

RETAIL SPACE FOR LEASE

McCABE CROSSING

9521 Fields Ertel Road, Cincinnati, OH 45249



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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AVAILABLE: 3,375 SF & 7,500 SF

PRICING: \$16 PSF + NNN (\$3.00)

PROPERTY INFORMATION:

- 7,500 SF space is walk-in ready for a fitness user
- Corner traffic light intersection
- Furniture Fair anchored center across from Meijer and Sam's Club
- Seeking apparel, shoes, toys, housewares, sporting goods, printing, paint, bakery, tanning, hair salons, etc.
- Service a fast-growing upscale population

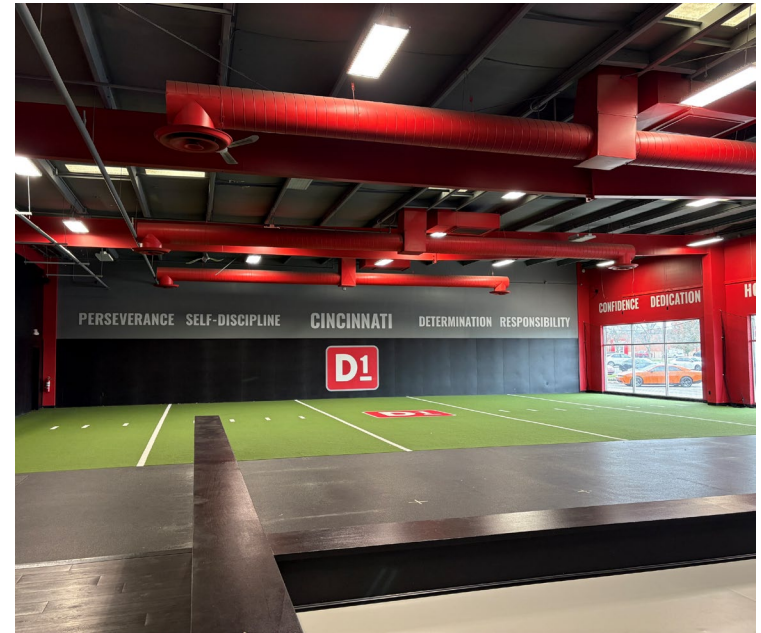
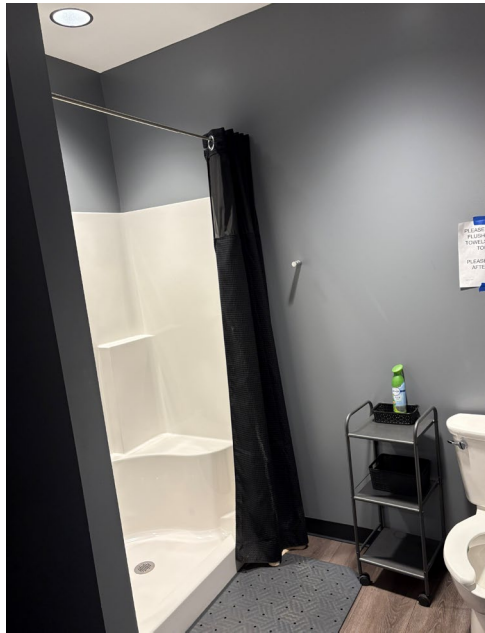
TRAFFIC COUNTS:

- Fields Ertel Road – 30,911 VPD



RETAIL FOR LEASE – 7,500 SF

McCABE CROSSING



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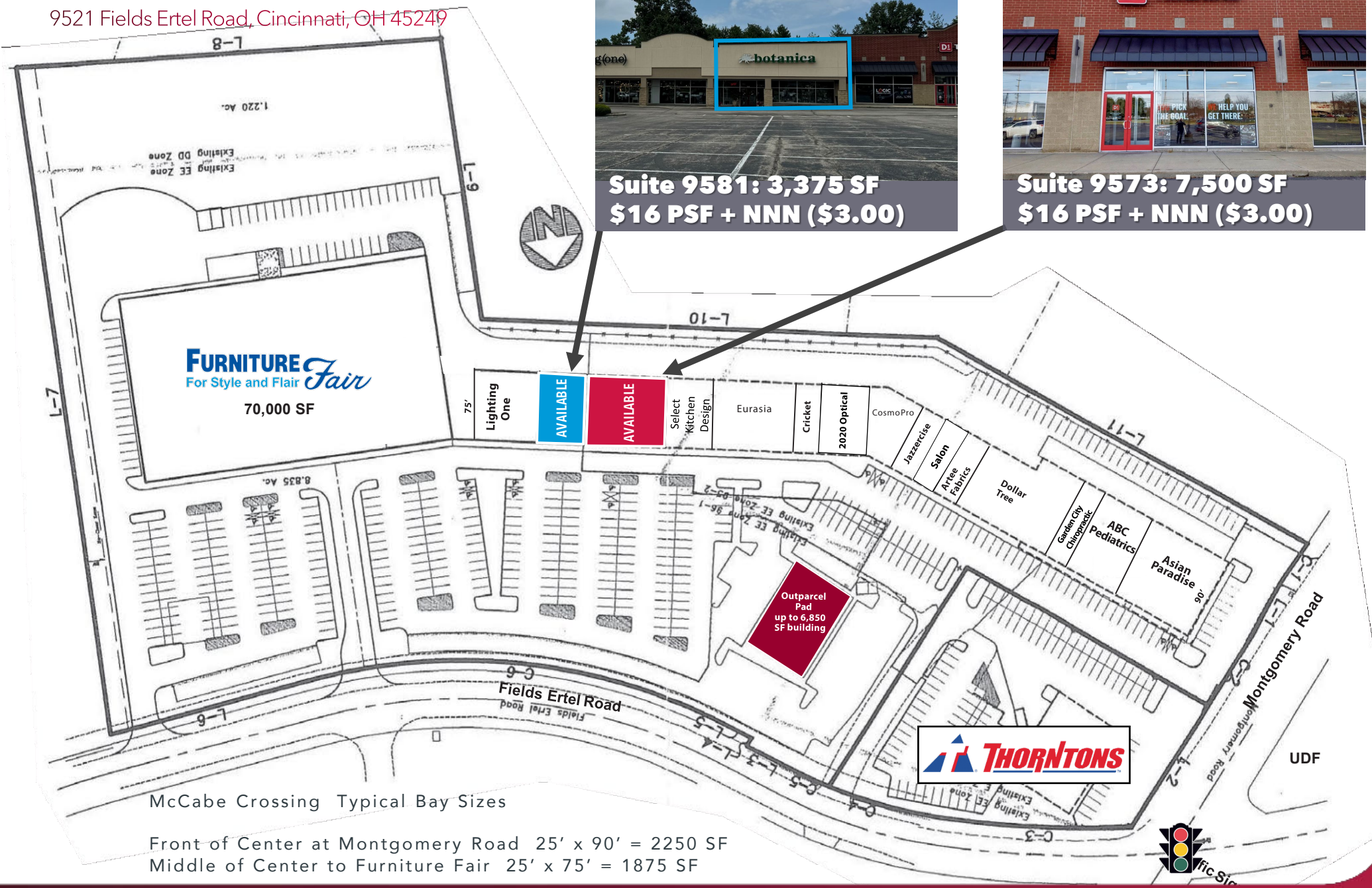
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Suite 9581: 3,375 SF
\$16 PSF + NNN (\$3.00)



