

RETAIL FOR LEASE

McCABE CROSSING OUTPARCEL

9521 Fields Ertel Road, Cincinnati, OH 45249

FURNITURE
For Style and Flair *Fair*

Tony's
STEAKS - SEAFOOD



at home

THORNTONS

Walgreens

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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AVAILABLE: up to 8,400 SF

PRICING: \$35.00 + NNN

PROPERTY INFORMATION:

- Planned outparcel development of up to 8,400 SF
- Possible free-standing building or strip center
- Possible drive-thru option
- 54 - 65 parking spaces provided
- Service a fast-growing upscale population

TRAFFIC COUNTS:

- Fields Ertel Road – 30,911 VPD



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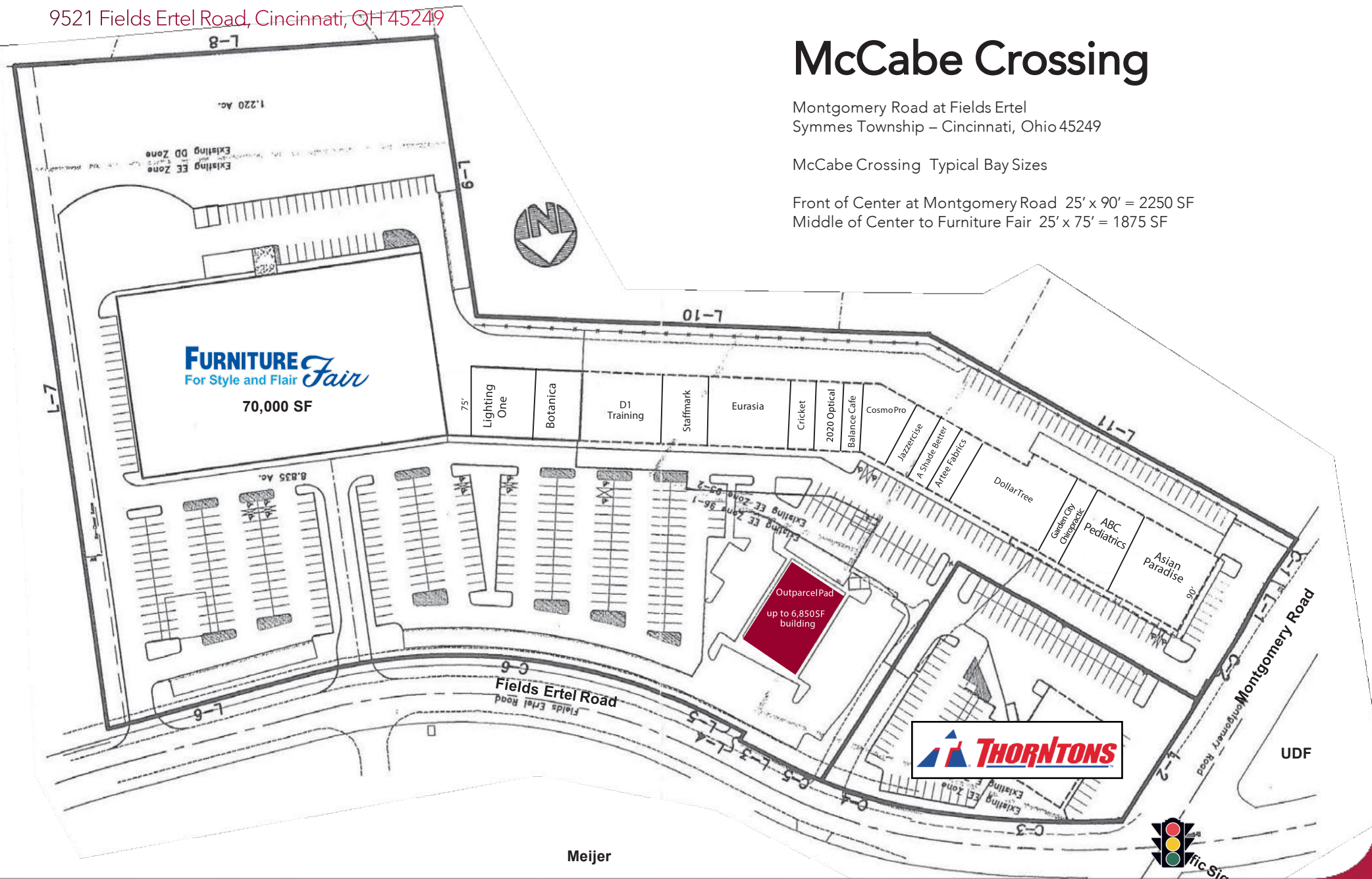
McCabe Crossing

