

61,876 SF

Kings Mall Shopping Center

For Sale - \$7,687,400

7.85% CAP

New Listing
Retail Investment
100% LEASED!



INVESTMENT HIGHLIGHTS

- 12 Tenants
- Three parcels - 7.24+/- Acres
- 30,386 SF Anchor Tenant - 10 year renewal pending - November 2024
- Forecasted 2025 Income: \$874,808
- Forecasted 2025 Expenses: \$271,347 (includes double manager fees)
- Projected 2025 NOI: \$603,460
- Offering Cap Rate: 7.85%
- Price: \$7,687,400 (\$124.24/SF)

LOCATION

King's Mall Shopping Center
4744-4800 Fields Ertel Road
Cincinnati (Mason/Deerfield Twp.),
Warren County, OH 45249

Address	Tenant	SF
4800	Grand Oriental Restaurant	6,188
4786	Altitudes Trampoline Park	30,386
4772	Mattress Firm Inc.	4,336
4770	Queens Bakery	1,882
4766	Metro by T-Mobile	1,005
4764	Blowncity Hair Salon	1,113
4760	GNC Vitamins	1,552
4758	Nancy Phan Eternity Nails	3,309
4754	Samarkand Store Inc. #3	2,019
4752	Samarkand Store Inc. Food	2,016
4750	Samarkand Restaurant Inc. #2	2,304
4744	AVAILABLE (Hallmark) 3/1/25	5,766

CONTACT

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EVEREST
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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

Kings Mall Shopping Center

THE OFFERING	
100% Leased - 12 Tenants	
Property Address	4744-4800 Fields Ertel Road, Cincinnati, OH
Price	\$7,687,400.00
Cap Rate	7.85%
Price/SF	\$124.24
Net Operating Income 2022 Forecast (*)	\$603,460

(*) If Double Management Fee are removed NOI at \$618,096 with 8.04% CAP

PROPERTY DESCRIPTION	
Year Built / Renovated	1987/2012
Gross Leasable Area	61,876
Zoning	Retail
Type of Ownership	Fee Simple
Lot Size	7.245+/- Acres
Parcel ID #s	Lot #15 162-635-200-60 (5.677 Acres) *Lot #17 162-635-200-80 (0.555 Acres) *Lot #42 162-635-201-70 (1.0134 Acres) 7.2454 Total Acres

(*) Under Contract: Transferable PSA on parcels #17 or #42 as package for drive-thru development at \$695,000

- Transferable PSA outlot sale income of \$695,000 - can be assigned to Buyer.
- Effective net purchase price reduction to \$6,992,400 / \$618,096 NOI (excludes double Mgmt. fees) = effective - 8.84% CAP (\$113 PSF)



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FOR MORE INFORMATION, CONTACT

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Kings Mall Partners, LLC

2025

Description	2025 Budget
RENT INCOME	
Rental Income	731,763
CAM Income	31,215
RE Taxes Income	78,721
Insurance Income	12,214
Water Income	16,694
Pylon Income	4,200
TOTAL RENTAL INCOME	874,808
OPERATING EXPENSES	
Management Expense	14,635
Cleaning Lot	4,680
Landscaping	11,351
On-site Maintenance Mgmt	12,200
Plumbing	2,547
Roofing	1,282
Security	2,455
Snow Removal	10,931
Gas & Electric	9,623
Electrical Repair	4,605
Plumbing	330
Sprinkler Inspection	267
Assessment Challenging Fee	600
Guardian Water Billing	465
Water/Sewer	16,694
Real Estate Taxes (escrowed)	154,682
Insurance	24,000
TOTAL OPERATING EXPENSES	271,347
NET OPERATING INCOME	603,460

2025

SF	%	Tenant	Rent	CAM	Tax	Insurance	Pylon
6,188	0.1000	Grand Oriental	46,410	6,134	15,469	2,400	
30,386	0.4911	TP Opportunity Group LLC	364,632				
4,336	0.0701	Mattress Firm Inc.	54,937	4,298	10,839	1,682	
1,882	0.0304	Qian Kun	22,584	1,866	4,705	730	
1,005	0.0162	Metro By T-Mobile	17,592	996	2,512	390	
1,113	0.0180	Blowncity	20,034	1,103	2,782	432	
1,552	0.0251	GNC	32,933	1,538	3,880	602	1,200
3,309	0.0535	Nancy Phan	46,326	3,280	8,272	1,283	
2,019	0.0326	Samarkand Store 3	29,784	2,001	5,047	783	3,000
2,016	0.0326	Samarkand Store	22,176	1,998	5,040	782	
2,304	0.0372	Samarkand Store 2	25,344	2,284	5,760	894	
5,766	0.0932	LGA Retail	49,011	5,716	14,414	2,236	
61,876			731,763	31,215	78,721	12,214	4,200

