

Mason, Ohio

Space for Lease

1,005 SF

King's Mall

Shopping Center

at King's Auto Mall



FEATURES

- Prime Mason/Deerfield location at Highway 71 and King's Auto Mall

4766 Fields Ertel

- **1,005 SF Available - "As Is"**
- Next to Kings Toyota Dealership!
- Ready for immediate occupancy!
- Building and awning freshly painted!
- Lease Rate: \$20/SF NNN (\$5.00)

LOCATION

King's Mall Shopping Center
4744 - 4800 Fields Ertel Road
Cincinnati (Mason/Deerfield Twp.),
Warren County, OH 45249

CONTACT

Roy G. Meierdiercks
 roygm2011@gmail.com
 513/264-6031 Mobile

	Address	Tenant	SF
1	4800	Grand Oriental Restaurant	6,188
2	4786	Altitudes Trampoline Park	30,386
3	4772	Mattress Firm Inc.	4,336
4	4770	TOUS les JOURS CAFE	1,882
5	4766	AVAILABLE	1,005
6	4764	Blowncity Hair Salon	1,113
7	4760	GNC Vitamins	1,552
8	4758	Nancy Phan Eternity Nails	3,309
9	4754	Samarkand Store Inc. #3	2,019
10	4752	Samarkand Store Inc. Food	2,016
11	4750	Samarkand Restaurant Inc. #2	2,304
12	4744	Pending	5,766

Demographics:	1 Mile	3 Mile	5 Mile
Total Population:	6,399	64,784	143,020
Total Households:	2,658	25,284	54,977
Avg. HH Income:	\$101,403	\$111,320	\$114,387

