

# RETAIL SPACE FOR LEASE

# CRYSTAL VIEW PLAZA

11974 Lebanon Road | Cincinnati, OH 45241



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# RETAIL SPACE FOR LEASE

## CRYSTAL VIEW PLAZA

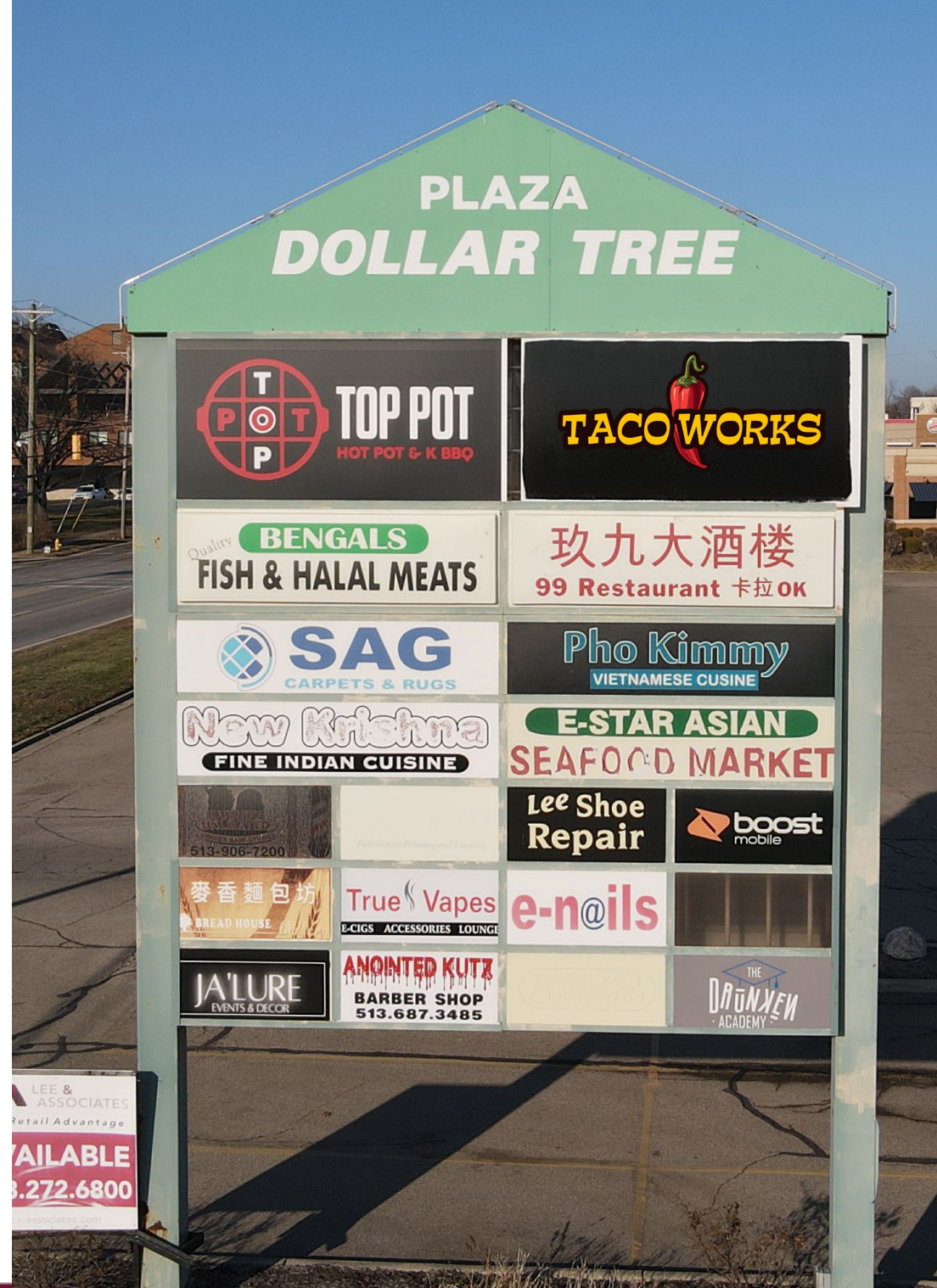
