

RETAIL SPACE FOR LEASE

CRYSTAL VIEW PLAZA

11974 Lebanon Road, Cincinnati, OH 45241



Chris Nachtrab
cnachtrab@lee-associates.com
D 513.588.1841

TC Bartoszek
tc@lee-associates.com
D 513.588.1840

Molly Hoffman
mhoffman@lee-associates.com
D 513.588.1843

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL SPACE FOR LEASE

CRYSTAL VIEW PLAZA

FOR LEASE: 1,667

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

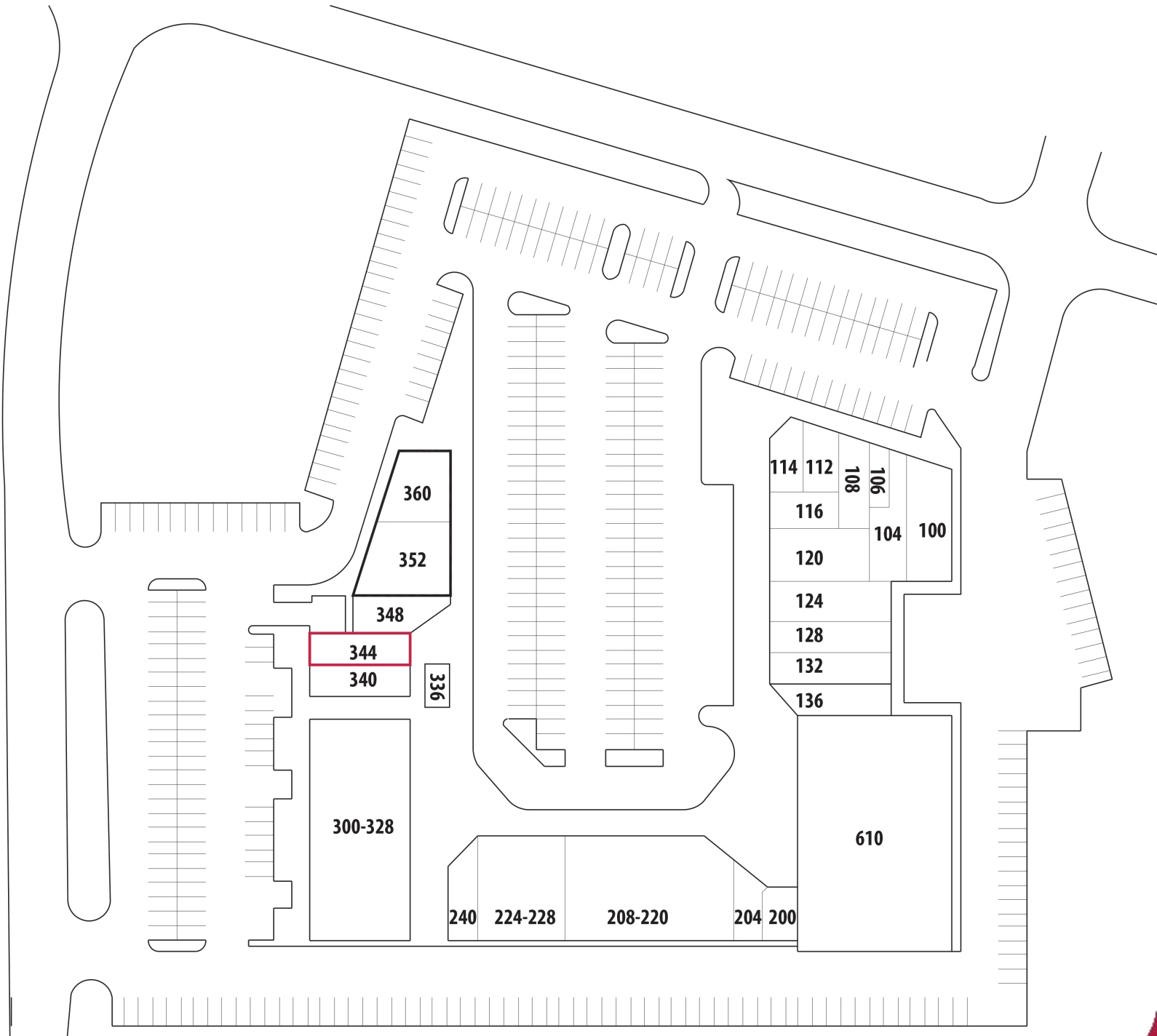
- Dollar Tree now open!
- Only one space left!
- Outstanding location - just off I-275 centered between I-71 and I-75. Across from Gabe's and new Kroger fuel station.
- Excellent traffic generated by Chipotle
- Unique tenant mix provides an international flare
- Access to two traffic lights