Montgomery Road at Fields Ertel
Symmes Township – Cincinnati, Ohio 45249

McCabe Crossing Typical Bay Sizes

Front of Center at Montgomery Road 25' x 90' = 2250 SF

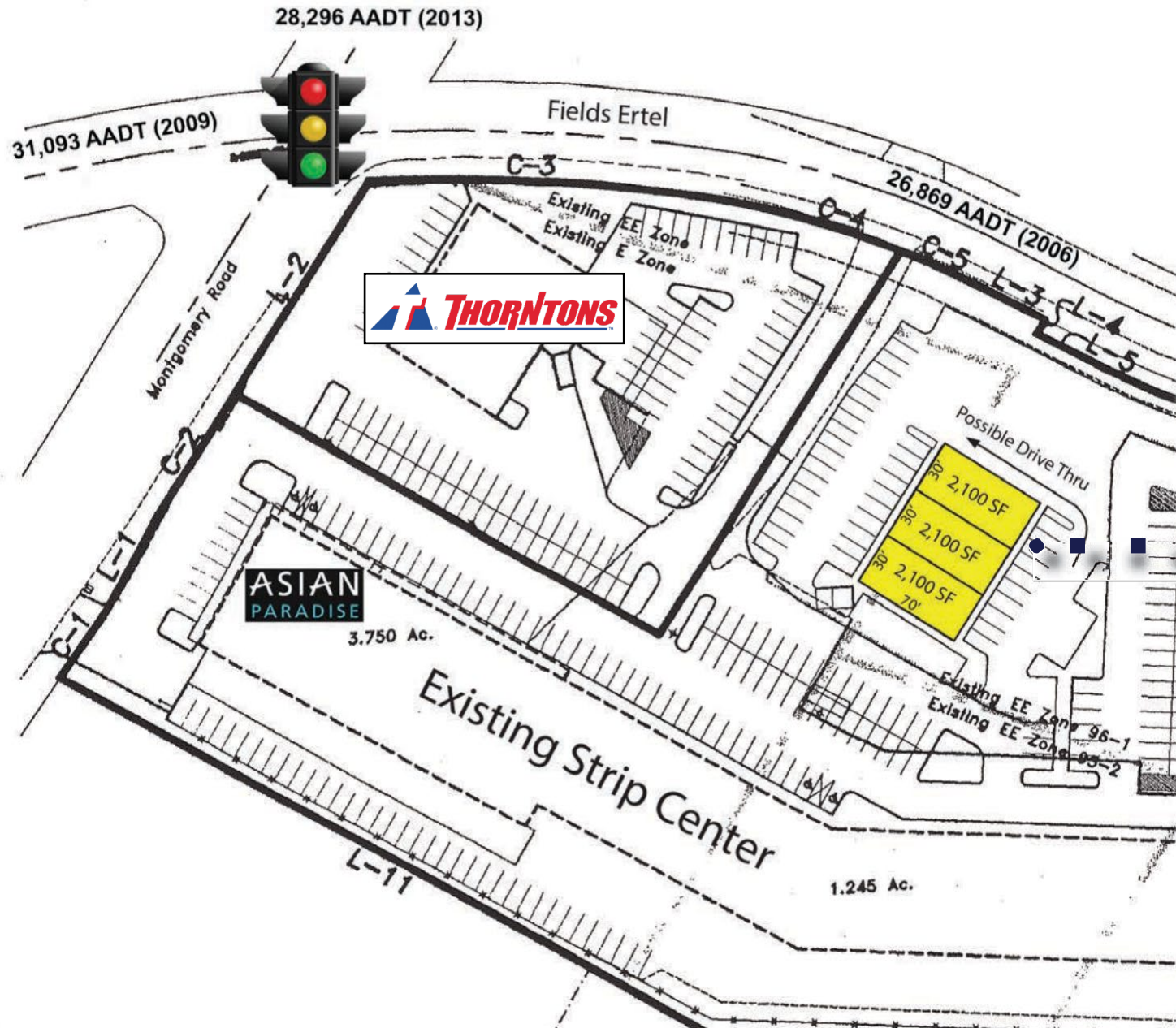
Middle of Center to Furniture Fair 25' x 75' = 1875 SF



