FOR LEASE, GROUND LEASE OR BTS

CROSSINGS OF BECKETT

8000 PRINCETON GLENDALE ROAD, WEST CHESTER TWP, OH 45069

CUSHMAN & WAKEFIELD



1.0 ACRE PAD / KROGER ANCHORED OUTPARCEL

cushmanwakefield.com

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PROPERTY HIGHLIGHTS

- 1 Acre pad available for ground lease or built-to-suit OR
- 2,200 SF - 7,400 SF multi-tenant building available for lease - Endcap with drive-thru
- New Kroger Marketplace anchored development located in the Beckett Ridge area of West Chester Township
- Signalized access with entry points on Princeton Glendale and Beckett Road
- High demographics in growing trade area



LAND SIZE

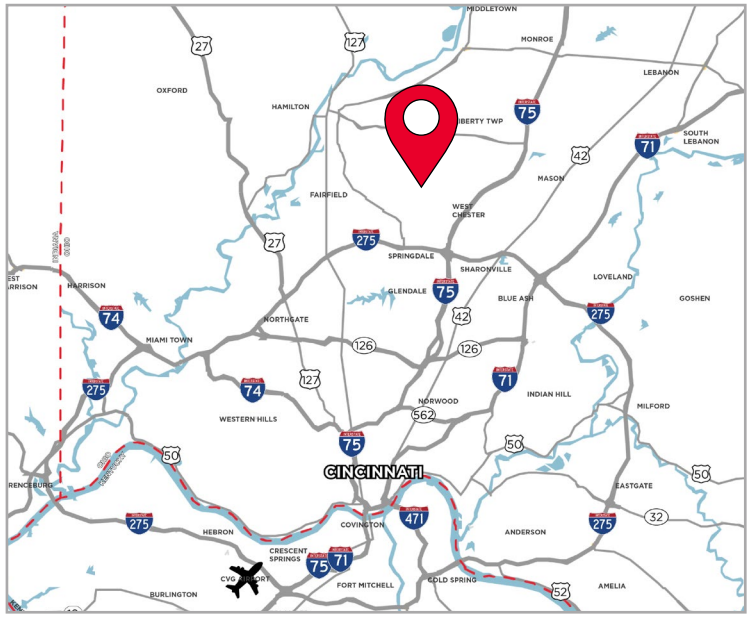
1.0 Acres

MARKET

West Chester

GROUND LEASE

Call for pricing



NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME POP.
1 Mile	6,315	$200,874	4,227
3 Mile	53,855	$173,324	71,127
5 Mile	141,183	$170,346	155,576