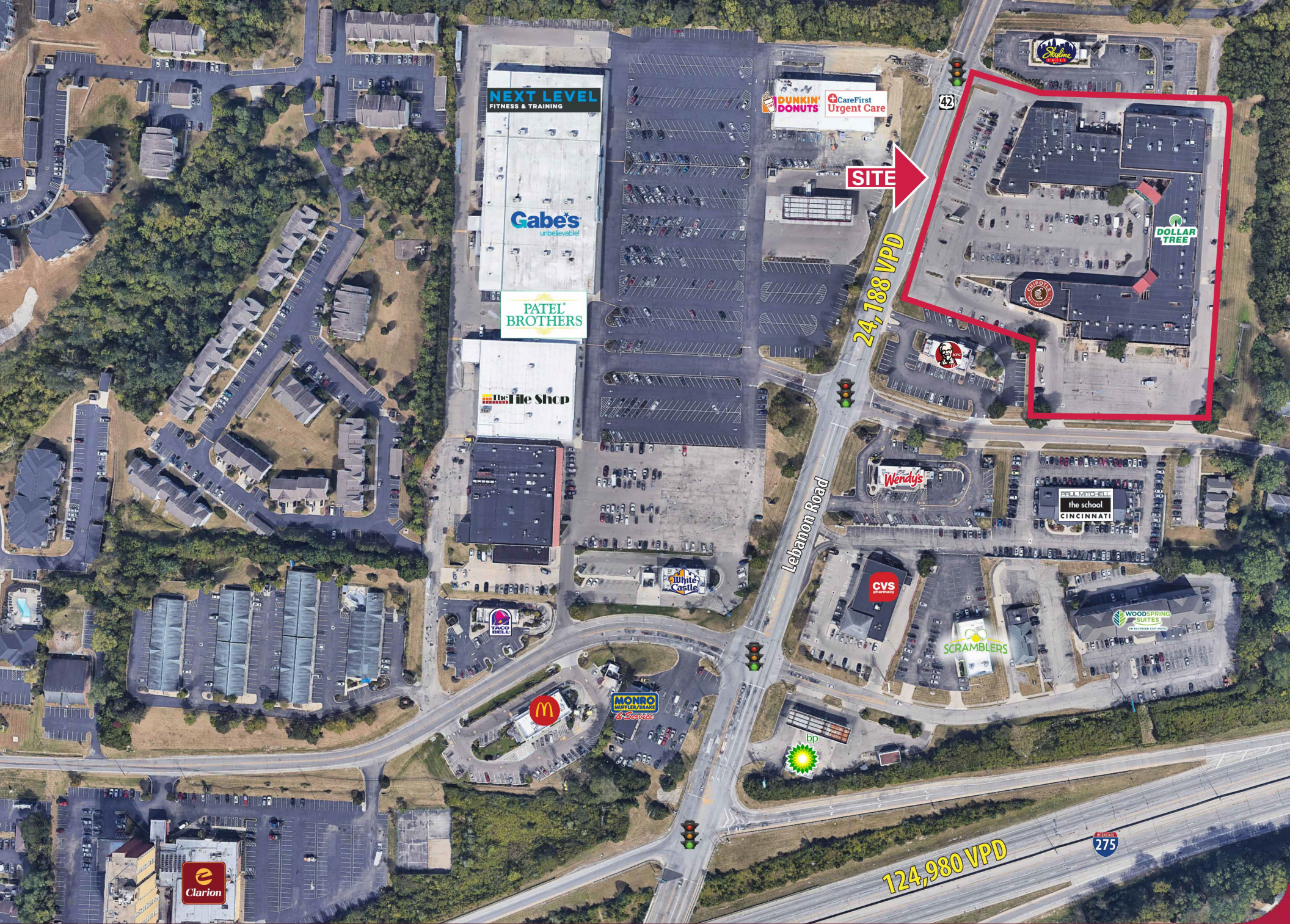
TRAFFIC COUNTS:

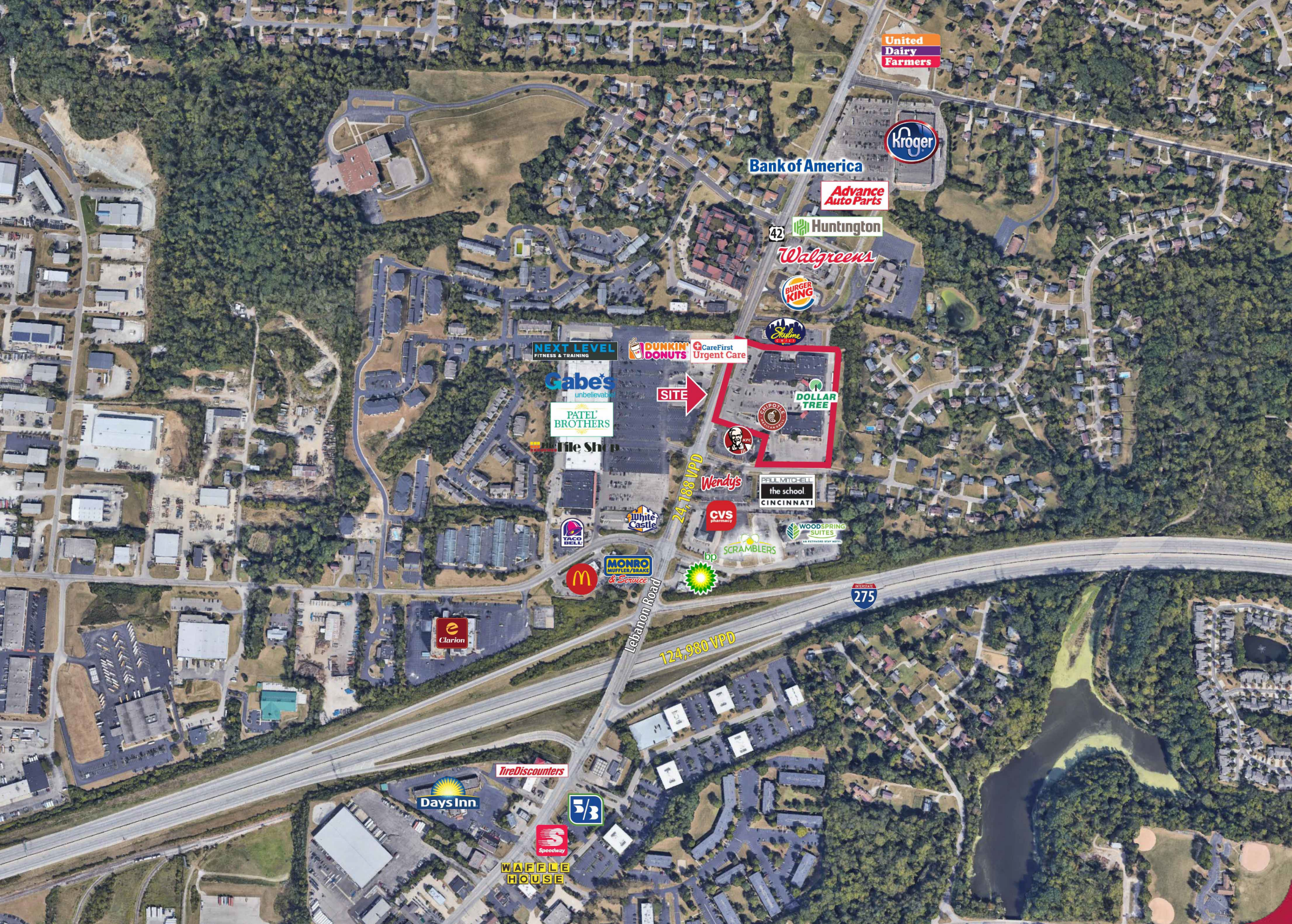
- Lebanon Road (US-42) - 22,683 VPD
- I-275 - 124,980 VPD