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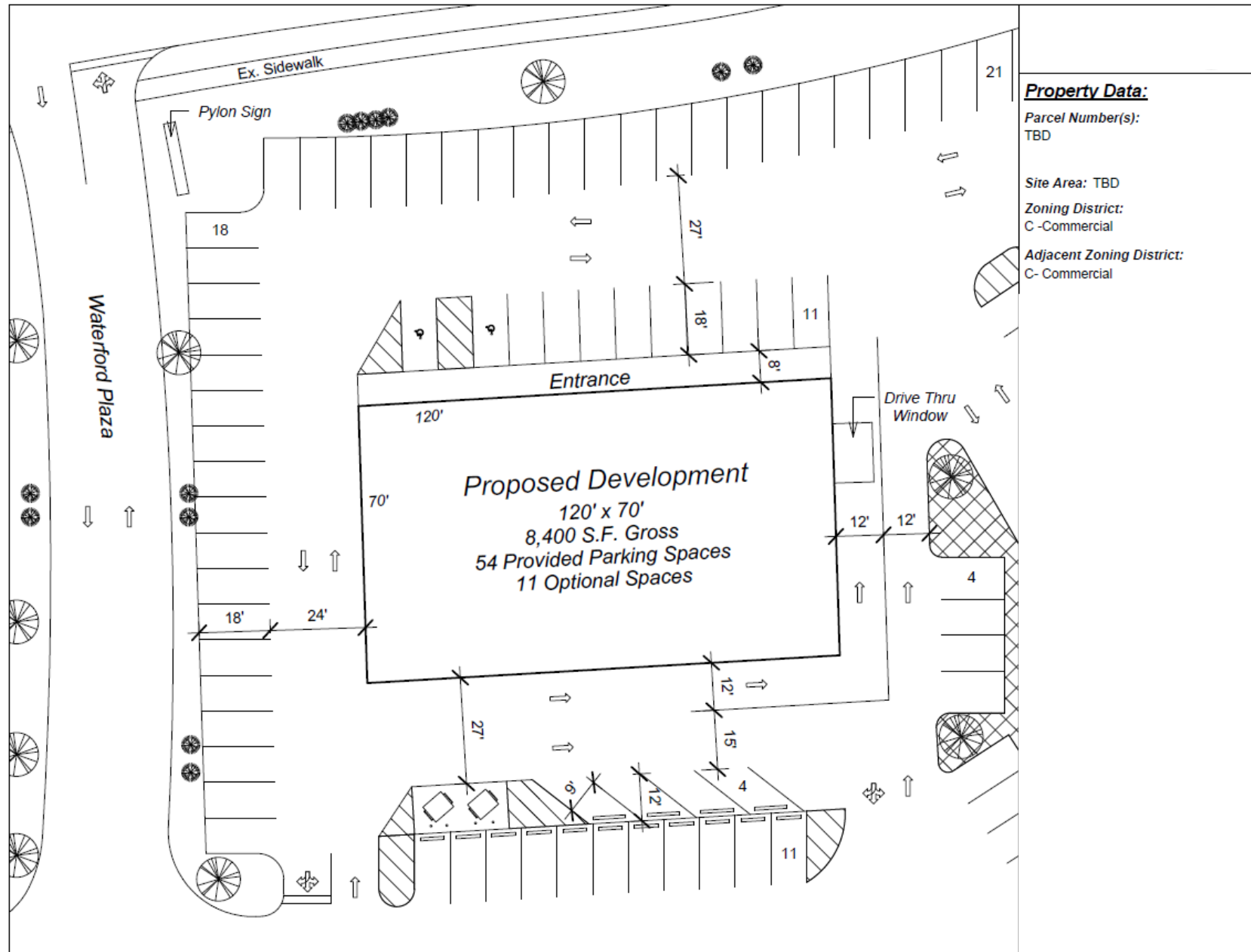


