

**RETAIL SPACE FOR LEASE**

# CRYSTAL VIEW PLAZA

11974 Lebanon Road | Cincinnati, OH 45241



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## CRYSTAL VIEW PLAZA

**FOR LEASE:** 2,300 SF

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

- 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:

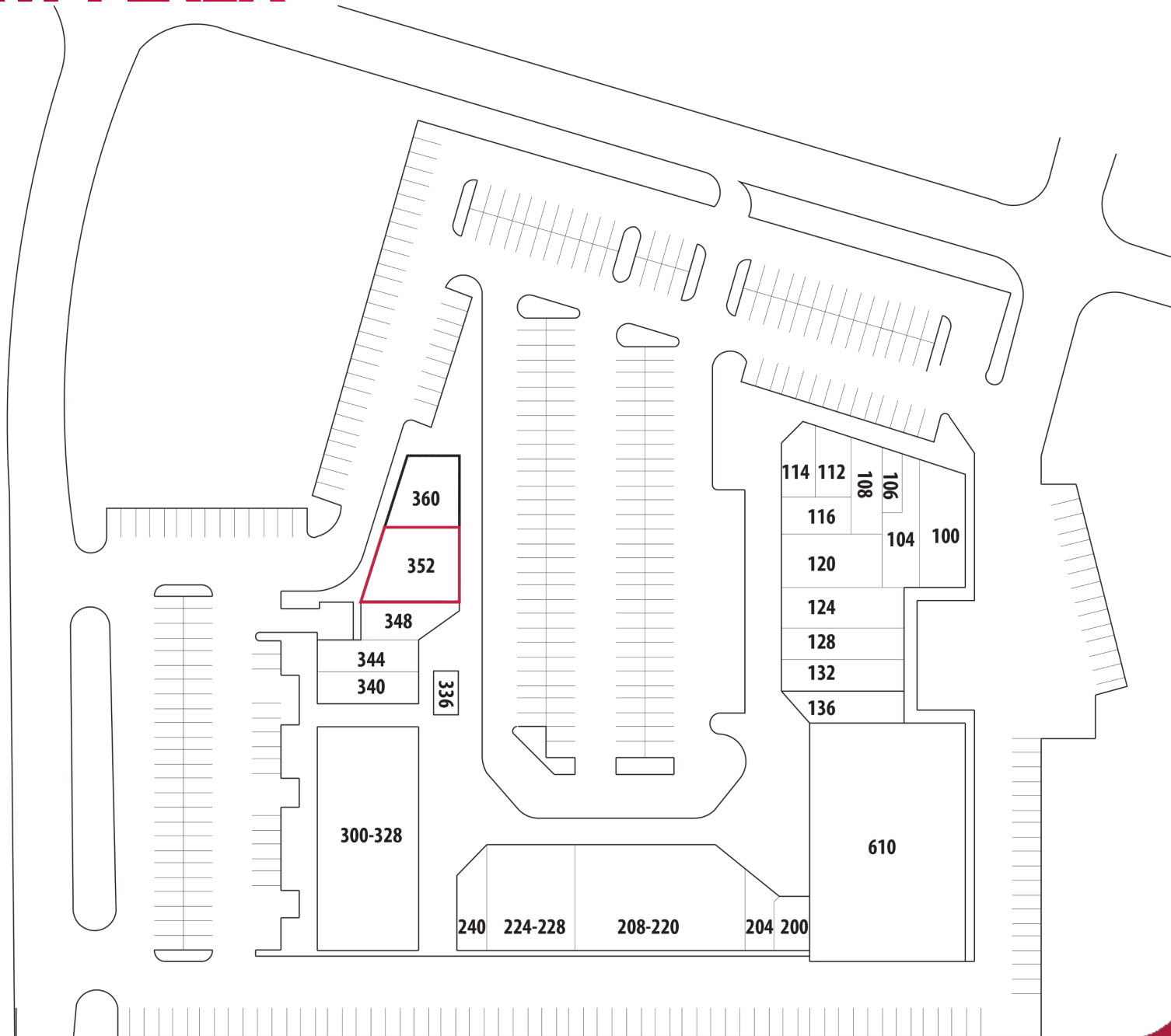
- Lebanon Road (US-42) - 22,683 VPD
- I-275 – 124,980 VPD



