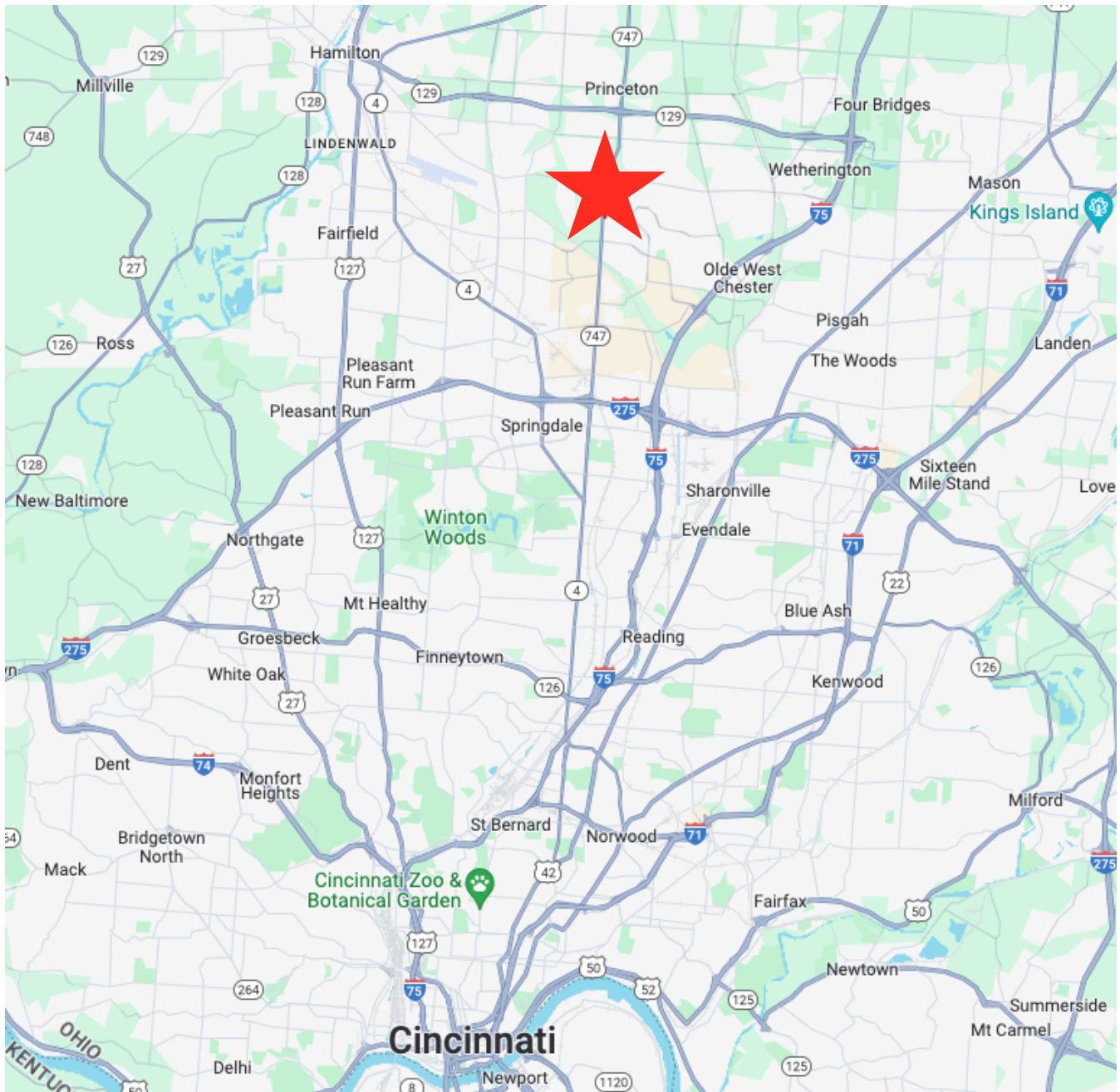
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DEMOGRAPHICS

**8300 Princeton
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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		457		3,097		12,937			
2023 Population		8,451		46,241		151,887			
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		3,363		16,247		55,946			
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			



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