**FOR LEASE:** 1,667 SF

**PRICING:** \$15.00 + NNN (\$3.50)

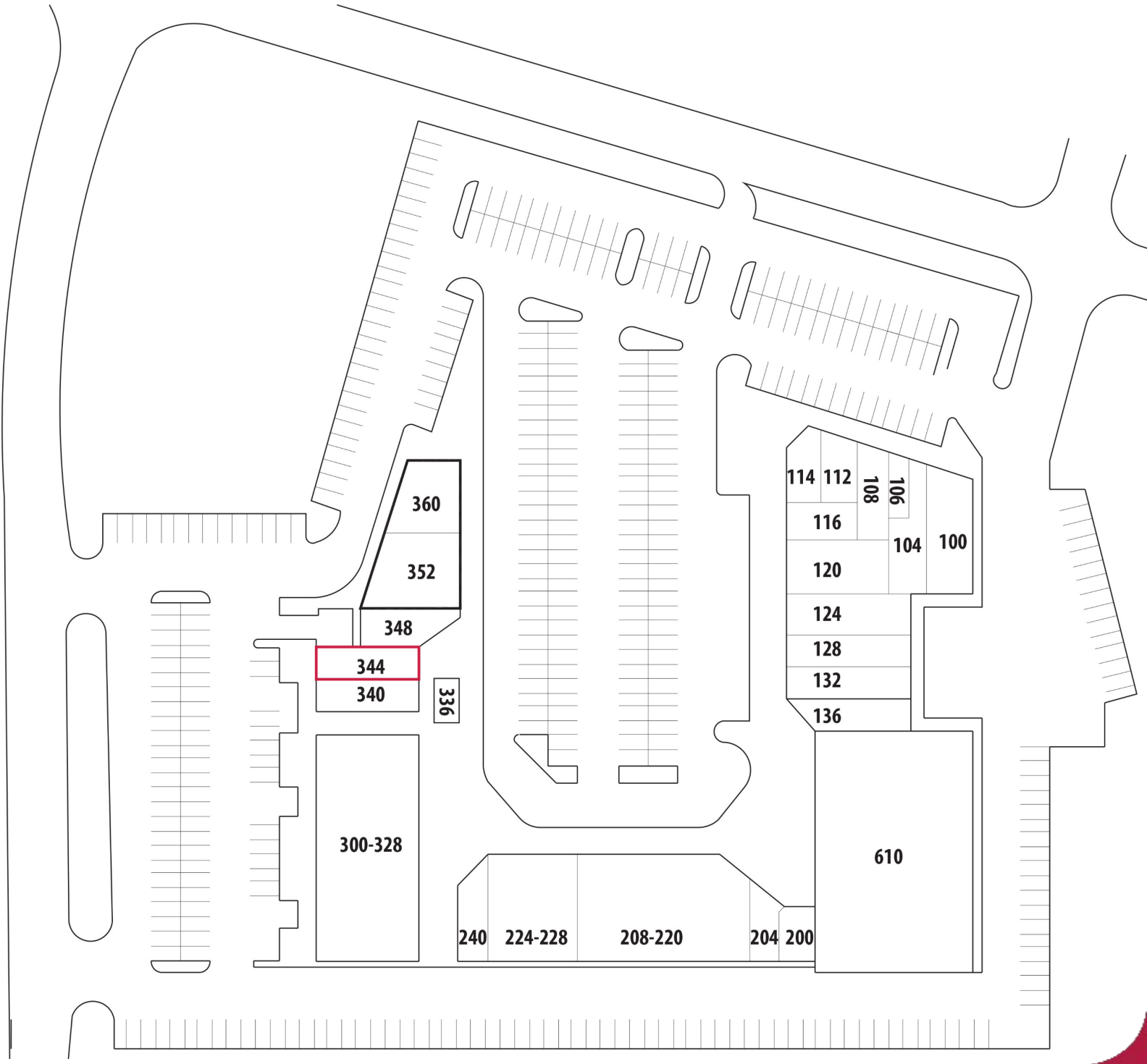
- Outstanding central location - just off I-275 centered between I-71 and I-75. Across from Gabe's and Kroger fuel station.
- Unique tenant mix provides an international flare
- Access to two traffic lights

