

# RETAIL FOR LEASE OR SALE

## FORMER US BANK

9934 Waterstone Boulevard, Cincinnati, OH 45249



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**AVAILABLE:** 3,084 SF

**LEASE RATE:** \$35.00 PSF + NNN

**SALE PRICE:** Call for Details

- Former freestanding US Bank building in the regional shopping area of Mason/Symmes Township
- Great for office or retail use
- Easy access to traffic light corner
- Monument signage available
- Located off of Fields Ertel Road near I-71 exit 19
- In close proximity to many national retailers including Costco, Target, Meijer, Kohls, etc.

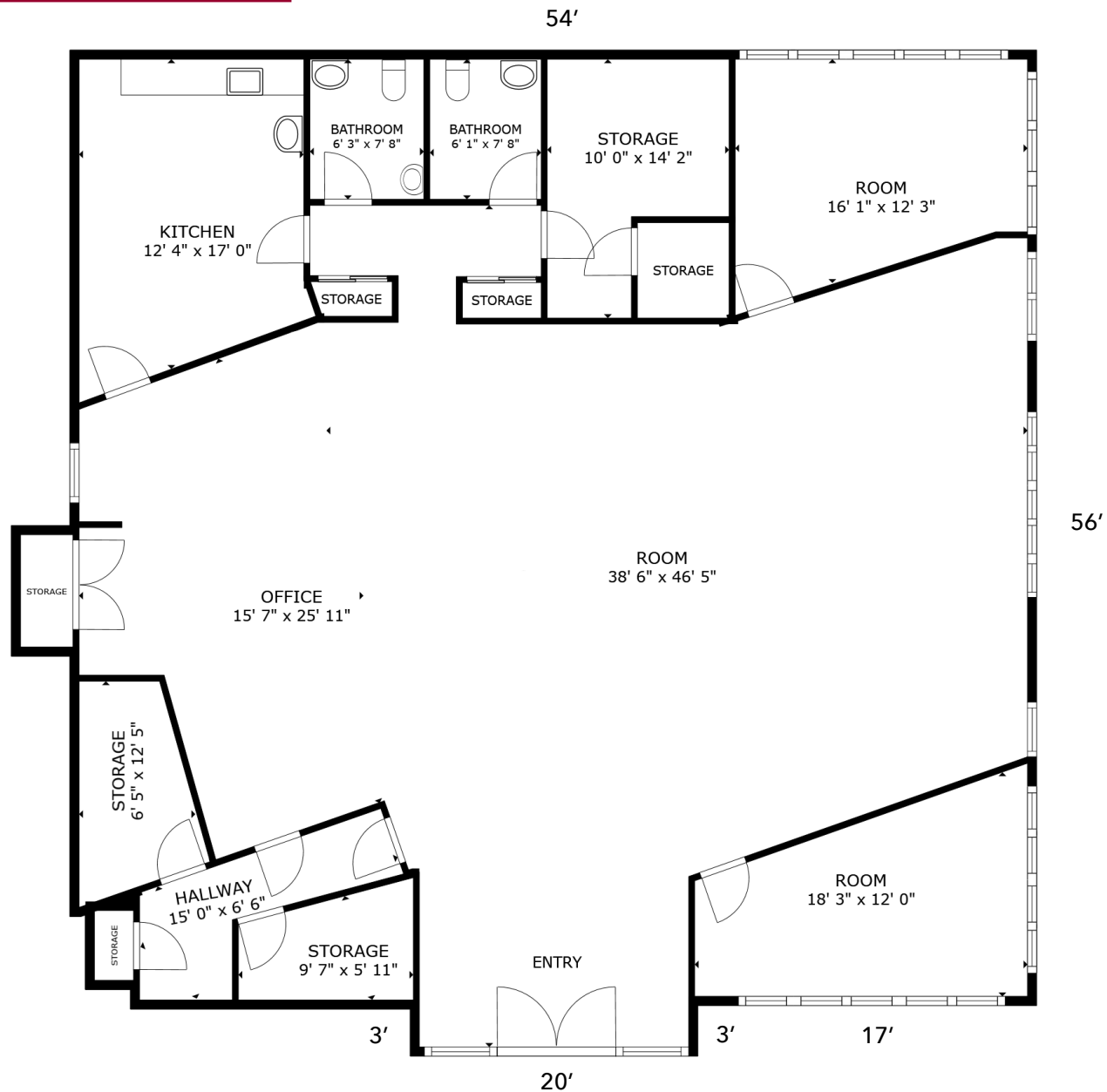
### TRAFFIC COUNTS:

- Fields Ertel Road- 20,823 VPD



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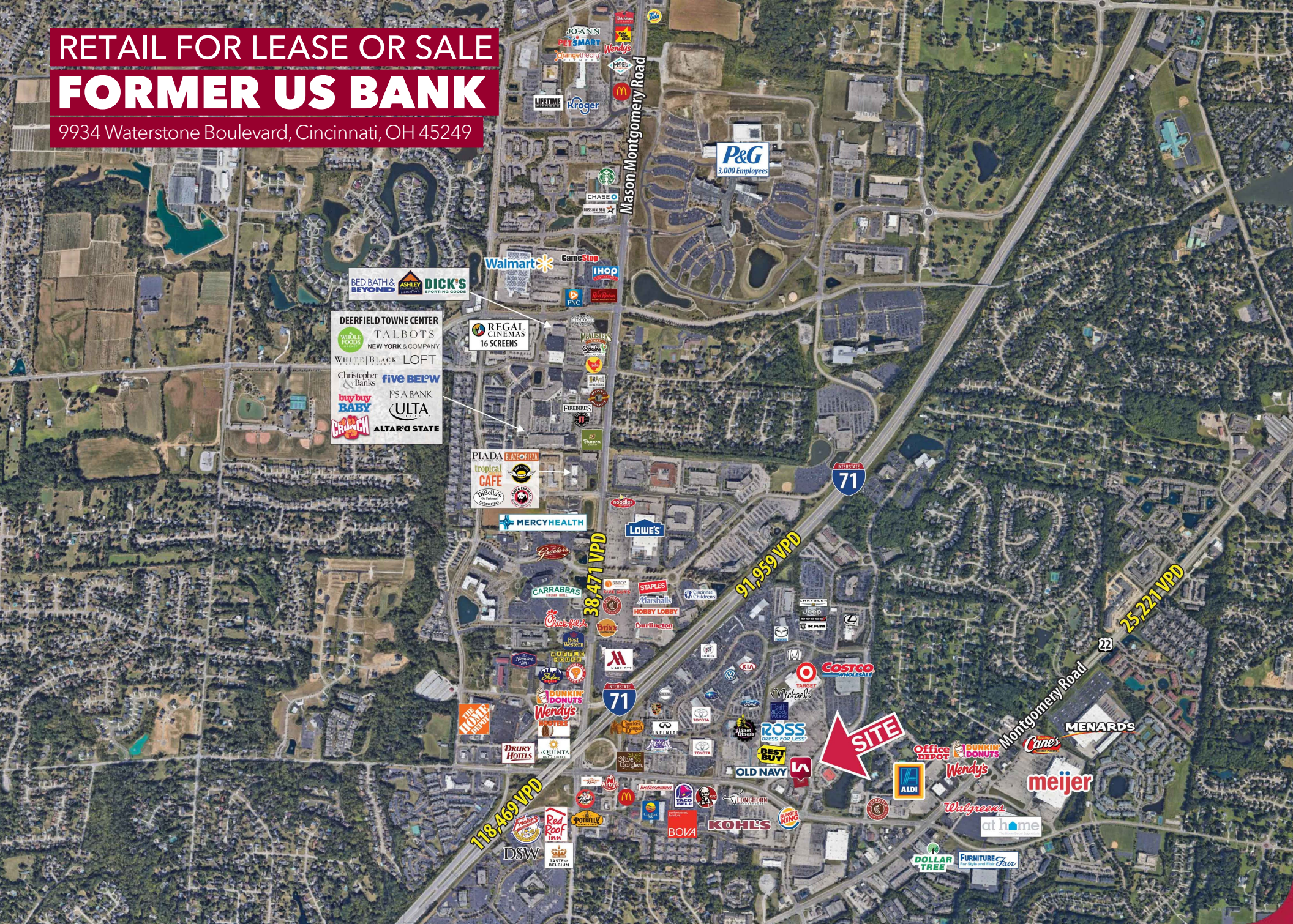




