

RETAIL SPACE FOR LEASE

CRYSTAL VIEW PLAZA

11974 Lebanon Road, Cincinnati, OH 45241



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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

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RETAIL SPACE FOR LEASE

CRYSTAL VIEW PLAZA

FOR LEASE: 1,667 SF

PRICING: \$13.00 PSF NNN (\$3.50)

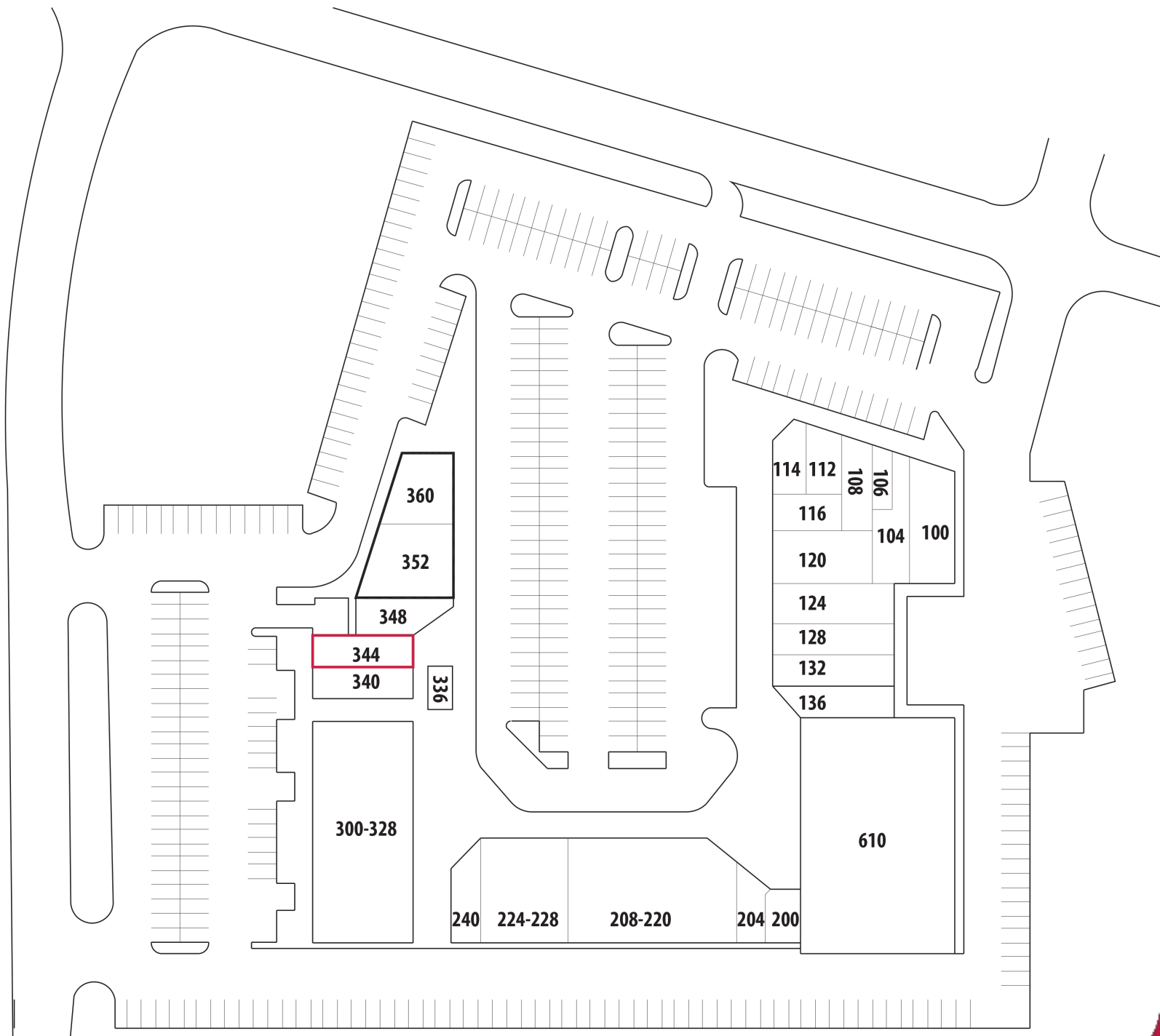
- Dollar Tree now open!
- Only one space left!
- Outstanding location - just off I-275 centered between I-71 and I-75. Across from Gabe's and new Kroger fuel station.
- Excellent traffic generated by Chipotle
- Unique tenant mix provides an international flare
- Access to two traffic lights