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## CRYSTAL VIEW PLAZA

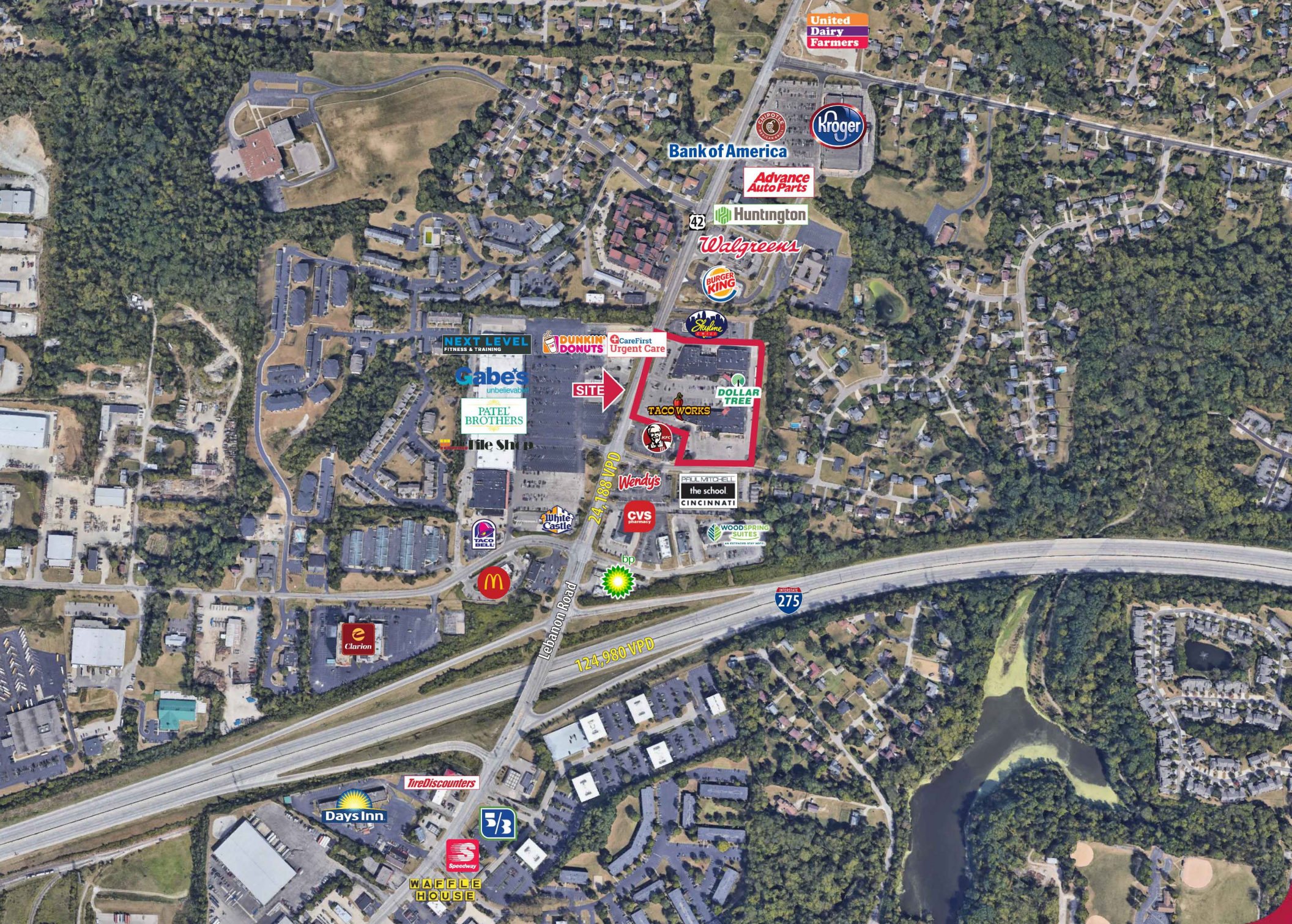
| CRYSTAL VIEW |                      |        |
|--------------|----------------------|--------|
| Unit         | Tenant               | Sq Ft  |
| 100          | New Krishna          | 4,196  |
| 104          |                      |        |
| 106          | E Nails              | 650    |
| 108          | Bread House Inc      | 983    |
| 112          | Pizza Twist          | 1,921  |
| 116          |                      |        |
| 114          | Boost Mobile         | 827    |
| 118          | Lee Shoes            | 613    |
| 120          | Pho Kimmy            | 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          |                      |        |
| 240          | Conselor             | 1,736  |
| 300          | Top Pot & Korean BBQ | 9,388  |
| 328          |                      |        |
| 336          | Barbershop           | 450    |
| 340          | Mexican Grocery      | 2,642  |
| 344          |                      |        |
| 348          | Bengal Market        | 1,179  |
| 352          | AVAILABLE            | 2,300  |
| 360          | Taco Works           | 2,580  |
| 610          | Dollar Tree          | 15,000 |