Total CAM
61,336

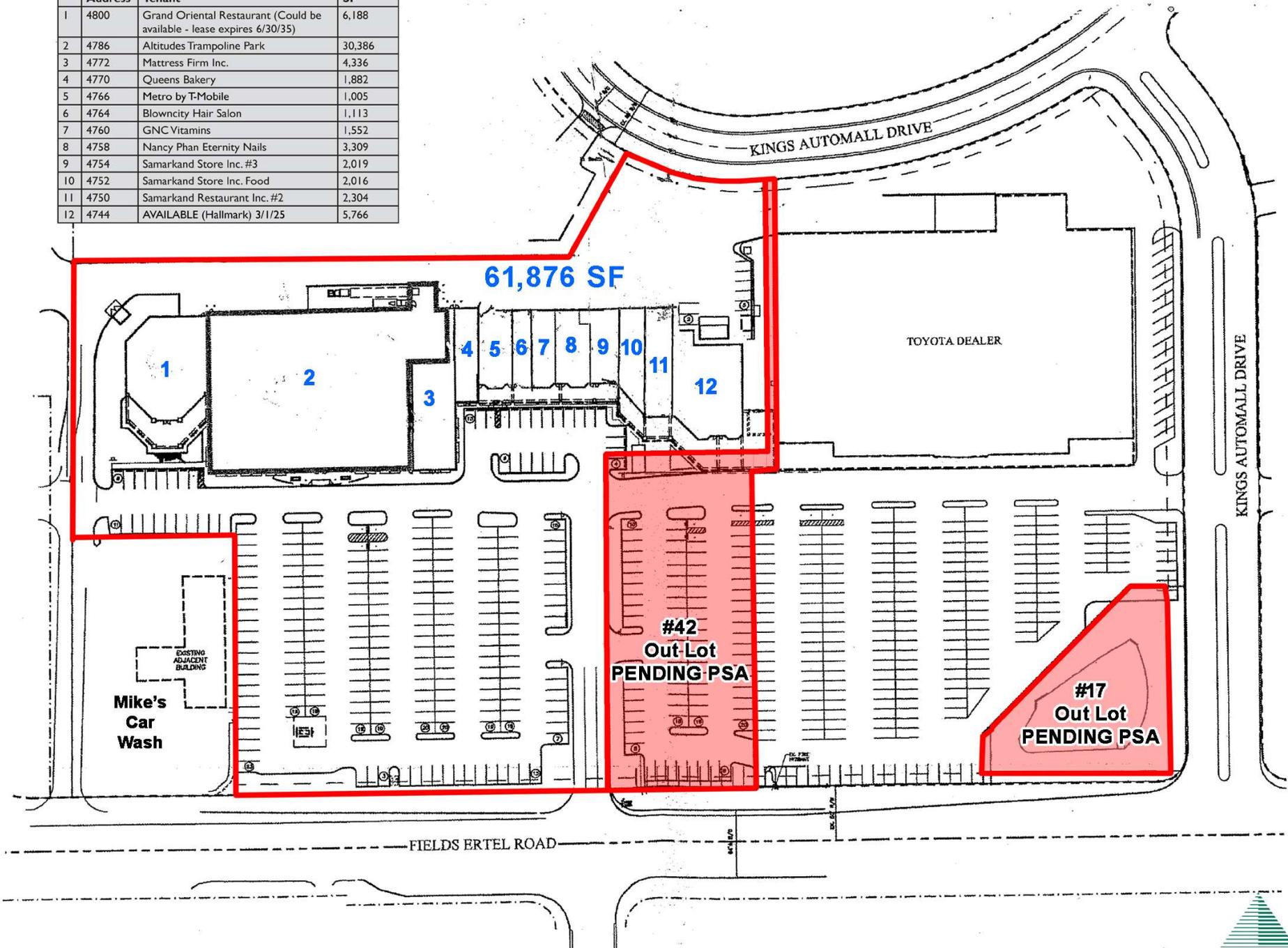
Total Tax
154,682

The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.