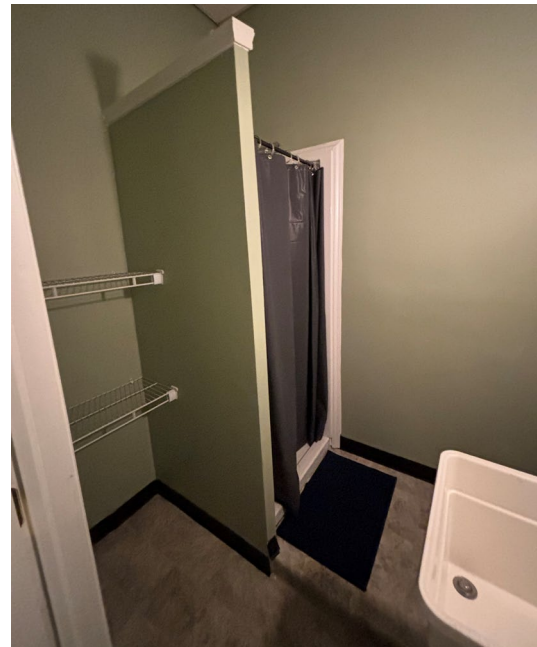
TRAFFIC COUNTS:

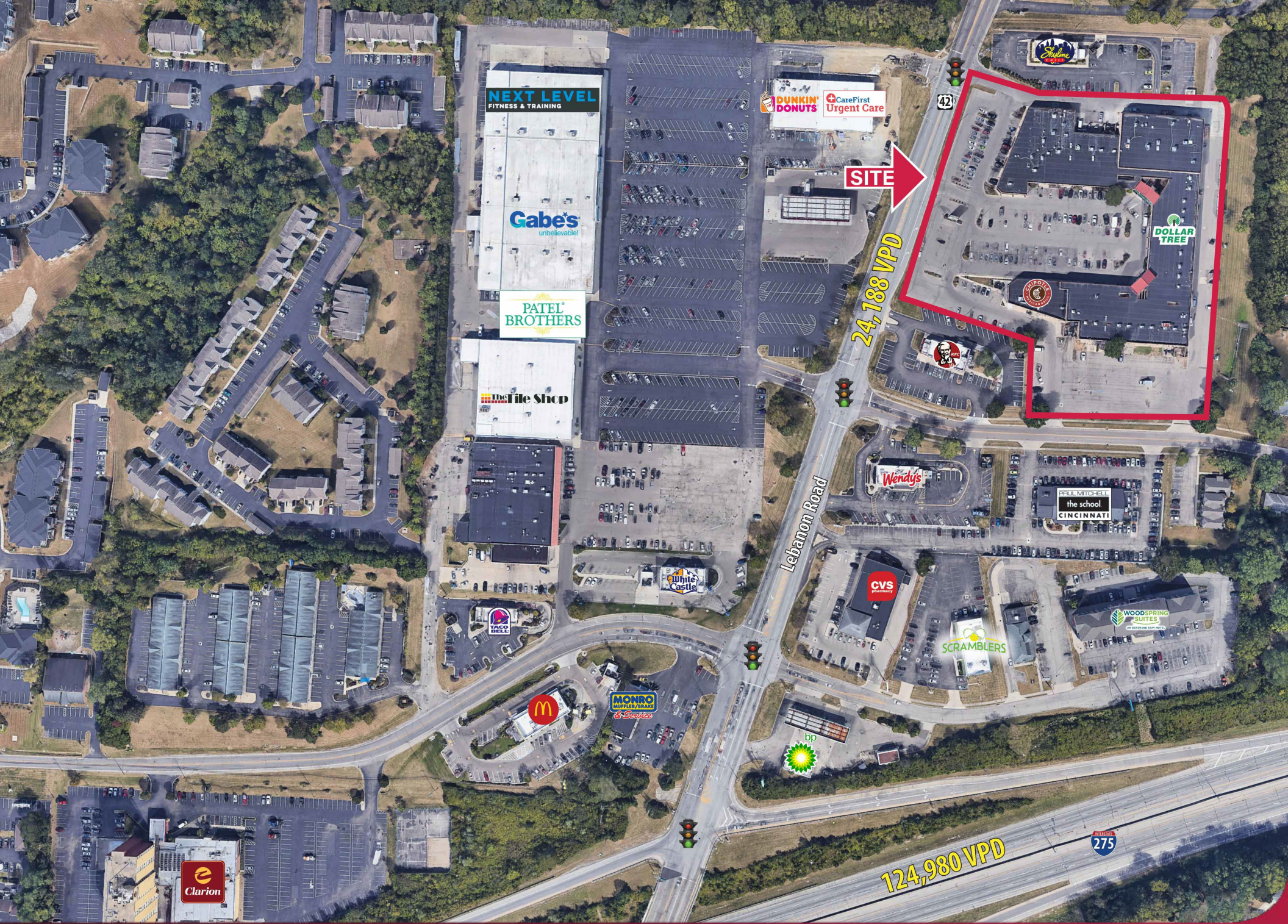
- Lebanon Road (US-42) - 22,683 VPD
- I-275 - 124,980 VPD