**PLANNED STRIP
CENTER OR
FREESTANDING
BUILDING**

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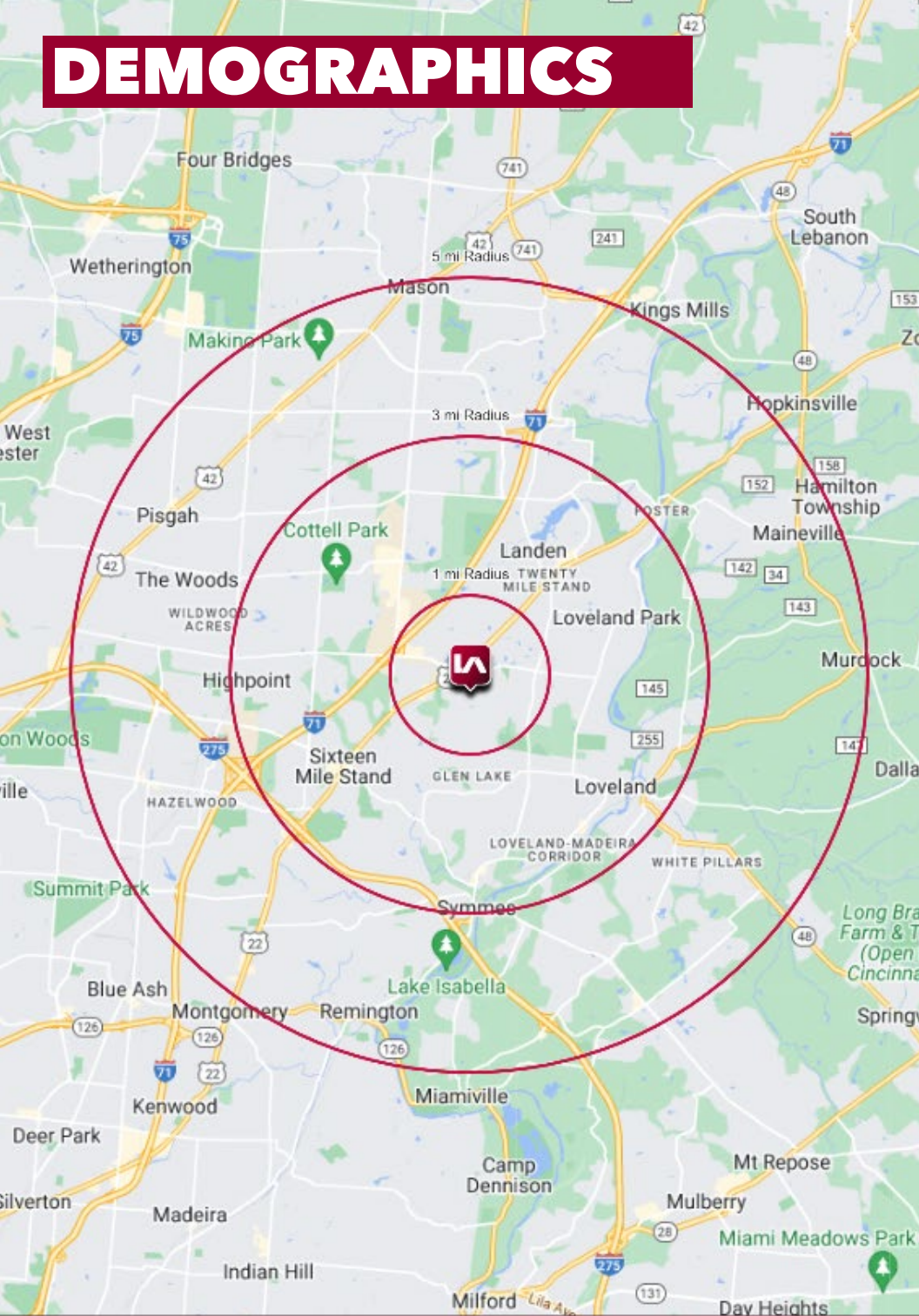
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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	8,331	61,217	139,531
2029 Projected Population	8,755	62,552	142,644
2020 Census Population	7,889	61,211	138,959
2010 Census Population	7,184	56,162	129,326
Projected Annual Growth 2024 to 2029	1.0%	0.4%	0.4%
Historical Annual Growth 2010 to 2024	1.1%	0.6%	0.6%
HOUSEHOLDS			
2024 Estimated Households	4,040	24,544	54,817
2029 Projected Households	4,254	25,204	56,405
2020 Census Households	3,731	23,861	53,399
2010 Census Households	3,396	21,848	49,422
Projected Annual Growth 2024 to 2029	1.1%	0.5%	0.6%
Historical Annual Growth 2010 to 2024	1.4%	0.9%	0.8%
AGE			
2024 Est. Population Under 10 Years	13.9%	12.7%	12.2%
2024 Est. Population 10 to 19 Years	11.2%	13.6%	13.7%
2024 Est. Population 20 to 29 Years	13.8%	10.9%	10.1%
2024 Est. Population 30 to 44 Years	21.2%	21.2%	19.8%
2024 Est. Population 45 to 59 Years	13.8%	18.7%	19.3%
2024 Est. Population 60 to 74 Years	14.9%	16.4%	17.4%