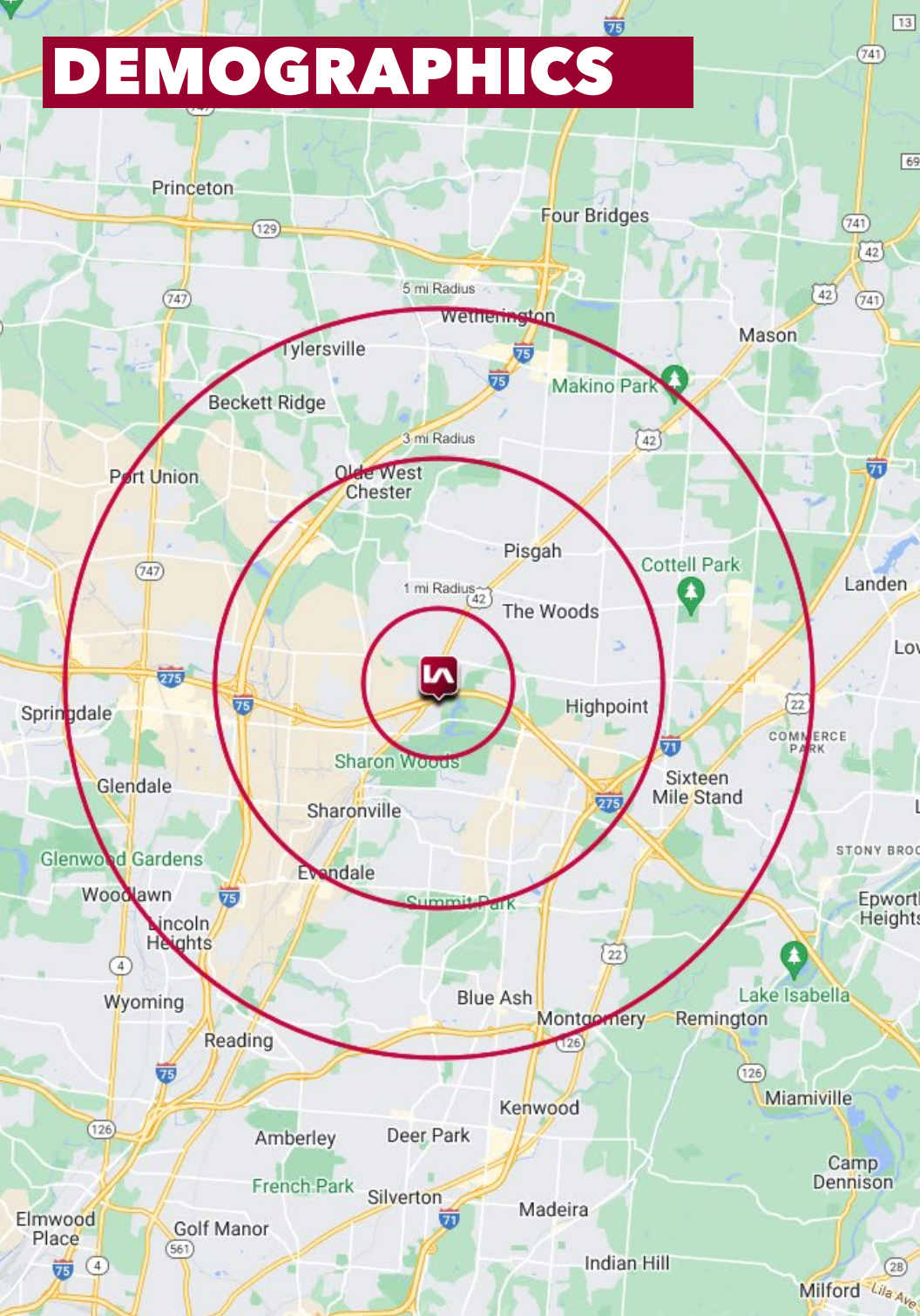
CRYSTAL VIEW		
Unit	Tenant	Sq Ft
100	New Krishna	4,196
104		
106	E Nails	650
108	Bread House Inc	983
112	E Cigarette	1,921
116		
114	Boost Mobile	827
118	Lee Shoes	613
120	Vietnamese	2,243
124	Asian Grocers	2,040
128		1,600
132		1,600
136		1,434
200	Event Planner	1,776
204		
208	A-Z Nail Supply	3,360
212		4,001
216		
220		3,600
236	Cell Phone Repair	1,736
240		
300	Karaoke	9,388
328	karaoke	
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







DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2023 Estimated Population	5,589	39,436	138,007
2028 Projected Population	5,591	39,870	139,606
2020 Census Population	5,653	39,420	137,855
2010 Census Population	5,400	37,504	130,061
Projected Annual Growth 2023 to 2028	-	0.2%	0.2%
Historical Annual Growth 2010 to 2023	0.3%	0.4%	0.5%
HOUSEHOLDS			
2023 Estimated Households	2,368	15,801	54,906
2028 Projected Households	2,341	15,913	55,398
2020 Census Households	2,360	15,614	54,142
2010 Census Households	2,336	15,001	50,990
Projected Annual Growth 2023 to 2028	-0.2%	0.1%	0.2%
Historical Annual Growth 2010 to 2023	0.1%	0.4%	0.6%
AGE			
2023 Est. Population Under 10 Years	10.8%	11.7%	12.4%
2023 Est. Population 10 to 19 Years	11.6%	12.5%	13.5%
2023 Est. Population 20 to 29 Years	10.3%	10.3%	11.0%
2023 Est. Population 30 to 44 Years	17.1%	18.1%	19.1%
2023 Est. Population 45 to 59 Years	19.9%	21.2%	20.0%
2023 Est. Population 60 to 74 Years	20.7%	19.3%	17.2%
2023 Est. Population 75 Years or Over	9.6%	6.9%	6.8%
2023 Est. Median Age	44.1	42.4	40.1
MARITAL STATUS & GENDER			
2023 Est. Male Population	48.4%	49.6%	49.4%
2023 Est. Female Population	51.6%	50.4%	50.6%
2023 Est. Never Married	25.8%	25.0%	27.2%
2023 Est. Now Married	49.9%	57.4%	53.9%
2023 Est. Separated or Divorced	14.2%	11.5%	12.4%
2023 Est. Widowed	10.2%	6.1%	6.5%
INCOME			
2023 Est. HH Income \$200,000 or More	18.0%	18.2%	19.0%
2023 Est. HH Income \$150,000 to \$199,999	8.8%	12.1%	10.9%
2023 Est. HH Income \$100,000 to \$149,999	18.2%	20.1%	19.4%
2023 Est. HH Income \$75,000 to \$99,999	10.4%	12.1%	13.2%
2023 Est. HH Income \$50,000 to \$74,999	20.3%	15.5%	13.5%
2023 Est. HH Income \$35,000 to \$49,999	5.8%	6.8%	7.2%
2023 Est. HH Income \$25,000 to \$34,999	6.4%	5.8%	6.1%
2023 Est. HH Income \$15,000 to \$24,999	5.5%	4.5%	4.2%
2023 Est. HH Income Under \$15,000	6.5%	4.9%	6.4%
2023 Est. Average Household Income	\$136,309	\$147,551	\$149,968
2023 Est. Median Household Income	\$91,641	\$107,483	\$106,841
2023 Est. Per Capita Income	\$58,016	\$59,200	\$59,746
2023 Est. Total Businesses	419	3,678	10,372
2023 Est. Total Employees	8,388	61,014	171,140