### TRAFFIC COUNTS:

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

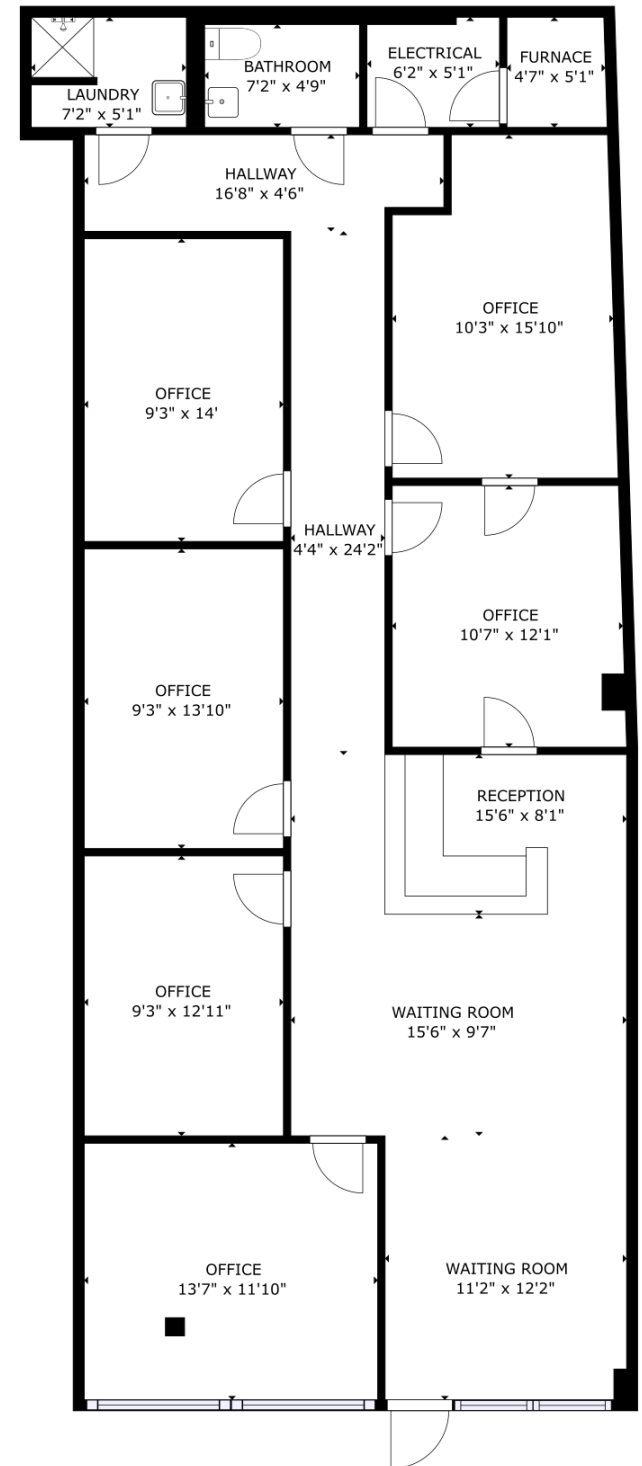
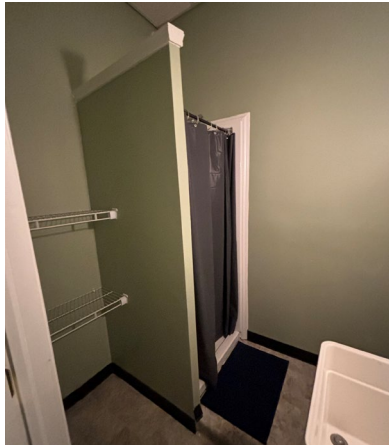


