

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

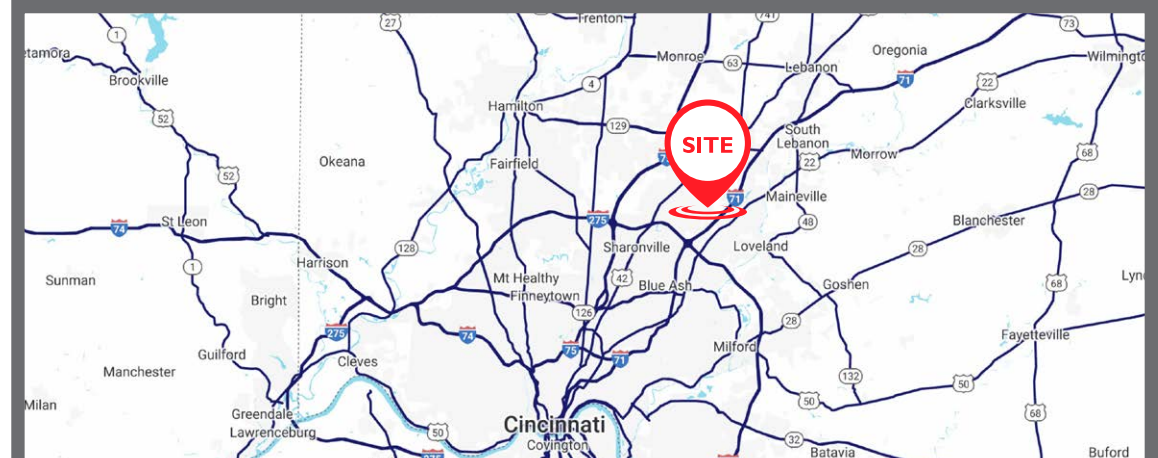
- **1,285 SF Available for Lease**
- Join Planet Fitness, LensCrafters, Play it Again Sports, and Penn Station.
- Freshly sealed & striped parking lot
- Surrounded by Top Retailers: Nearby tenants include Costco, Best Buy, Ross, Michaels, Old Navy, Target, Home Depot, Hobby Lobby, Marshalls, Burlington, and Kohl's
- Ample On-Site Parking
- Prime Location on Heavily Traveled Fields Ertel Road
- Adjacent to Kings Auto Mall – home to 15 dealerships with 18 major vehicle brands and over 7,000 vehicles in one location
- Excellent Access – Less Than Half a Mile from I-71

TRAFFIC COUNTS

- 22,237 (24) VPD: Fields Ertel Rd
- 22,514 (24) VPD: Montgomery Rd
- 135,147 (24) VPD: I-71

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,706	69,022	146,879
HOUSEHOLDS	3,417	27,444	57,311
AVG HH INCOME	\$144,414	\$173,903	\$166,158
EMPLOYEES	21,390	50,786	98,773



CONTACT

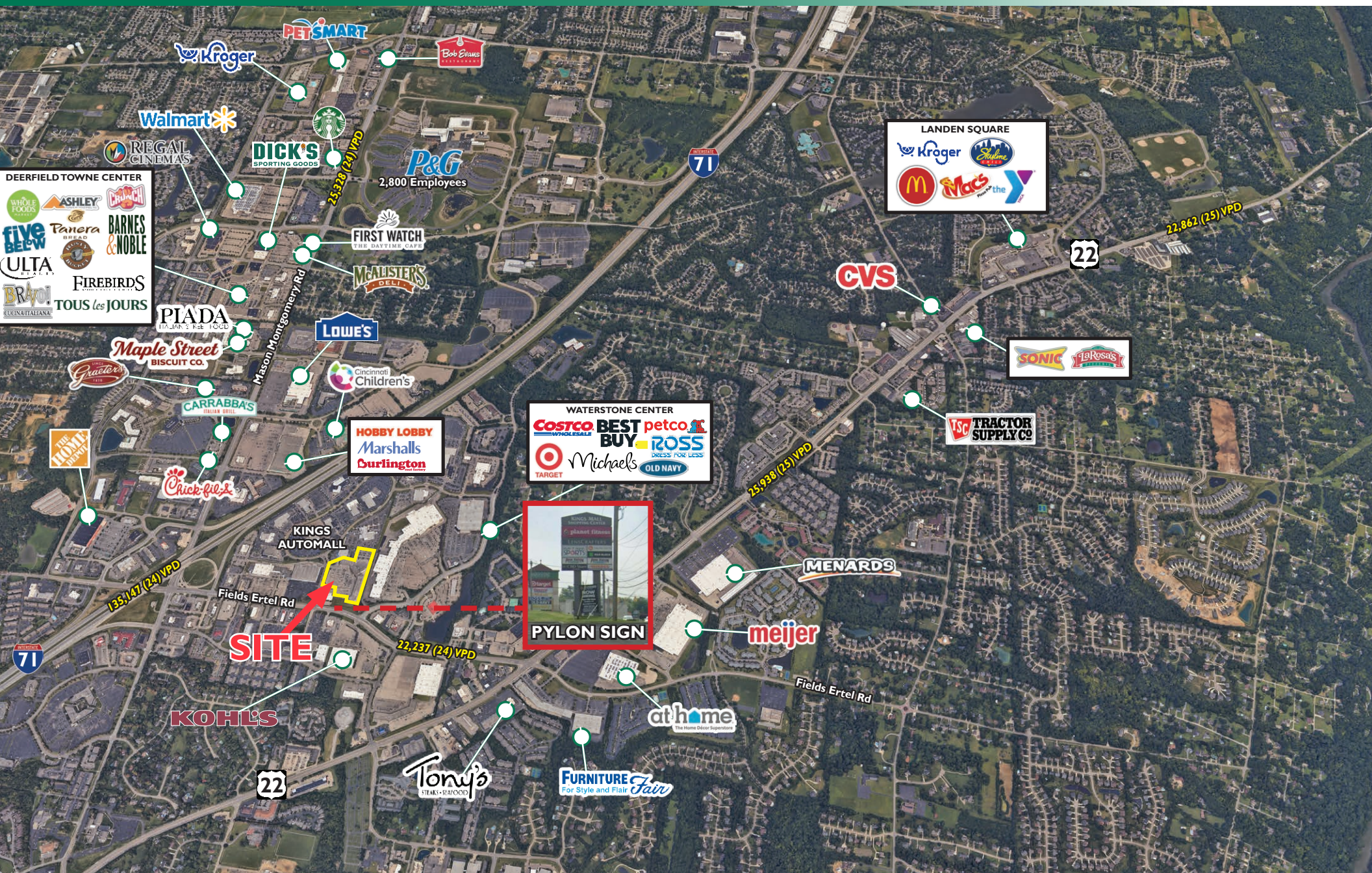
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Kings Mall Shopping Center

