

**BECKETT CROSSINGS**  
 SR 747 & TYLERSVILLE ROAD  
 WEST CHESTER, OH 45069

**PREMIER DEVELOPMENT OPPORTUNITY**  
**12.63 ACRES FOR SALE**

**HIGHLIGHTS**

- Prized development site located at one of the most sought after intersections in West Chester within the Beckett Ridge community
- 12.63 acres of developable land with nearly 750 feet of frontage located at the South East corner of State Route 747 (Princeton Glendale Road) & Tylersville Road
- Immediate access to I-129
- Shadow anchored by Kroger Marketplace with multiple shared access points
- Numerous development opportunities possible with this revered tract of land
- Currently zoned C-PUD
- Average household incomes within a 3 mile radius over \$160,000

**TRAFFIC COUNTS**

- 26,958 VPD on SR 747
- 13,314 VPD on TYLERSVILLE RD

**DEMOGRAPHICS**

2024 Estimates	1 miles	3 miles	5 miles
Population	8,819	50,685	142,897
Households	3,189	18,029	53,513
Average HH Income	\$156,882	\$160,899	\$129,393
Daytime Employees	2,594	27,584	83,884

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 RETAIL ADVISORS

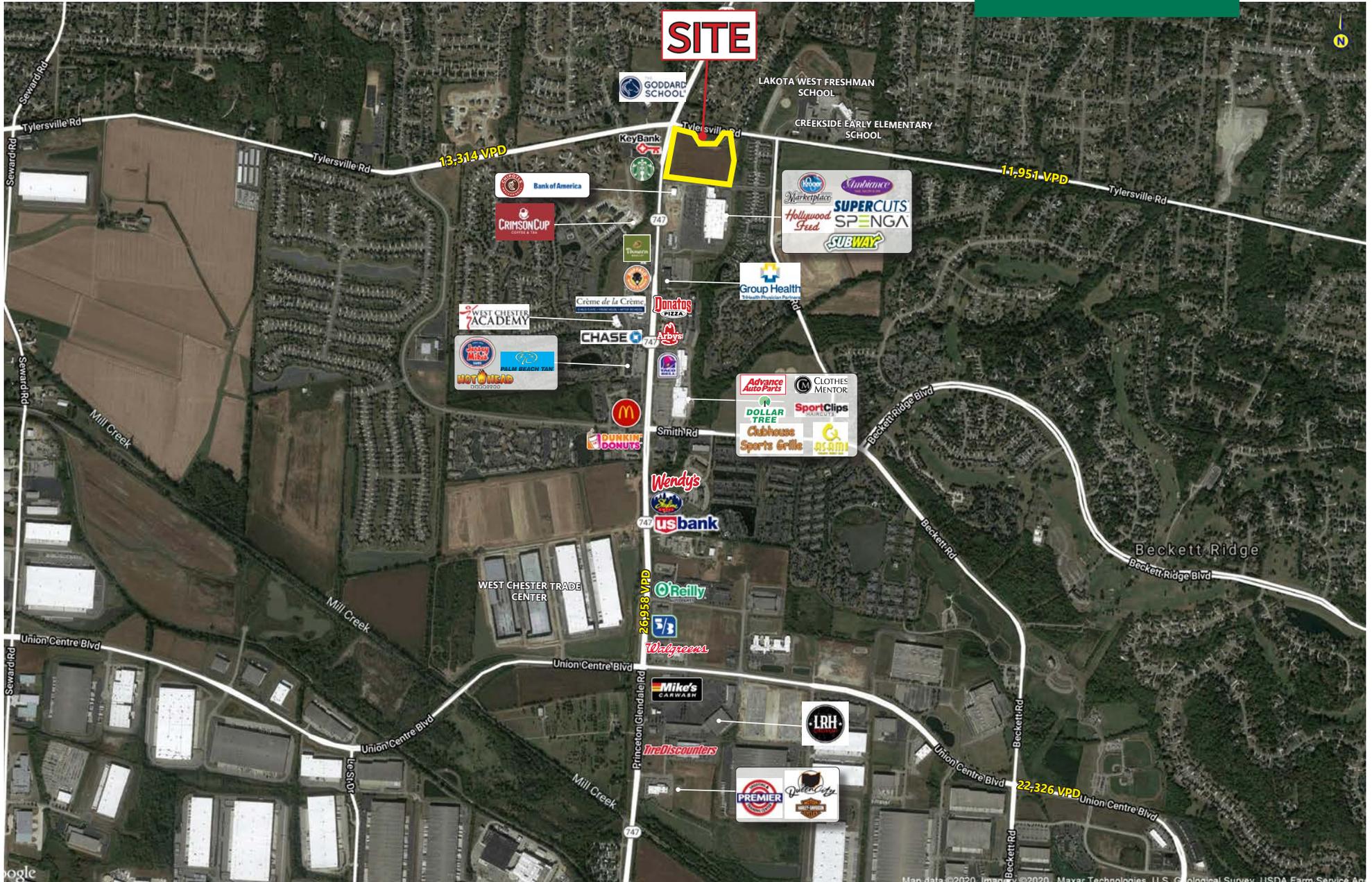
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