CRYSTAL VIEW		
Unit	Tenant	Sq Ft
100	New Krishna	4,196
104		
106	E Nails	650
108	Bread House Inc	983
112	E Cigarette	1,921
116		
114	Boost Mobile	827
118	Lee Shoes	613
120	Vietnamese	2,243
124		
128		
132		
136	Asian Grocers	1,600
132		
136		1,434
200	Event Planner	1,776
204		
208	A-Z Nail Supply	3,360
212		
216		
220		
220		3,600
236	Cell Phone Repair	1,736
240		
300	Karaoke	9,388
328	karoake	
336	Barbershop	450
340	Go to Bus	975
344	AVAILABLE	1,667
348	Bengal Market	1,179
352	Sag Rugs & Carpet	2,300
360	Chipotle	2,580
610	Dollar Tree	15,000







NEXT LEVEL
FITNESS & TRAINING

Gabe's
unbelievable!

PATEL BROTHERS

McFile Shop

DUNKIN' DONUTS CareFirst Urgent Care

SITE →

24,188 VPD

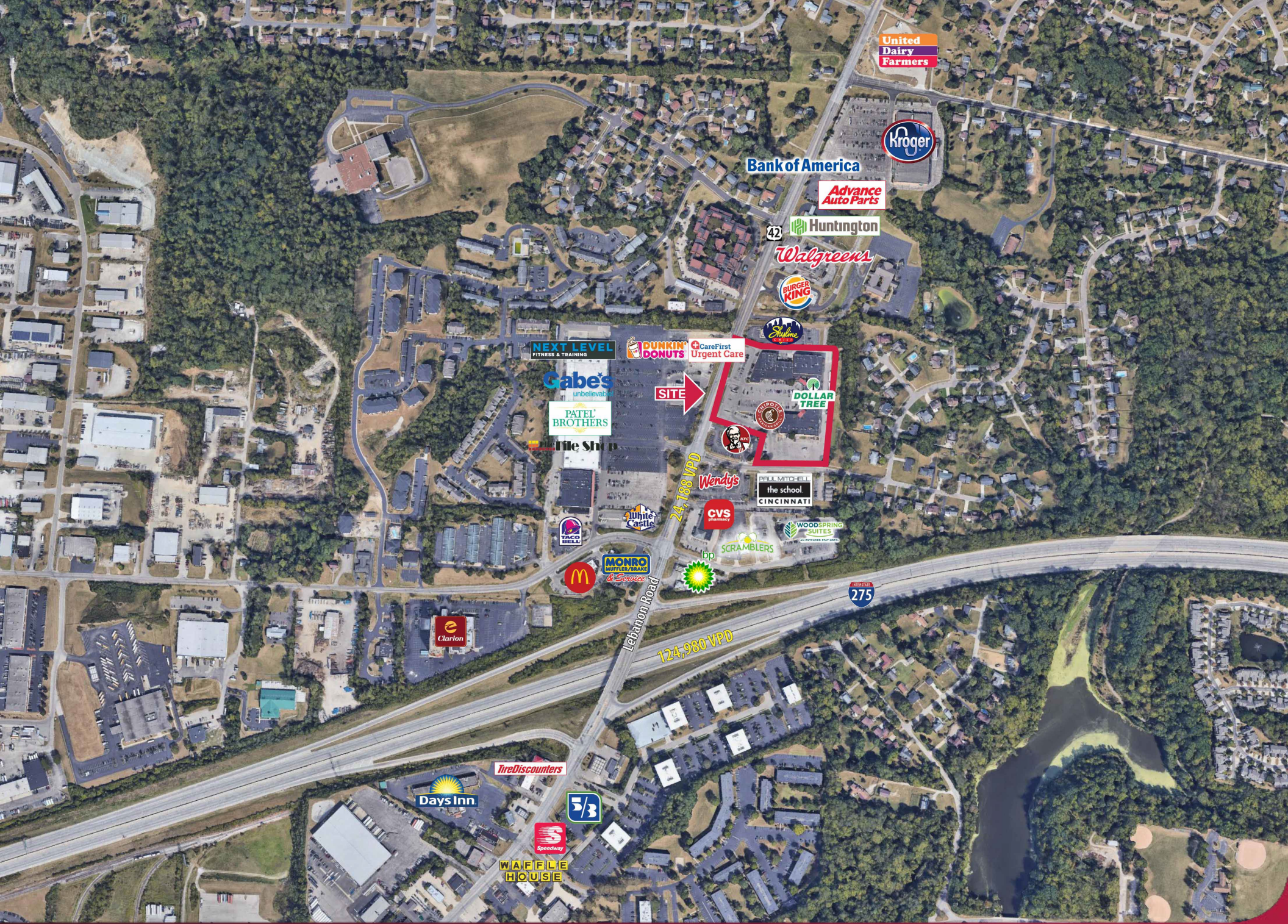
DOLLAR TREE

Lebanon Road

124,980 VPD

275

Clarion



United Dairy Farmers

Kroger

Bank of America

Advance Auto Parts

Huntington

42

Walgreens

BURGER KING

Skylar

NEXT LEVEL FITNESS & TRAINING

DUNKIN' DONUTS

CareFirst Urgent Care

Gabe's unbelievable

SITE

PATEL BROTHERS

File Shop

DOLLAR TREE

Wendy's

the school CINCINNATI

McDonald's

White Castle

CVS pharmacy

WOODSPRING SUITES