9966 KINGS AUTOMALL DR | CINCINNATI, OH 45249

Anchor
ASSOCIATES



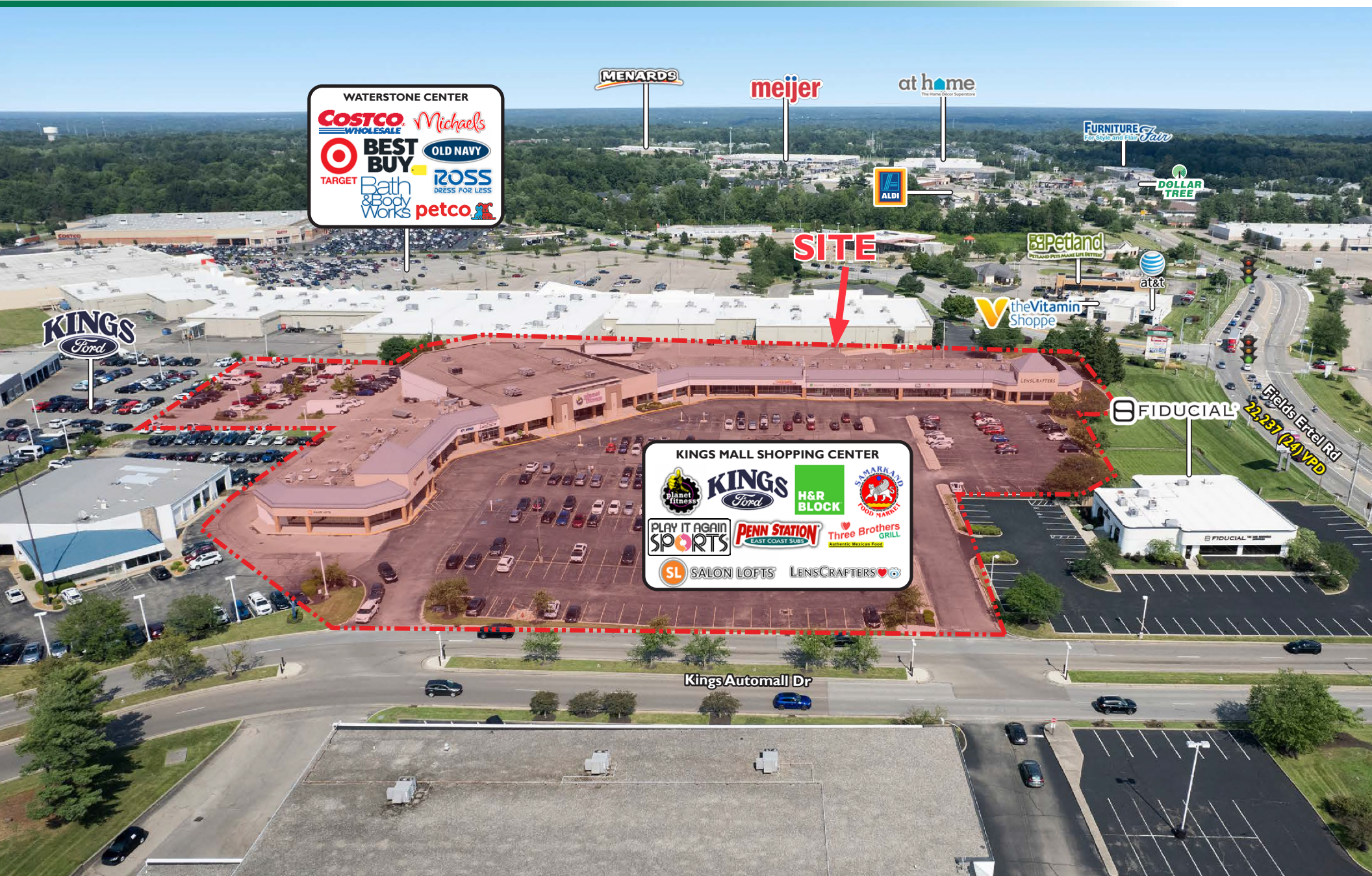
4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