2024 Est. Population 75 Years or Over	11.2%	6.6%	7.5%
2024 Est. Median Age	36.6	38.6	40.3
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.3%	49.5%	49.6%
2024 Est. Female Population	50.7%	50.5%	50.4%
2024 Est. Never Married	30.1%	24.9%	23.5%
2024 Est. Now Married	48.0%	59.9%	59.9%
2024 Est. Separated or Divorced	15.7%	11.0%	11.5%
2024 Est. Widowed	6.2%	4.2%	5.1%
INCOME			
2024 Est. HH Income \$200,000 or More	10.4%	20.4%	20.1%
2024 Est. HH Income \$150,000 to \$199,999	9.3%	13.5%	14.1%
2024 Est. HH Income \$100,000 to \$149,999	20.3%	19.3%	19.7%
2024 Est. HH Income \$75,000 to \$99,999	20.8%	17.0%	15.3%
2024 Est. HH Income \$50,000 to \$74,999	19.5%	13.1%	13.6%
2024 Est. HH Income \$35,000 to \$49,999	7.0%	7.4%	7.3%
2024 Est. HH Income \$25,000 to \$34,999	6.2%	3.3%	3.6%
2024 Est. HH Income \$15,000 to \$24,999	3.9%	2.9%	3.0%
2024 Est. HH Income Under \$15,000	2.6%	3.1%	3.4%
2024 Est. Average Household Income	\$112,686	\$164,640	\$160,403
2024 Est. Median Household Income	\$91,877	\$116,225	\$116,251
2024 Est. Per Capita Income	\$54,820	\$66,050	\$63,090
2024 Est. Total Businesses	430	2,617	6,444
2024 Est. Total Employees	8,971	43,255	92,466