

# For Lease

4887 Smith Road | West Chester, OH 45069



## Property highlights

- 4,190 SF is available - existing restaurant
- 1,260 SF is available - existing fitness user
- Located in Beckett Town Center
- Near a signalized intersection
- Plenty of parking
- Traffic count is 10,667 VPD on Smith Road
- Located along a busy trade area route



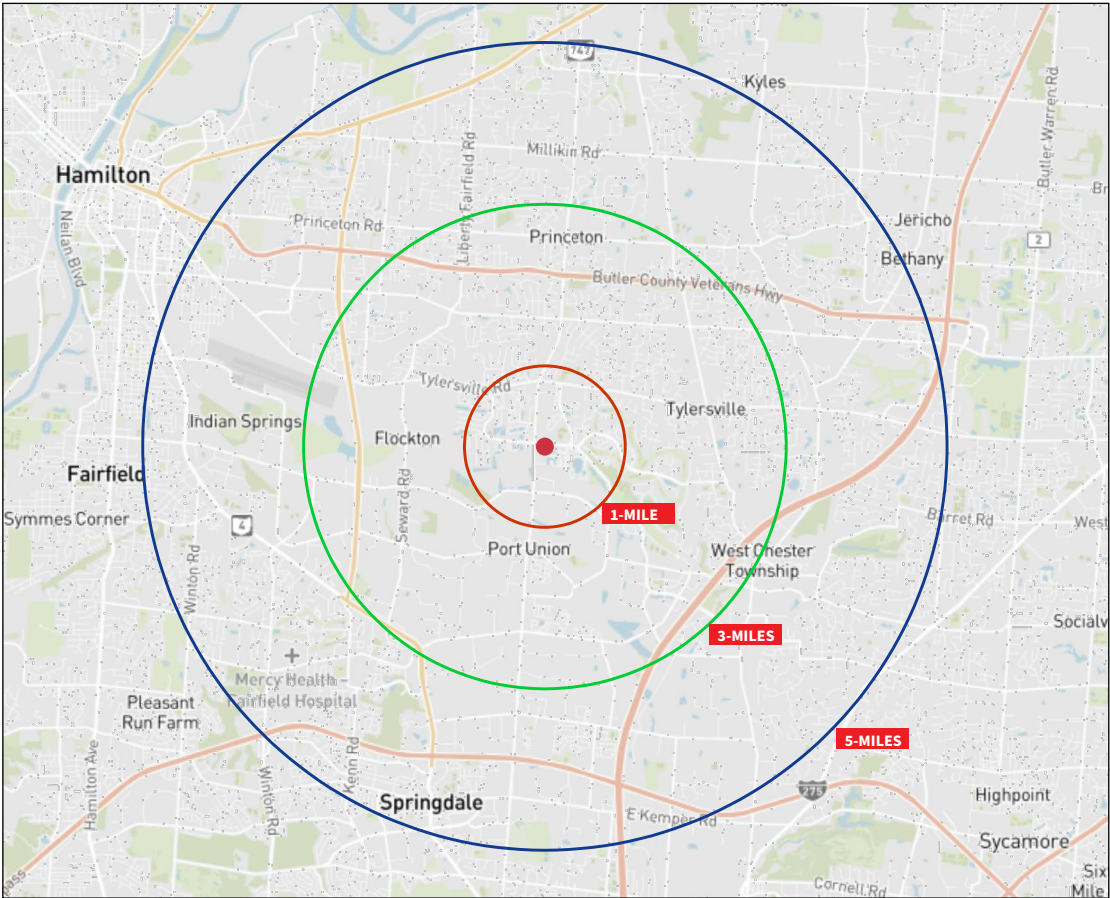
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Demographics



Demographics	1-mile	3-miles	5-miles
Population	7,852	47,317	147,497
Households	3,158	16,748	55,070
Daytime Population	6,827	59,610	187,408
Average Household Income	\$132,703	\$146,080	\$119,588

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Trade area