MONRO SUPPLY/STORAGE

SCRAMBLERS

Clarion

Lebanon Road

124,980 VPD

275

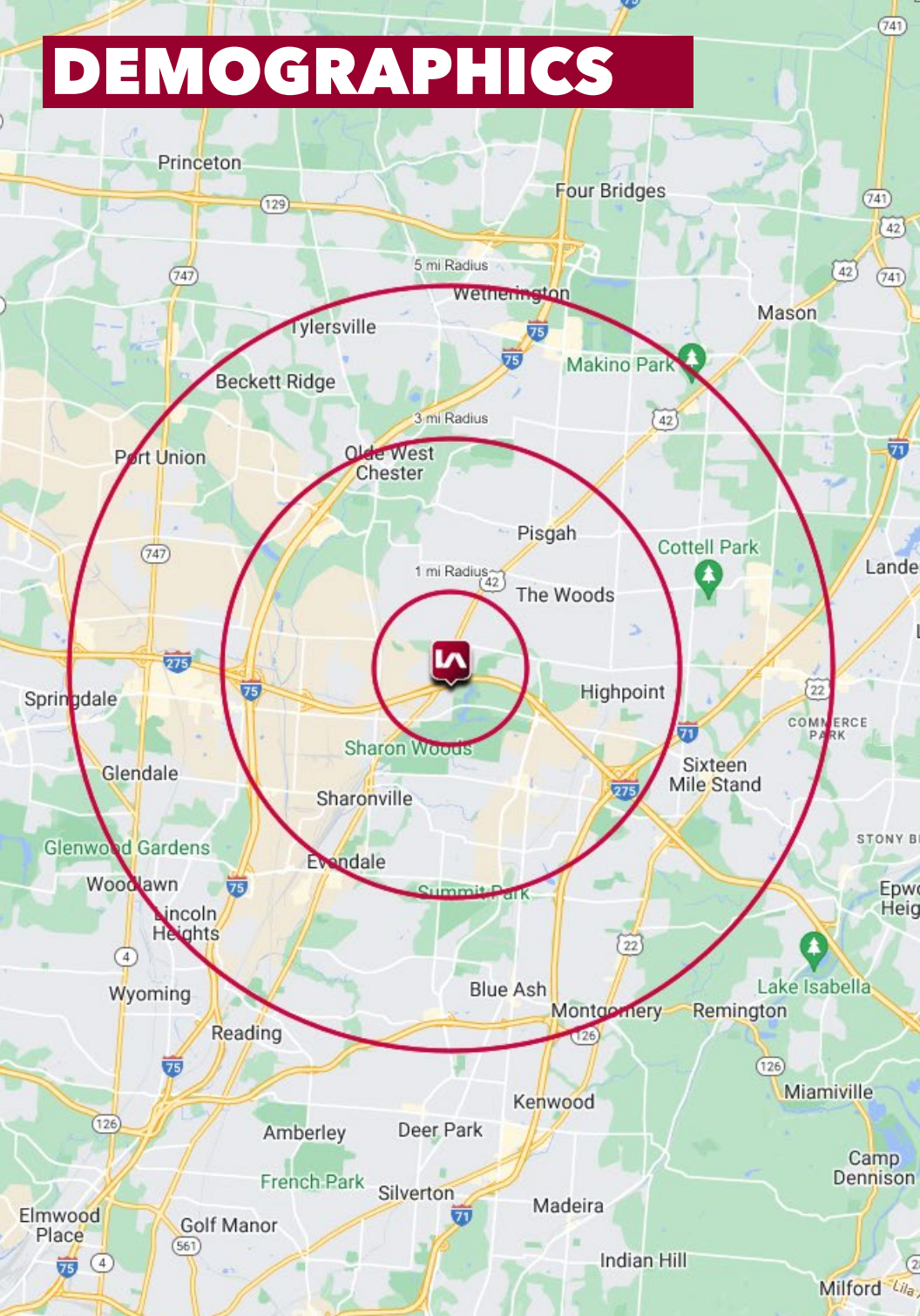
TireDiscounters

Days Inn

Speedway

WAFFLE HOUSE

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	5,686	38,719	137,490
2029 Projected Population	5,448	38,729	139,029
2020 Census Population	5,653	39,420	137,855
2010 Census Population	5,400	37,504	130,061
Projected Annual Growth 2024 to 2029	-0.8%	-	0.2%
Historical Annual Growth 2010 to 2024	0.4%	0.2%	0.4%
HOUSEHOLDS			
2024 Estimated Households	2,384	15,650	55,422
2029 Projected Households	2,275	15,693	56,255
2020 Census Households	2,360	15,614	54,142
2010 Census Households	2,336	15,001	50,990
Projected Annual Growth 2024 to 2029	-0.9%	-	0.3%
Historical Annual Growth 2010 to 2024	0.1%	0.3%	0.6%
AGE			
2024 Est. Population Under 10 Years	11.2%	11.8%	12.7%
2024 Est. Population 10 to 19 Years	10.4%	11.7%	12.7%
2024 Est. Population 20 to 29 Years	11.4%	10.9%	11.2%
2024 Est. Population 30 to 44 Years	19.1%	18.8%	20.4%
2024 Est. Population 45 to 59 Years	16.9%	18.3%	17.9%
2024 Est. Population 60 to 74 Years	19.9%	19.9%	17.3%
2024 Est. Population 75 Years or Over	11.0%	8.7%	8.0%