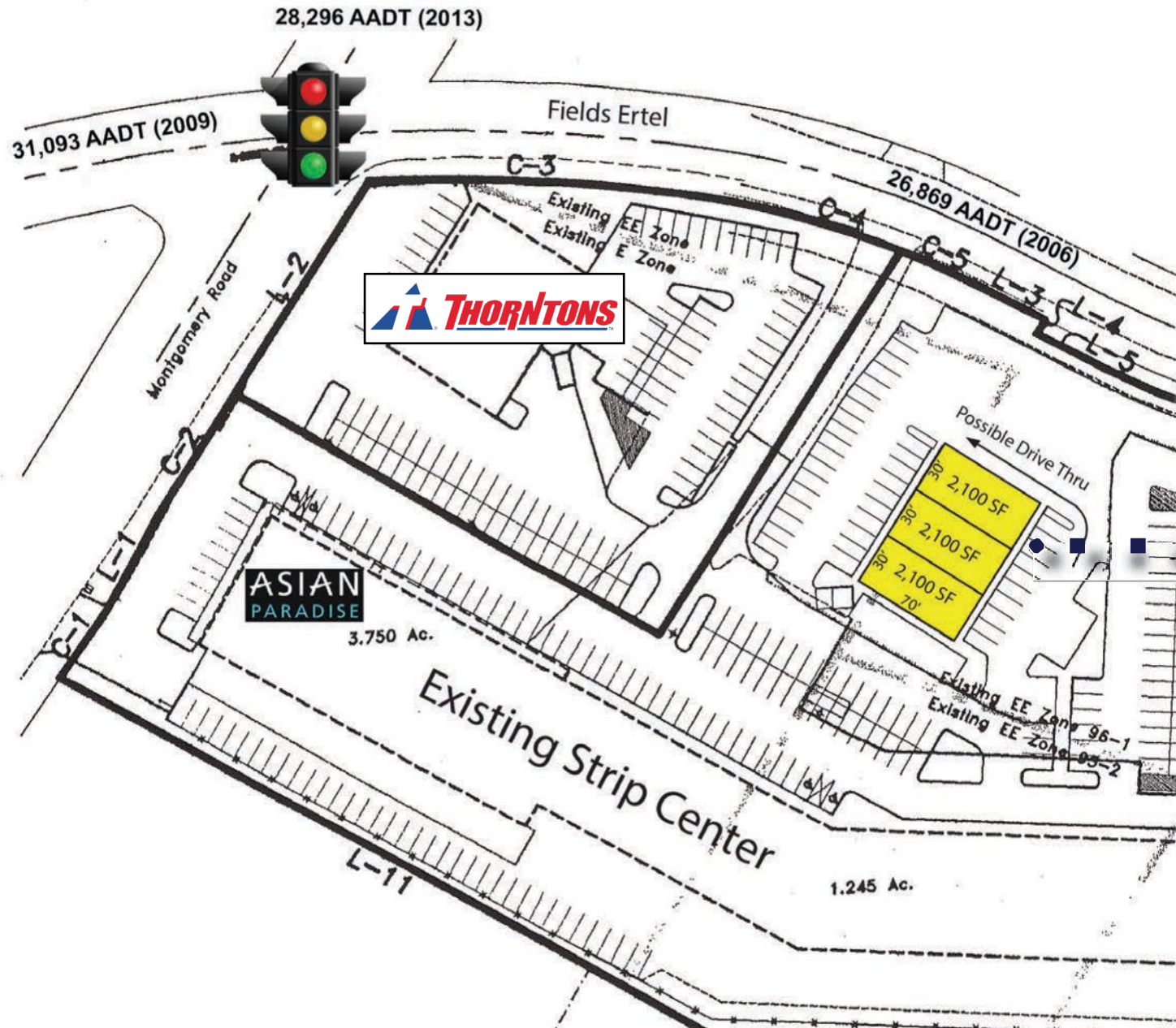
Suite 9573: 7,500 SF
\$16 PSF + NNN (\$3.00)



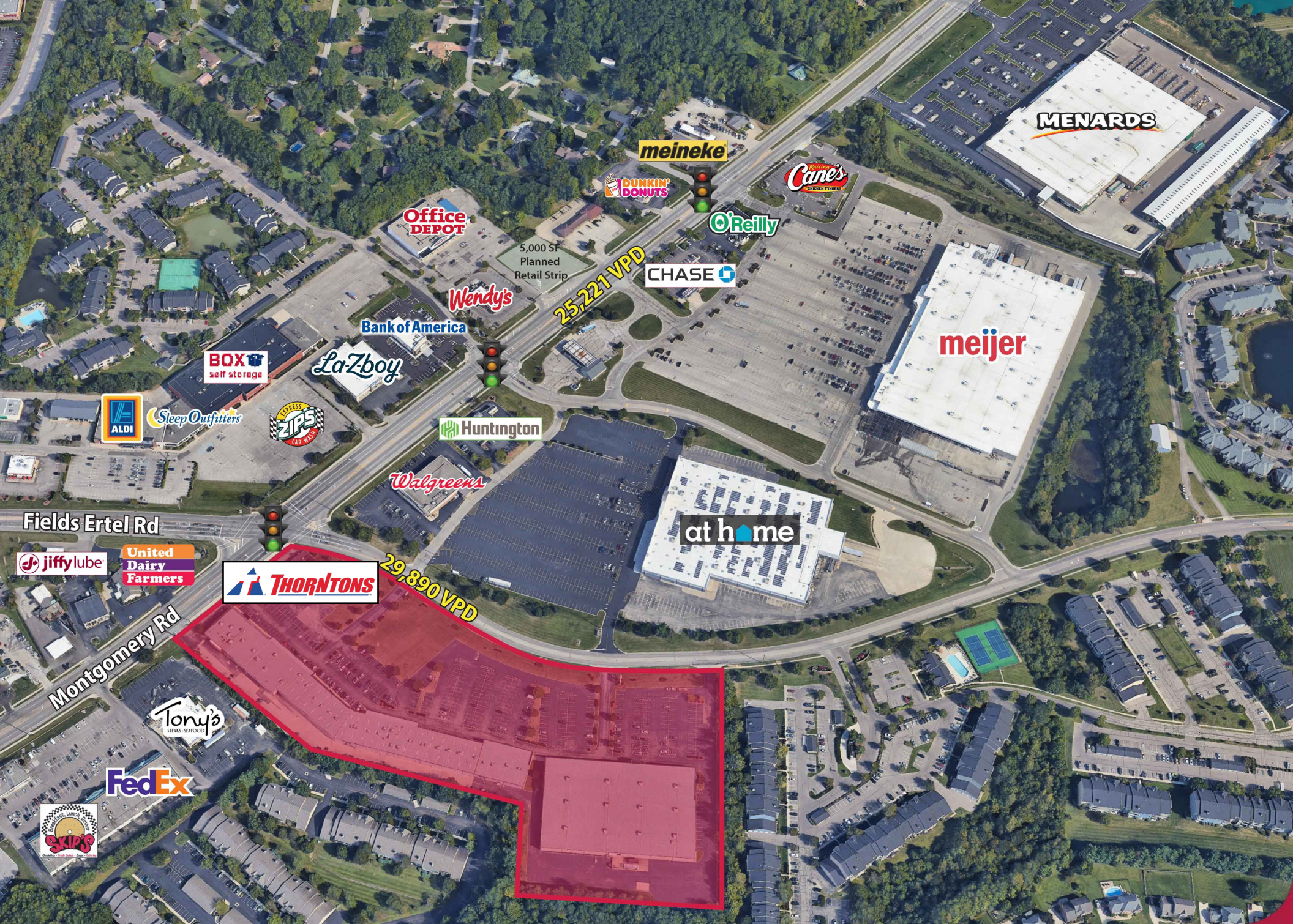
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PLANNED STRIP CENTER OR FREESTANDING BUILDING