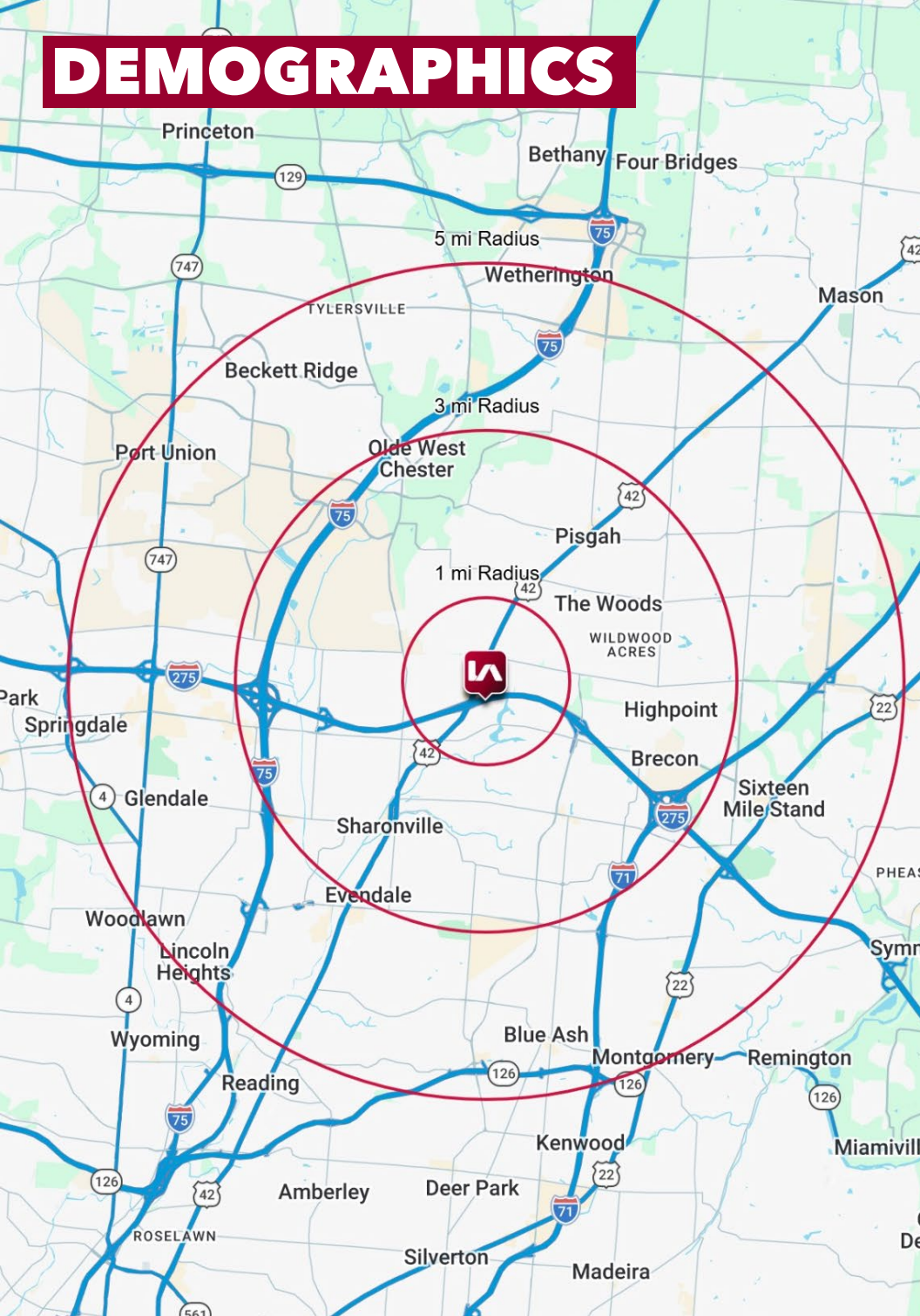








# DEMOGRAPHICS



|                                            | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|--------------------------------------------|-------------|-------------|-------------|
| <b>POPULATION</b>                          |             |             |             |
| 2026 Estimated Population                  | 6,730       | 40,162      | 141,260     |
| 2031 Projected Population                  | 6,422       | 40,166      | 142,778     |
| 2020 Census Population                     | 6,719       | 39,712      | 137,764     |
| 2010 Census Population                     | 6,464       | 37,796      | 129,967     |
| Projected Annual Growth 2026 to 2031       | -0.9%       | -           | 0.2%        |
| Historical Annual Growth 2010 to 2026      | 0.3%        | 0.4%        | 0.5%        |
| <b>HOUSEHOLDS</b>                          |             |             |             |
| 2026 Estimated Households                  | 2,796       | 16,230      | 57,084      |
| 2031 Projected Households                  | 2,679       | 16,325      | 58,099      |
| 2020 Census Households                     | 2,780       | 15,698      | 54,103      |
| 2010 Census Households                     | 2,756       | 15,081      | 50,950      |
| Projected Annual Growth 2026 to 2031       | -0.8%       | 0.1%        | 0.4%        |
| Historical Annual Growth 2010 to 2026      | -           | 0.5%        | 0.8%        |
| <b>AGE</b>                                 |             |             |             |
| 2026 Est. Population Under 10 Years        | 11.9%       | 12.0%       | 12.8%       |
| 2026 Est. Population 10 to 19 Years        | 10.9%       | 12.1%       | 12.8%       |
| 2026 Est. Population 20 to 29 Years        | 11.7%       | 11.3%       | 11.6%       |
| 2026 Est. Population 30 to 44 Years        | 18.7%       | 18.9%       | 20.4%       |
| 2026 Est. Population 45 to 59 Years        | 16.2%       | 17.8%       | 17.3%       |
| 2026 Est. Population 60 to 74 Years        | 19.7%       | 19.2%       | 17.0%       |