CRYSTAL VIEW		
Unit	Tenant	Sq Ft
100	New Krishna	4,196
104		
106	E Nails	650
108	Bread House Inc	983
112	Pizza Twist	1,921
116		
114	Boost Mobile	827
118	Lee Shoes	613
120	Vietnamese	2,243
124	Asian Grocers	2,040
128		1,600
132		1,600
136		1,434
200	Event Planner	1,776
204		
208	A-Z Nail Supply	3,360
212		4,001
216		
220		3,600
236	Cell Phone Repair	1,736
240	Conselor	
300	Top Pot & Korean BBQ	9,388
328		
336	Barbershop	450
340	Go to Bus	975
344	AVAILABLE	1,667
348	Bengal Market	1,179
352	Sag Rugs & Carpet	2,300
360	Taco Works	2,580
610	Dollar Tree	15,000





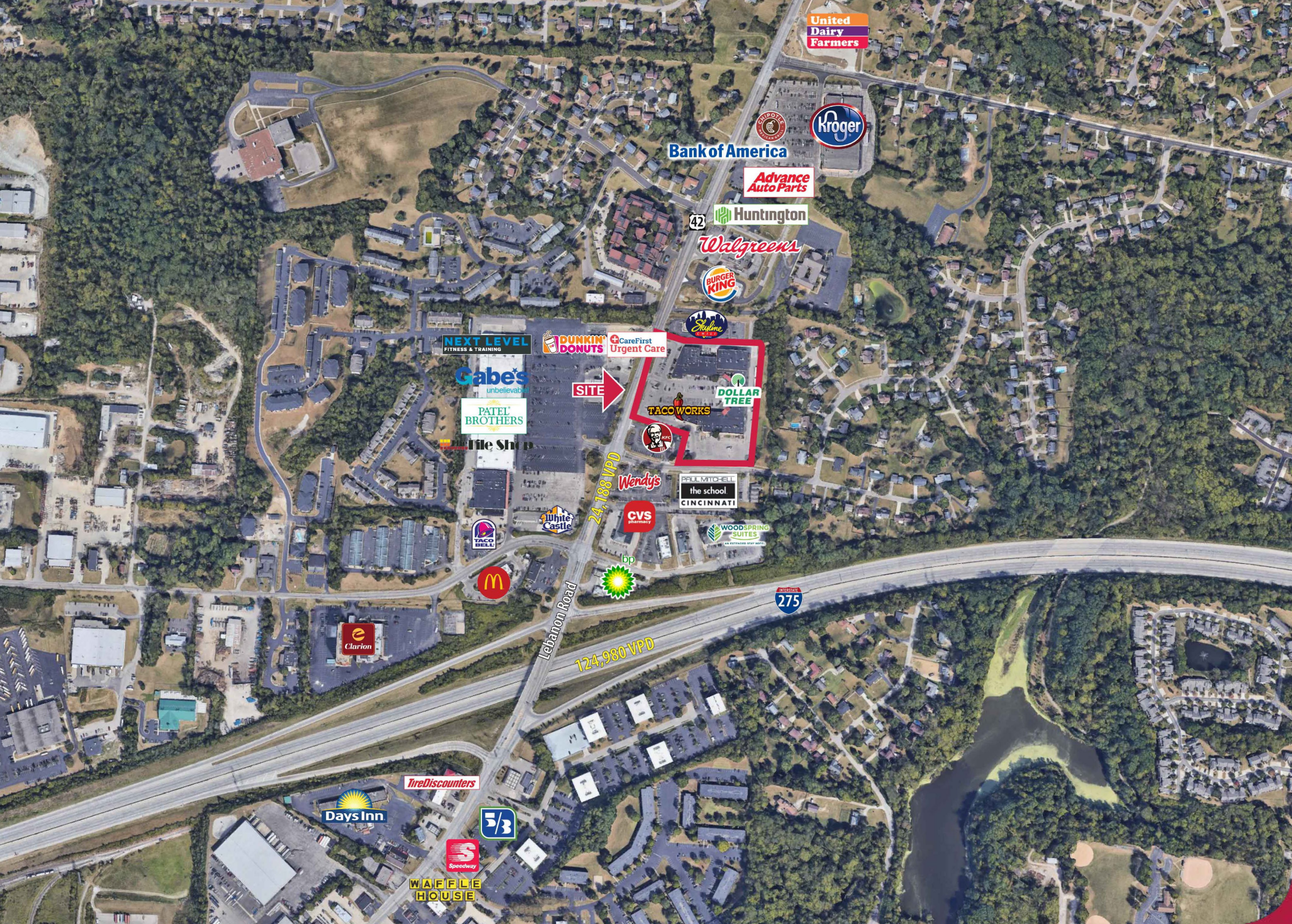
# UNIT 344 - 1,667 SF AVAILABLE





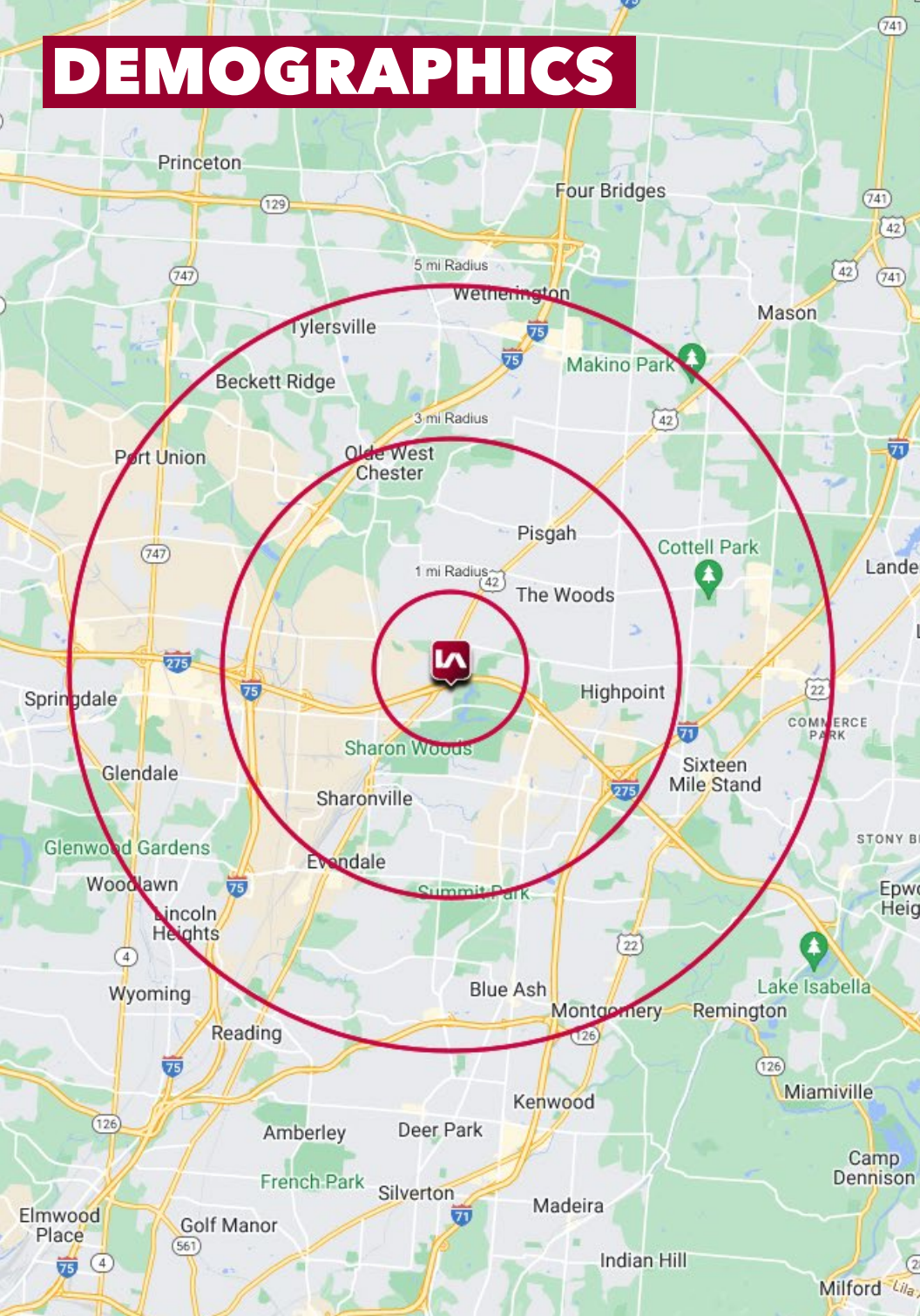








# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	5,799	39,270	140,321
2030 Projected Population	5,465	38,529	139,617
2020 Census Population	5,653	39,420	137,855
2010 Census Population	5,400	37,504	130,061