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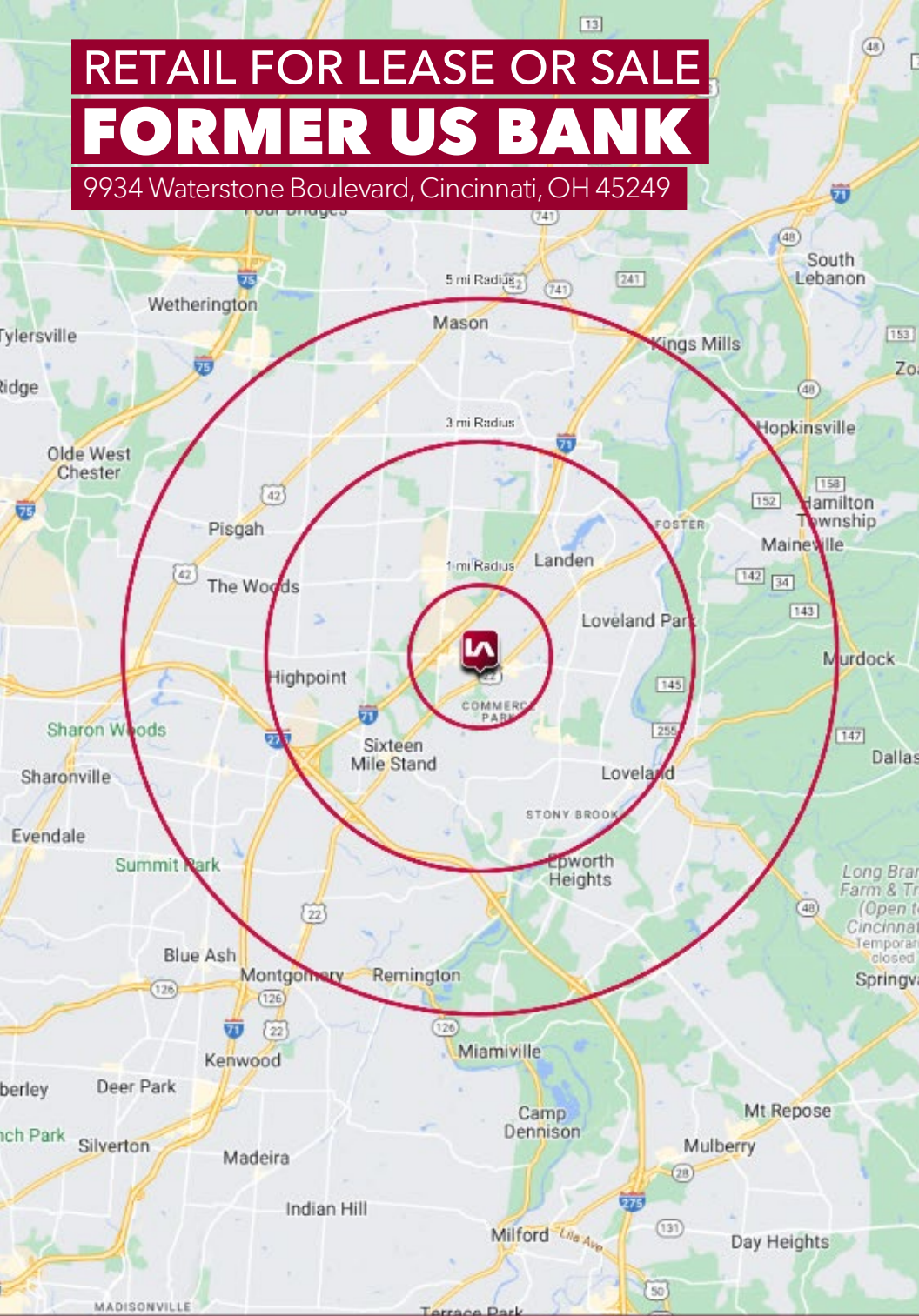




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<b>POPULATION</b>			
2024 Estimated Population	7,883	66,056	144,202
2029 Projected Population	8,197	67,591	147,179
2020 Census Population	7,538	66,003	143,501
2010 Census Population	6,720	60,502	133,954
Projected Annual Growth 2024 to 2029	0.8%	0.5%	0.4%
Historical Annual Growth 2010 to 2024	1.2%	0.7%	0.5%
<b>HOUSEHOLDS</b>			
2024 Estimated Households	3,811	26,435	56,690
2029 Projected Households	3,992	27,190	58,235
2020 Census Households	3,525	25,656	55,179
2010 Census Households	3,129	23,517	51,222
Projected Annual Growth 2024 to 2029	1.0%	0.6%	0.5%
Historical Annual Growth 2010 to 2024	1.6%	0.9%	0.8%
<b>AGE</b>			
2024 Est. Population Under 10 Years	12.0%	12.6%	12.1%
2024 Est. Population 10 to 19 Years	10.0%	13.3%	13.4%
2024 Est. Population 20 to 29 Years	13.8%	10.8%	10.1%
2024 Est. Population 30 to 44 Years	22.9%	22.1%	20.4%
2024 Est. Population 45 to 59 Years	14.4%	18.8%	19.4%
2024 Est. Population 60 to 74 Years	15.3%	15.9%	17.1%
2024 Est. Population 75 Years or Over	11.6%	6.6%	7.5%
2024 Est. Median Age	38.2	38.6	40.4
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	49.0%	49.5%	49.6%
2024 Est. Female Population	51.0%	50.5%	50.4%
2024 Est. Never Married	30.0%	25.4%	23.8%
2024 Est. Now Married	47.7%	59.3%	59.1%
2024 Est. Separated or Divorced	16.2%	11.1%	11.7%
2024 Est. Widowed	6.1%	4.2%	5.4%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	11.9%	20.4%	20.2%
2024 Est. HH Income \$150,000 to \$199,999	9.6%	13.8%	14.0%
2024 Est. HH Income \$100,000 to \$149,999	19.5%	19.0%	19.6%
2024 Est. HH Income \$75,000 to \$99,999	21.1%	17.0%	15.2%
2024 Est. HH Income \$50,000 to \$74,999	19.6%	13.0%	13.5%
2024 Est. HH Income \$35,000 to \$49,999	6.5%	7.2%	7.3%
2024 Est. HH Income \$25,000 to \$34,999	5.9%	3.4%	3.7%
2024 Est. HH Income \$15,000 to \$24,999	3.7%	3.1%	3.1%
2024 Est. HH Income Under \$15,000	2.3%	3.0%	3.4%
2024 Est. Average Household Income	\$130,340	\$163,258	\$157,299
2024 Est. Median Household Income	\$94,008	\$116,190	\$116,359
2024 Est. Per Capita Income	\$63,173	\$65,378	\$61,915
2024 Est. Total Businesses	731	2,848	6,525
2024 Est. Total Employees	17,691	47,112	93,792