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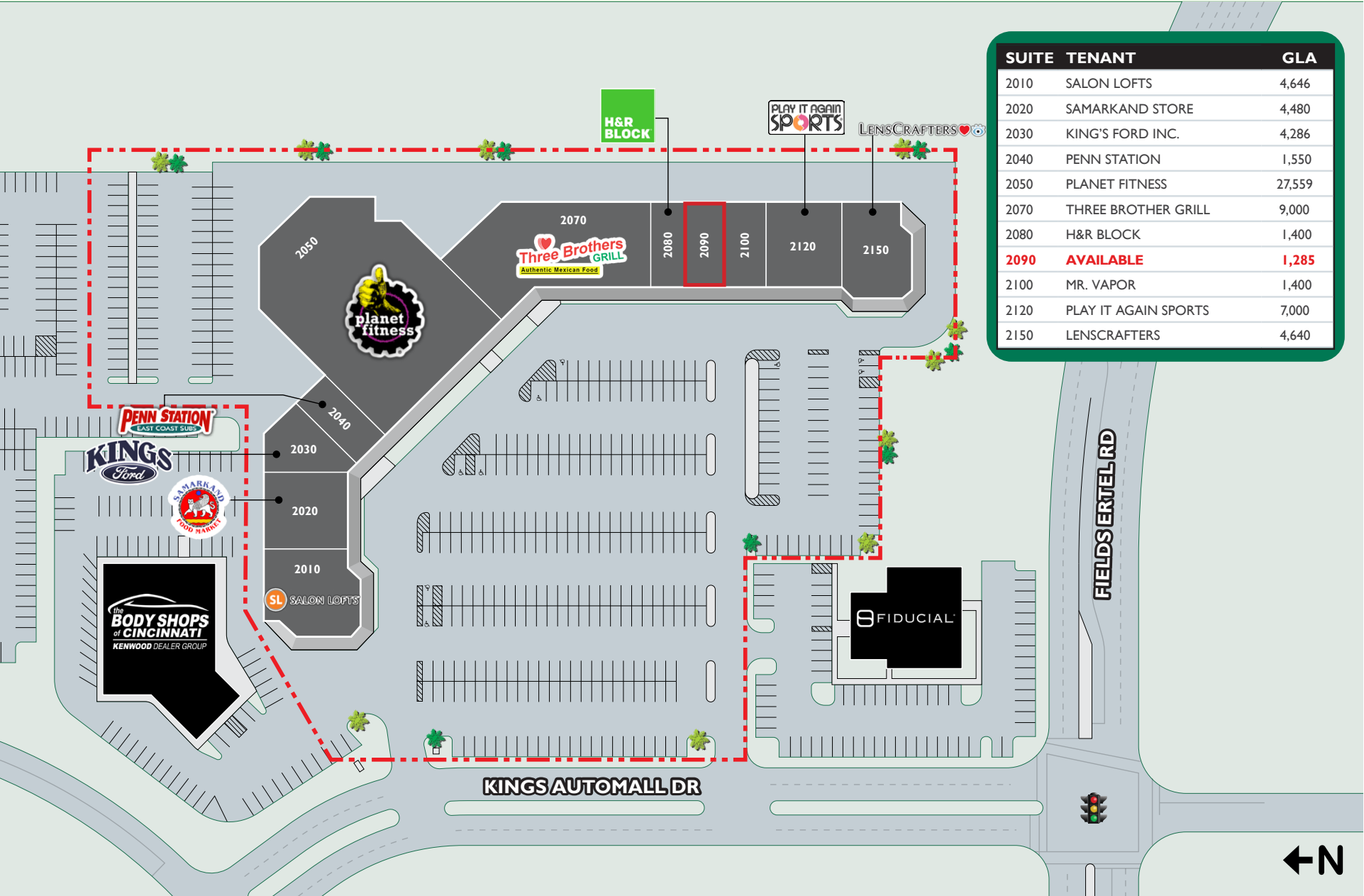
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SITE PLAN



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