King's Mall Shopping Center

4744-4800 Fields Ertel Road, Cincinnati (Mason/Deerfield Twp.), OH 45249

	Address	Tenant	SF
1	4800	Grand Oriental Restaurant (Could be available - lease expires 6/30/35)	6,188
2	4786	Altitudes Trampoline Park	30,386
3	4772	Matress Firm Inc.	4,336
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11	4750	Samarkand Restaurant Inc. #2	2,304
12	4744	AVAILABLE (Hallmark) 3/1/25	5,766



This site plan is to be utilized solely for the purpose of showing the general layout of the shopping center and the relative locations of the storerooms therein. It shall not be construed as an accurate representation of the current or future configuration of the shopping center, the tenants within, nor the size/locations of improvements located thereupon, all of which are subject to change.





Kroger **Orangetheory** FITNESS
JOANN Firestone COMPLETE AUTO CARE
LIFETIME FITNESS **SUBWAY**
PET SMART **Wendy's** **McDonald's**



Walmart Supercenter



HOBBY LOBBY **LOWE'S**
Burlington **Marshall's**
STAPLES **BOOT BARN**
Party City **CHIPOTLE**
FIVE GUYS **noodles & COMPANY**

REGAL **DICK'S** SPORTING GOODS
BARNES & NOBLE **ULTA** BEAUTY
five BELOW **Ashley** HOMESTORE
TALBOTS **WHOLE FOODS** MARKET
CHICO'S **LOFT**
BED BATH & BEYOND
LANE BRYANT
tropical CAFE **THE FRESH MARKET** **JJ**

Hilton Garden Inn
CANDLEWOOD SUITES

BW Best Western **CARRABBA'S** ITALIAN GRILL
Hampton Inn **Chick-fil-A**
Waffle House **DUNKIN'** **POPEYES**

SUBJECT PROPERTY
 4794 FIELDS ETEL ROAD.

Gordon FOOD SERVICE STORE
LA QUINTA INNS & SUITES
FIFTH THIRD BANK **NAPA**

FIELDS ETEL ROAD
 ±36,240+ VPD

THE HONEY BAKED Ham **DISCOUNT TIRE**
Comfort **Joey's** **McDonald's** **Aldi's**

Red Roof
DSW DISCOUNT SHOES

KOHL'S **BURGER KING**
Tire Discounters **TACO BELL**
Enterprise **Firestone** COMPLETE AUTO CARE
LONGHORN STEAKHOUSE **KFC**

JCPenney **PLATO'S CLOSET**
jiffy lube **SHERWIN WILLIAMS** multicare
AutoZone

VW **KIA**
TOYOTA **NISSAN**
CHEVROLET **SUBARU**

LEXUS
CHRYSLER
Jeep
DODGE
RAM



TARGET **COSTCO** WHOLESALE
petco **BEST BUY**
OLD NAVY **Michael's** **Bath & Body Works**

Office DEPOT OfficeMax
Wendy's

ALDI **CHIPOTLE**
LA Z BOY

planet fitness

Walgreens

CHASE

at home
 The Home Decor Superstore

DOLLAR TREE

meijer **O'Reilly AUTO PARTS**
Fred's **Car's**

DUNKIN' **MENARDS**

DOLLAR TREE

CVS pharmacy

3

SUBWAY
Little Caesars

Marco's Pizzeria

NANTUCKET APARTMENTS
 (394 UNITS)

TRACTOR SUPPLY CO.