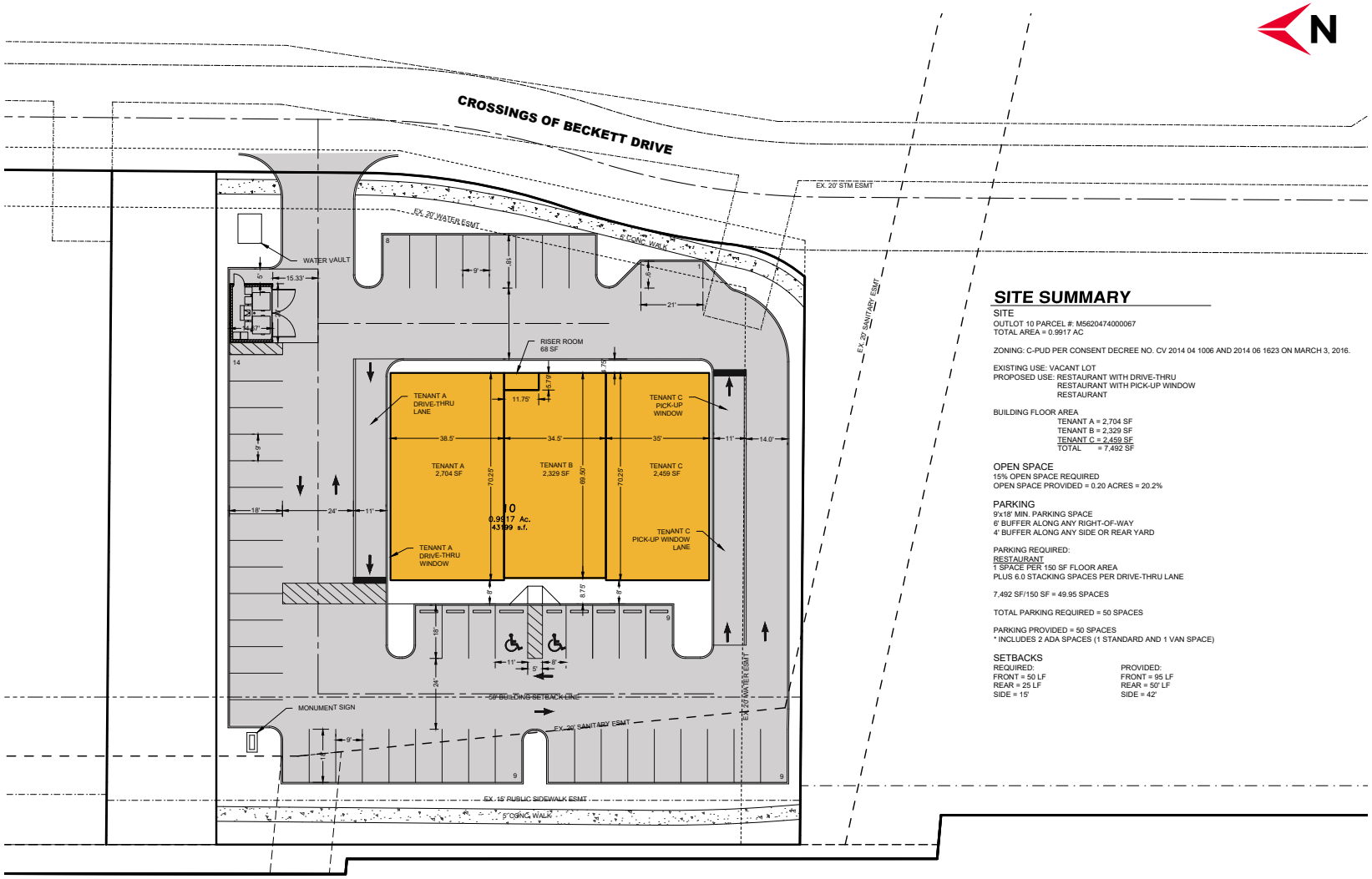
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SITE PLAN - CONCEPT



SITE SUMMARY

SITE
OUTLOT 10 PARCEL #: M5620474000067
TOTAL AREA = 0.9917 AC

ZONING: C-PUD PER CONSENT DECREE NO. CV 2014 04 1006 AND 2014 06 1623 ON MARCH 3, 2016.

EXISTING USE: VACANT LOT
PROPOSED USE: RESTAURANT WITH DRIVE-THRU
RESTAURANT WITH PICK-UP WINDOW
RESTAURANT

BUILDING FLOOR AREA
TENANT A = 2,704 SF
TENANT B = 2,329 SF
TENANT C = 2,459 SF
TOTAL = 7,492 SF

OPEN SPACE
15% OPEN SPACE REQUIRED
OPEN SPACE PROVIDED = 0.20 ACRES = 20.2%

PARKING
9'x18' MIN. PARKING SPACE
6' BUFFER ALONG ANY RIGHT-OF-WAY
4' BUFFER ALONG ANY SIDE OR REAR YARD

PARKING REQUIRED:
RESTAURANT
1 SPACE PER 150 SF FLOOR AREA
PLUS 6.0 STACKING SPACES PER DRIVE-THRU LANE

7,492 SF/150 SF = 49.95 SPACES

TOTAL PARKING REQUIRED = 50 SPACES

PARKING PROVIDED = 50 SPACES
* INCLUDES 2 ADA SPACES (1 STANDARD AND 1 VAN SPACE)

SETBACKS

REQUIRED:	PROVIDED:
FRONT = 50 LF	FRONT = 95 LF
REAR = 25 LF	REAR = 50' LF
SIDE = 15'	SIDE = 42'