Projected Annual Growth 2025 to 2030	-1.2%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2025	0.5%	0.3%	0.5%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,401	15,659	56,010
2030 Projected Households	2,289	15,635	56,721
2020 Census Households	2,360	15,614	54,142
2010 Census Households	2,336	15,001	50,990
Projected Annual Growth 2025 to 2030	-0.9%	-	0.3%
Historical Annual Growth 2010 to 2025	0.2%	0.3%	0.7%
<b>AGE</b>			
2025 Est. Population Under 10 Years	11.7%	12.0%	12.9%
2025 Est. Population 10 to 19 Years	10.6%	12.0%	12.9%
2025 Est. Population 20 to 29 Years	11.5%	11.0%	11.3%
2025 Est. Population 30 to 44 Years	19.0%	18.7%	20.3%
2025 Est. Population 45 to 59 Years	16.6%	18.1%	17.7%
2025 Est. Population 60 to 74 Years	19.6%	19.6%	17.1%
2025 Est. Population 75 Years or Over	11.0%	8.6%	7.9%
2025 Est. Median Age	42.6	41.5	39.2
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	51.0%	49.9%	49.4%
2025 Est. Female Population	49.0%	50.1%	50.6%
2025 Est. Never Married	25.5%	25.1%	27.4%
2025 Est. Now Married	49.1%	56.8%	53.5%
2025 Est. Separated or Divorced	14.8%	11.7%	12.6%
2025 Est. Widowed	10.6%	6.4%	6.6%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	16.1%	19.8%	19.8%
2025 Est. HH Income \$150,000 to \$199,999	10.1%	13.1%	11.5%
2025 Est. HH Income \$100,000 to \$149,999	14.4%	19.4%	21.5%
2025 Est. HH Income \$75,000 to \$99,999	11.7%	11.3%	11.3%
2025 Est. HH Income \$50,000 to \$74,999	19.9%	15.8%	13.5%
2025 Est. HH Income \$35,000 to \$49,999	9.7%	6.3%	7.5%
2025 Est. HH Income \$25,000 to \$34,999	9.2%	5.5%	5.1%
2025 Est. HH Income \$15,000 to \$24,999	4.2%	3.5%	3.8%
2025 Est. HH Income Under \$15,000	4.7%	5.3%	6.1%
2025 Est. Average Household Income	\$117,615	\$143,335	\$150,130
2025 Est. Median Household Income	\$97,942	\$111,799	\$111,778
2025 Est. Per Capita Income	\$48,995	\$57,253	\$60,016
2025 Est. Total Businesses	384	3,775	10,694
2025 Est. Total Employees	8,575	63,679	176,877