22

MONTGOMERY ROAD
 ±40,750 VPD

MASON BUSINESS CENTER

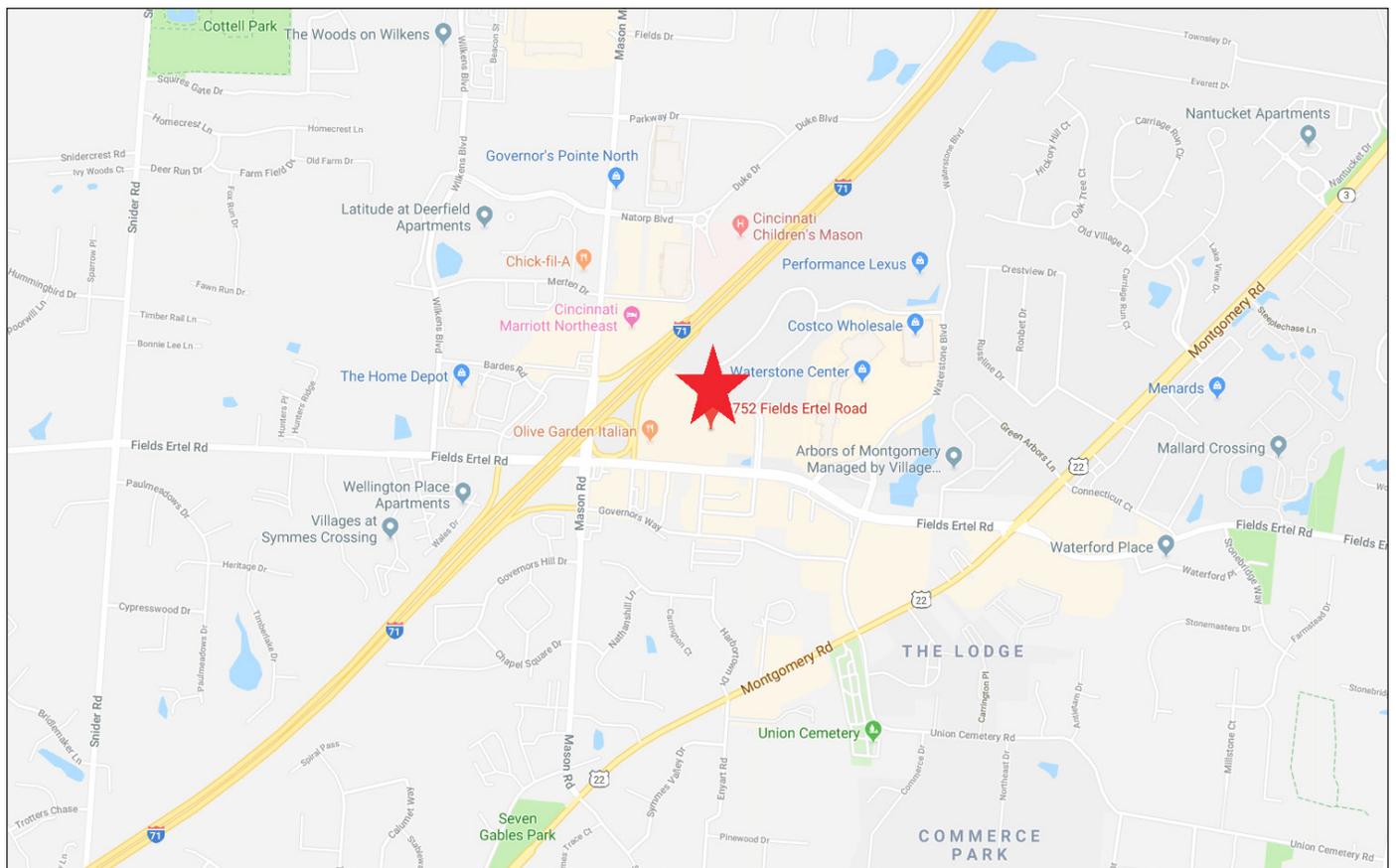