| 2026 Est. Population 75 Years or Over      | 11.0%       | 8.8%        | 8.1%        |
| 2026 Est. Median Age                       | 42.3        | 41.1        | 39.0        |
| <b>MARITAL STATUS &amp; GENDER</b>         |             |             |             |
| 2026 Est. Male Population                  | 50.8%       | 49.9%       | 49.4%       |
| 2026 Est. Female Population                | 49.2%       | 50.1%       | 50.6%       |
| 2026 Est. Never Married                    | 31.7%       | 26.1%       | 28.2%       |
| 2026 Est. Now Married                      | 46.5%       | 55.9%       | 53.5%       |
| 2026 Est. Separated or Divorced            | 15.8%       | 12.6%       | 12.8%       |
| 2026 Est. Widowed                          | 6.0%        | 5.4%        | 5.5%        |
| <b>INCOME</b>                              |             |             |             |
| 2026 Est. HH Income \$200,000 or More      | 18.9%       | 18.8%       | 19.9%       |
| 2026 Est. HH Income \$150,000 to \$199,999 | 10.4%       | 13.4%       | 11.6%       |
| 2026 Est. HH Income \$100,000 to \$149,999 | 19.5%       | 22.3%       | 21.9%       |
| 2026 Est. HH Income \$75,000 to \$99,999   | 11.3%       | 11.4%       | 11.4%       |
| 2026 Est. HH Income \$50,000 to \$74,999   | 16.3%       | 13.9%       | 13.6%       |
| 2026 Est. HH Income \$35,000 to \$49,999   | 4.5%        | 5.2%        | 7.5%        |
| 2026 Est. HH Income \$25,000 to \$34,999   | 11.1%       | 6.2%        | 4.9%        |
| 2026 Est. HH Income \$15,000 to \$24,999   | 2.7%        | 2.6%        | 3.2%        |
| 2026 Est. HH Income Under \$15,000         | 5.5%        | 6.1%        | 6.0%        |
| 2026 Est. Average Household Income         | \$128,853   | \$146,647   | \$157,686   |
| 2026 Est. Median Household Income          | \$105,451   | \$111,255   | \$110,597   |
| 2026 Est. Per Capita Income                | \$53,805    | \$59,364    | \$63,818    |
| 2026 Est. Total Businesses                 | 423         | 3,751       | 10,650      |
| 2026 Est. Total Employees                  | 8,108       | 65,926      | 209,044     |