2024 Est. Median Age	43.0	42.0	39.7
MARITAL STATUS & GENDER			
2024 Est. Male Population	50.9%	49.8%	49.4%
2024 Est. Female Population	49.1%	50.2%	50.6%
2024 Est. Never Married	25.4%	25.1%	27.4%
2024 Est. Now Married	49.2%	56.9%	53.5%
2024 Est. Separated or Divorced	14.8%	11.8%	12.5%
2024 Est. Widowed	10.6%	6.3%	6.6%
INCOME			
2024 Est. HH Income \$200,000 or More	13.2%	16.2%	16.7%
2024 Est. HH Income \$150,000 to \$199,999	9.9%	13.6%	11.6%
2024 Est. HH Income \$100,000 to \$149,999	15.0%	18.0%	20.0%
2024 Est. HH Income \$75,000 to \$99,999	17.3%	14.6%	15.0%
2024 Est. HH Income \$50,000 to \$74,999	18.7%	15.1%	13.2%
2024 Est. HH Income \$35,000 to \$49,999	7.0%	7.4%	8.0%
2024 Est. HH Income \$25,000 to \$34,999	9.3%	6.1%	5.9%
2024 Est. HH Income \$15,000 to \$24,999	4.4%	3.8%	3.9%
2024 Est. HH Income Under \$15,000	5.2%	5.3%	5.8%
2024 Est. Average Household Income	\$115,828	\$137,265	\$142,249
2024 Est. Median Household Income	\$90,811	\$103,976	\$103,743
2024 Est. Per Capita Income	\$48,888	\$55,590	\$57,440
2024 Est. Total Businesses	386	3,681	10,367
2024 Est. Total Employees	7,799	61,071	171,569