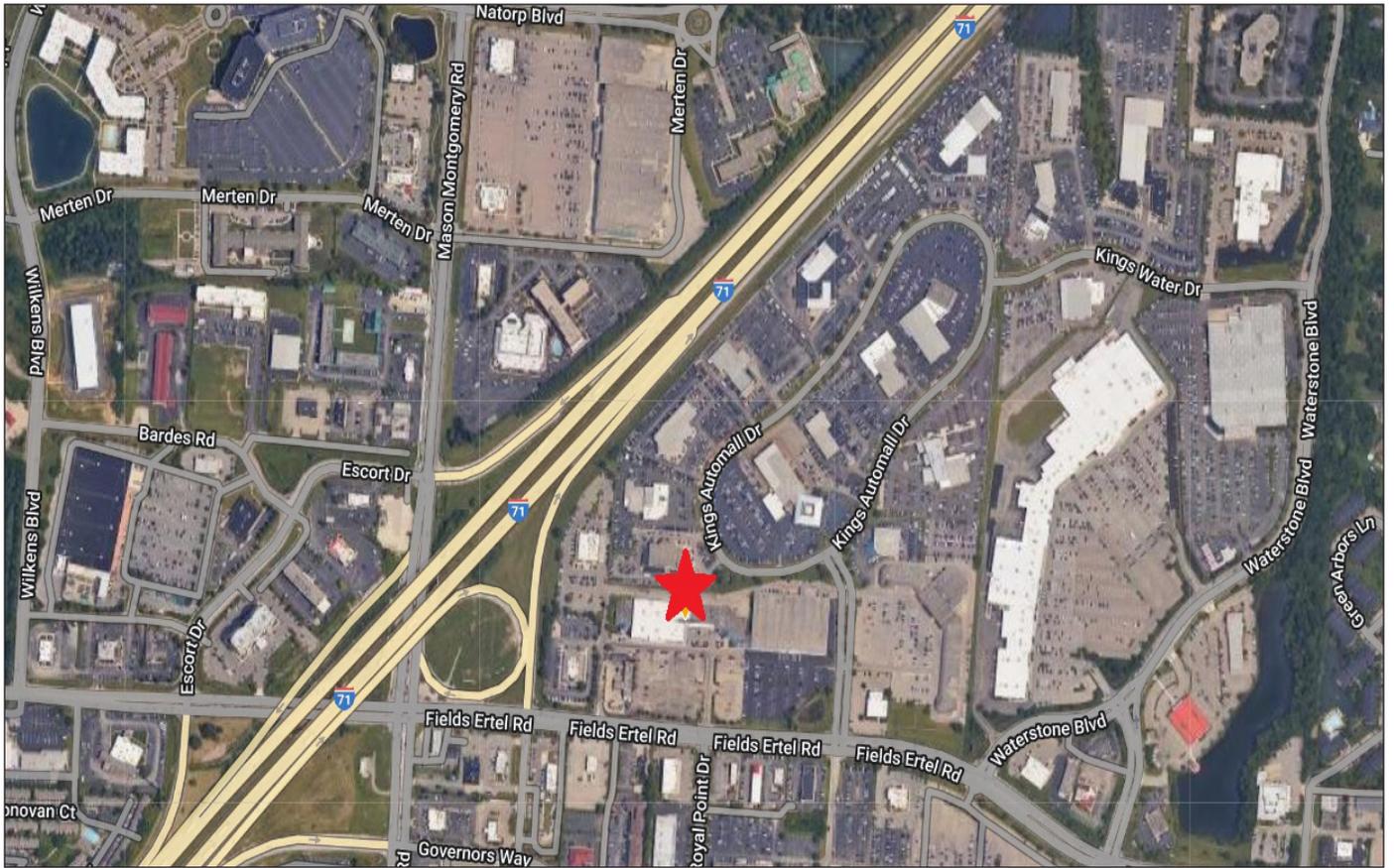
COLUMBIA INTERMEDIATE SCHOOL
 (722 STUDENTS)