THORNTONS

29,890 VPD

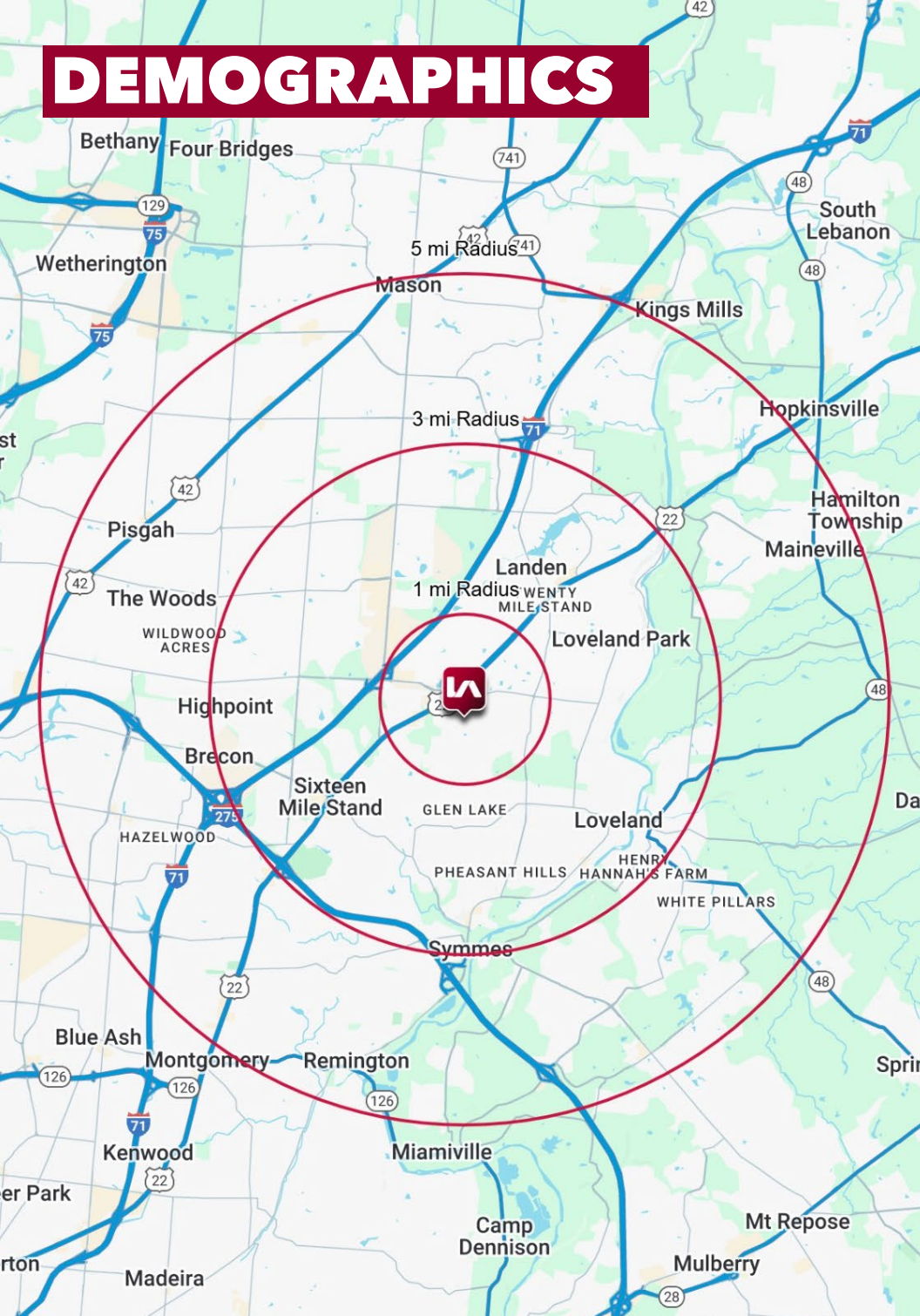
25,221 VPD

5,000 SF
Planned
Retail Strip

Fields Ertel Rd

Montgomery Rd

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	8,988	61,937	139,754
2030 Projected Population	8,973	61,371	138,540
2020 Census Population	8,379	61,245	137,478
2010 Census Population	7,625	56,171	127,765
Projected Annual Growth 2025 to 2030	-	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	1.2%	0.7%	0.6%
HOUSEHOLDS			
2025 Estimated Households	4,205	24,585	54,367
2030 Projected Households	4,282	24,789	55,009
2020 Census Households	3,903	23,842	52,783
2010 Census Households	3,555	21,809	48,793
Projected Annual Growth 2025 to 2030	0.4%	0.2%	0.2%
Historical Annual Growth 2010 to 2025	1.2%	0.8%	0.8%
AGE			
2025 Est. Population Under 10 Years	12.2%	12.8%	12.3%
2025 Est. Population 10 to 19 Years	10.3%	13.3%	13.5%
2025 Est. Population 20 to 29 Years	13.5%	10.6%	10.1%
2025 Est. Population 30 to 44 Years	22.2%	21.7%	20.3%
2025 Est. Population 45 to 59 Years	15.0%	18.9%	19.4%
2025 Est. Population 60 to 74 Years	15.7%	16.1%	17.1%
2025 Est. Population 75 Years or Over	11.1%	6.6%	7.4%
2025 Est. Median Age	38.3	38.8	40.3
MARITAL STATUS & GENDER			
2025 Est. Male Population	48.9%	49.5%	49.6%
2025 Est. Female Population	51.1%	50.5%	50.4%
2025 Est. Never Married	29.9%	24.8%	23.4%
2025 Est. Now Married	48.8%	60.1%	59.8%
2025 Est. Separated or Divorced	15.3%	11.0%	11.6%
2025 Est. Widowed	6.0%	4.2%	5.1%
INCOME			
2025 Est. HH Income \$200,000 or More	13.4%	24.9%	24.6%
2025 Est. HH Income \$150,000 to \$199,999	10.1%	12.9%	13.2%
2025 Est. HH Income \$100,000 to \$149,999	25.9%	20.8%	21.4%
2025 Est. HH Income \$75,000 to \$99,999	11.6%	12.9%	11.6%
2025 Est. HH Income \$50,000 to \$74,999	16.6%	12.9%	13.2%
2025 Est. HH Income \$35,000 to \$49,999	7.6%	6.2%	6.1%
2025 Est. HH Income \$25,000 to \$34,999	6.2%	3.0%	3.4%
2025 Est. HH Income \$15,000 to \$24,999	4.7%	3.1%	2.8%
2025 Est. HH Income Under \$15,000	3.9%	3.3%	3.9%
2025 Est. Average Household Income	\$138,454	\$178,772	\$169,506
2025 Est. Median Household Income	\$101,061	\$128,938	\$127,143
2025 Est. Per Capita Income	\$64,918	\$70,997	\$66,008
2025 Est. Total Businesses	444	2,744	6,416
2025 Est. Total Employees	8,922	46,904	93,134