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SITE PHOTOS













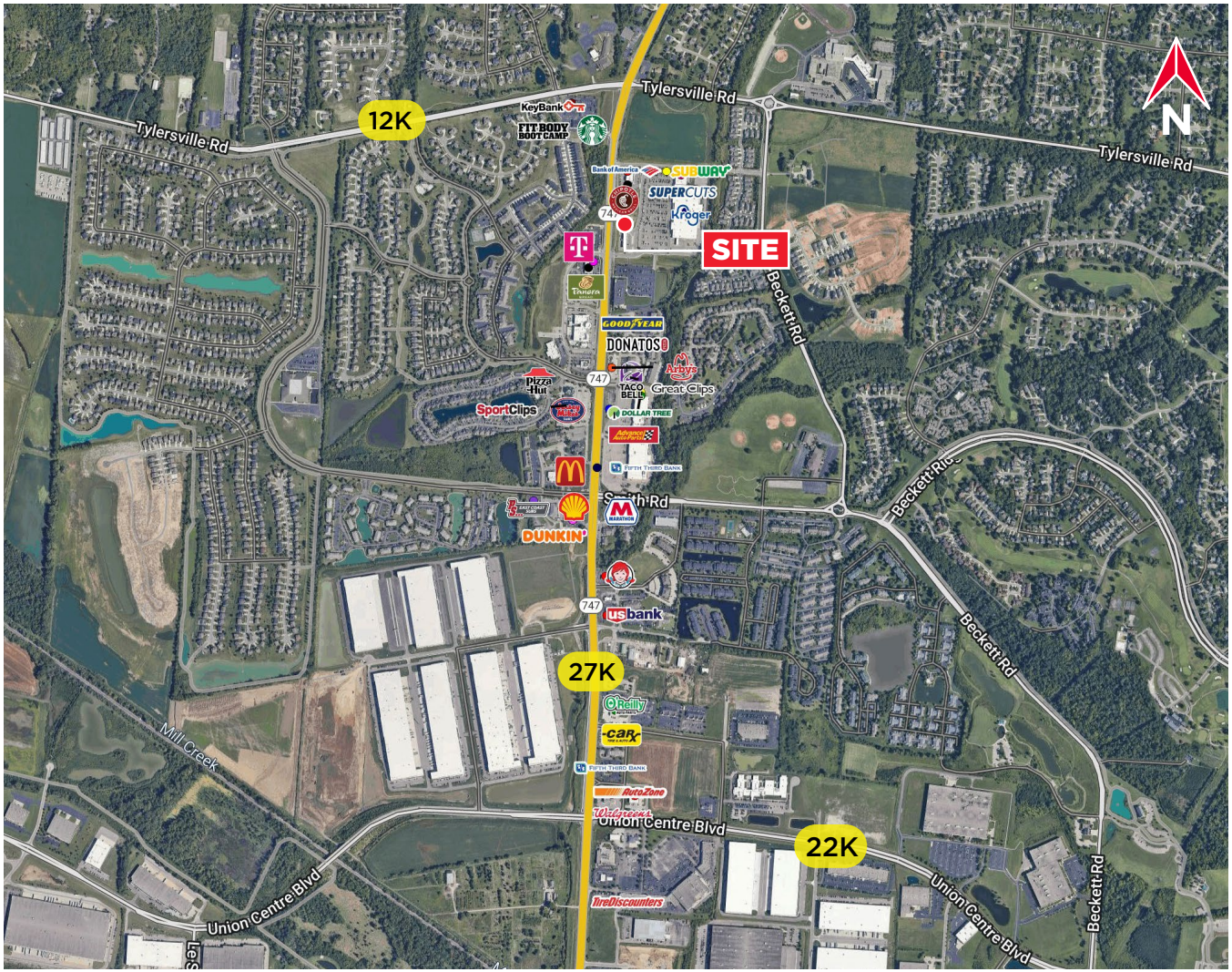
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SUBMARKET AERIAL



For more information, please contact:

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