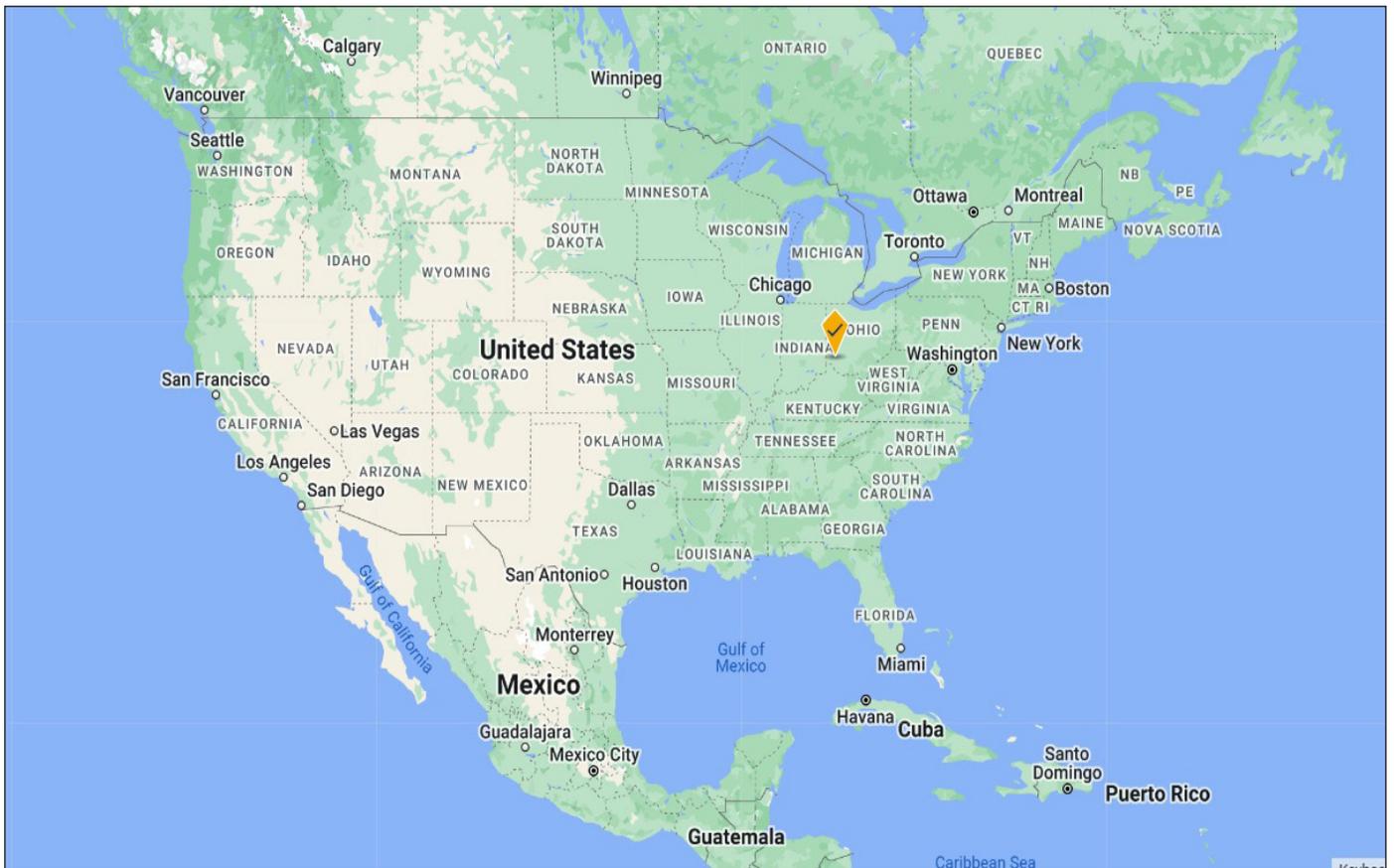
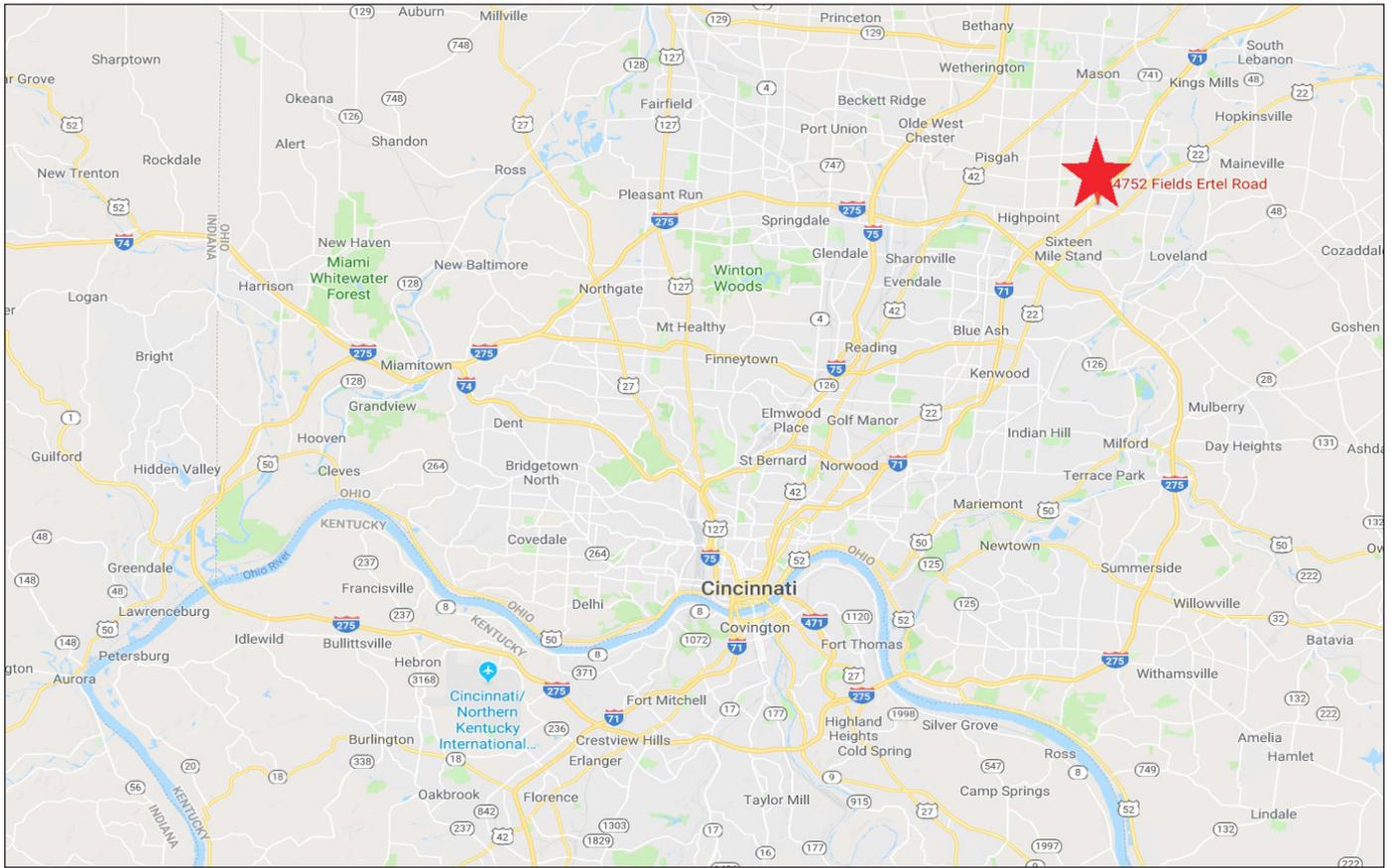
LANDEN FARM LAKE

J.F. BURNS ELEMENTARY SCHOOL
 (777 STUDENTS)

71

MASON ROAD
 ±37,476+ VPD





Demographic Summary Report

King's Mall Shopping Center

4744-4800 Fields Ertel Rd, Cincinnati, OH 45249

Building Type: **General Retail**
 Secondary: -
 GLA: **61,876 SF**
 Year Built: **1987**

Total Available: **5,766 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$17.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	7,948		69,661		152,083	
2024 Estimate	7,631		66,850		146,394	
2020 Census	7,395		66,481		145,770	
Growth 2024 - 2029	4.15%		4.20%		3.89%	
Growth 2020 - 2024	3.19%		0.56%		0.43%	
2024 Population by Hispanic Origin	378		3,472		6,889	
2024 Population	7,631		66,850		146,394	
White	4,442	58.21%	48,702	72.85%	112,631	76.94%
Black	491	6.43%	2,693	4.03%	5,760	3.93%
Am. Indian & Alaskan	7	0.09%	65	0.10%	171	0.12%
Asian	1,960	25.68%	9,785	14.64%	16,251	11.10%
Hawaiian & Pacific Island	0	0.00%	34	0.05%	100	0.07%
Other	730	9.57%	5,571	8.33%	11,482	7.84%
U.S. Armed Forces	15		59		81	
Households						
2029 Projection	3,215		27,065		58,207	
2024 Estimate	3,087		25,966		56,042	
2020 Census	3,001		25,853		55,933	
Growth 2024 - 2029	4.15%		4.23%		3.86%	
Growth 2020 - 2024	2.87%		0.44%		0.19%	
Owner Occupied	1,502	48.66%	17,694	68.14%	41,619	74.26%
Renter Occupied	1,585	51.34%	8,272	31.86%	14,422	25.73%
2024 Households by HH Income	3,086		25,966		56,042	
Income: <\$25,000	181	5.87%	1,527	5.88%	3,785	6.75%
Income: \$25,000 - \$50,000	387	12.54%	2,698	10.39%	6,371	11.37%
Income: \$50,000 - \$75,000	512	16.59%	3,908	15.05%	8,166	14.57%
Income: \$75,000 - \$100,000	625	20.25%	4,220	16.25%	8,070	14.40%
Income: \$100,000 - \$125,000	269	8.72%	2,648	10.20%	6,385	11.39%
Income: \$125,000 - \$150,000	296	9.59%	2,834	10.91%	5,386	9.61%
Income: \$150,000 - \$200,000	264	8.55%	3,174	12.22%	7,135	12.73%
Income: \$200,000+	552	17.89%	4,957	19.09%	10,744	19.17%
2024 Avg Household Income	\$127,189		\$135,698		\$134,869	
2024 Med Household Income	\$93,519		\$105,948		\$106,378	