Traffic Counts:
 Fields Ertel Road at Kings Automall Drive = 25,354 2017

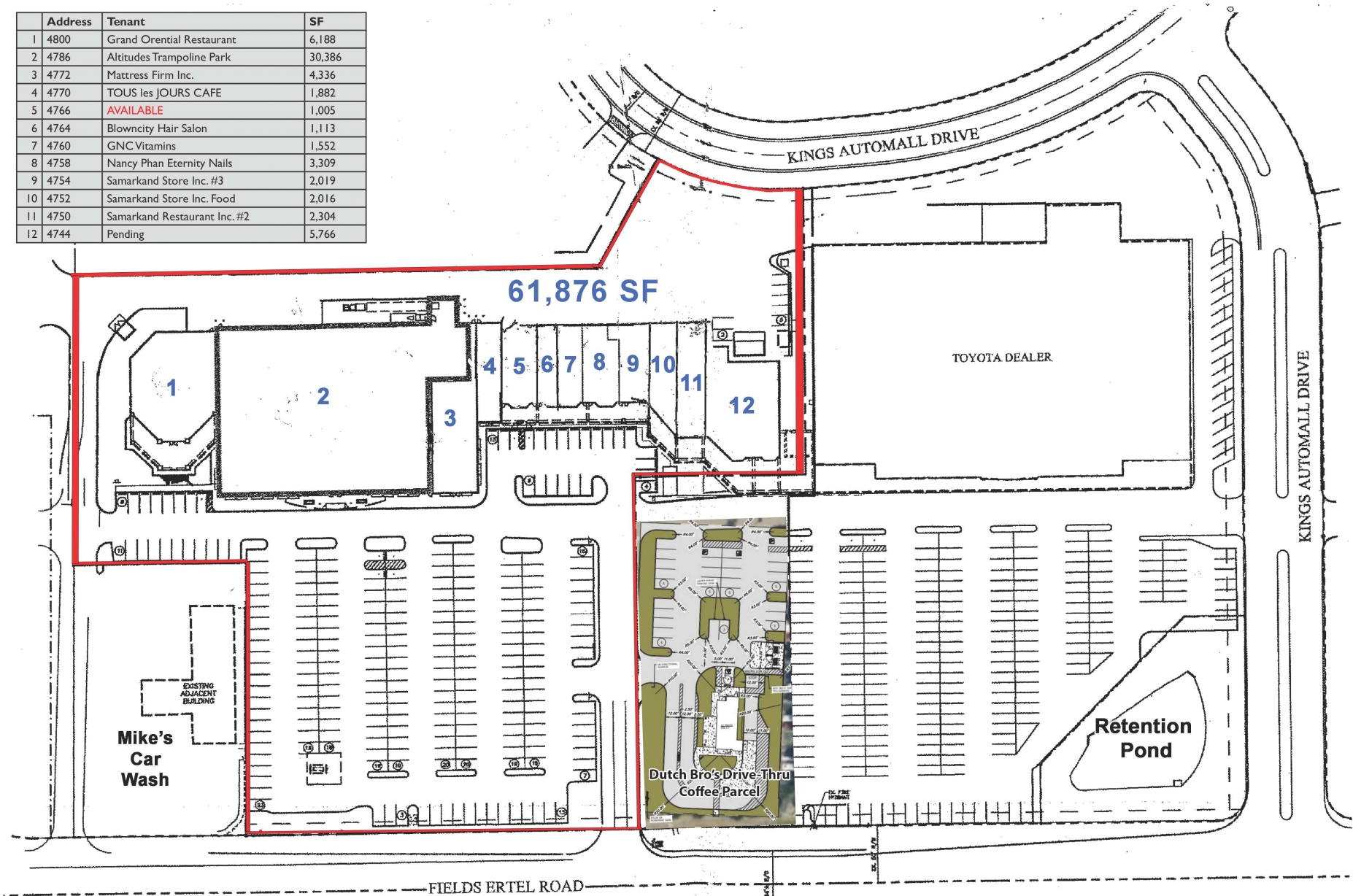


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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

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This site plan is to be utilized solely for the purpose of showing the general layout of the shopping center and the relative locations of the store/rooms therein. It shall not be construed as an accurate representation of the current or future configuration of the shopping center, the tenants within, nor the size/locations of improvements located thereupon, all of which are subject to change.



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1,005 SF



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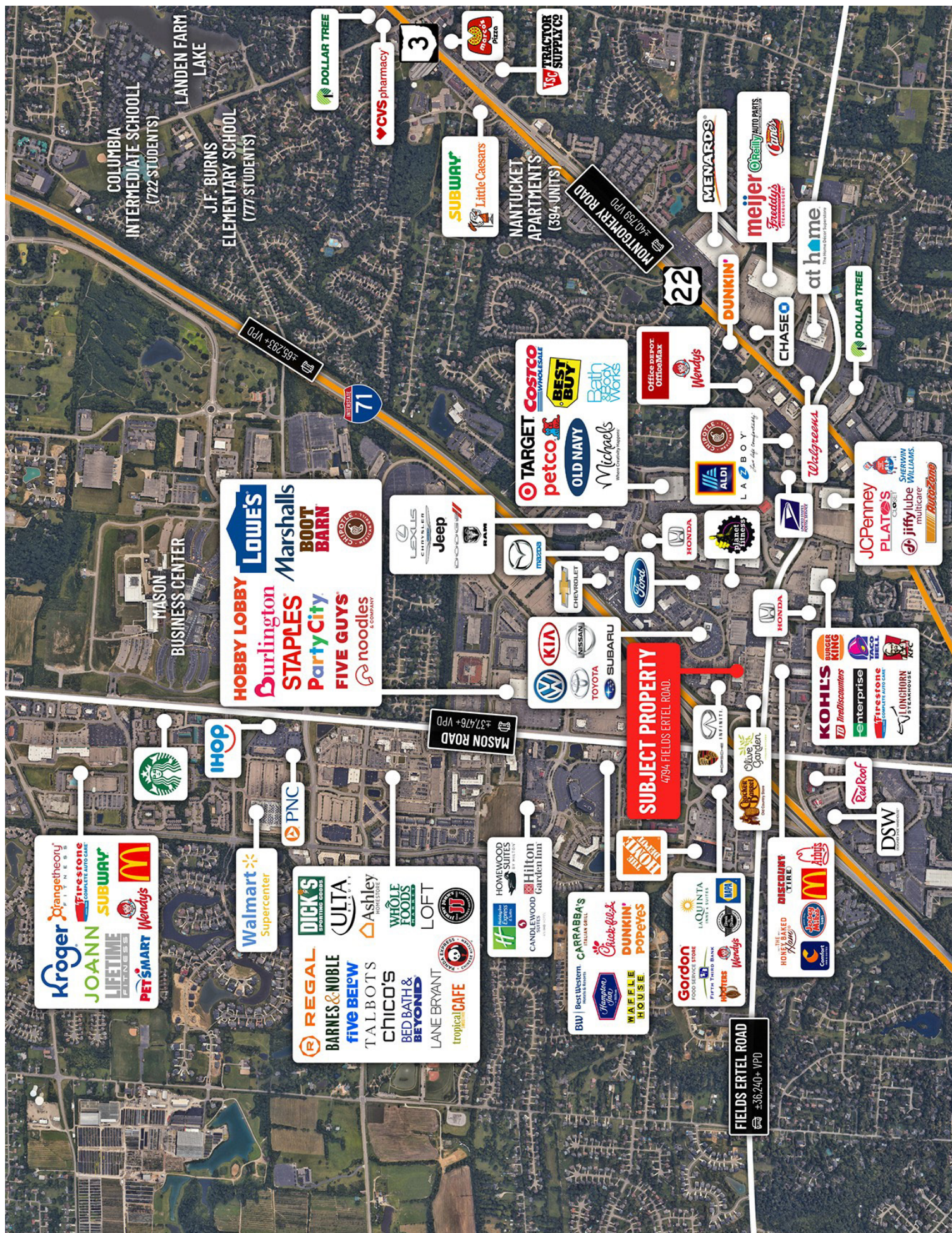
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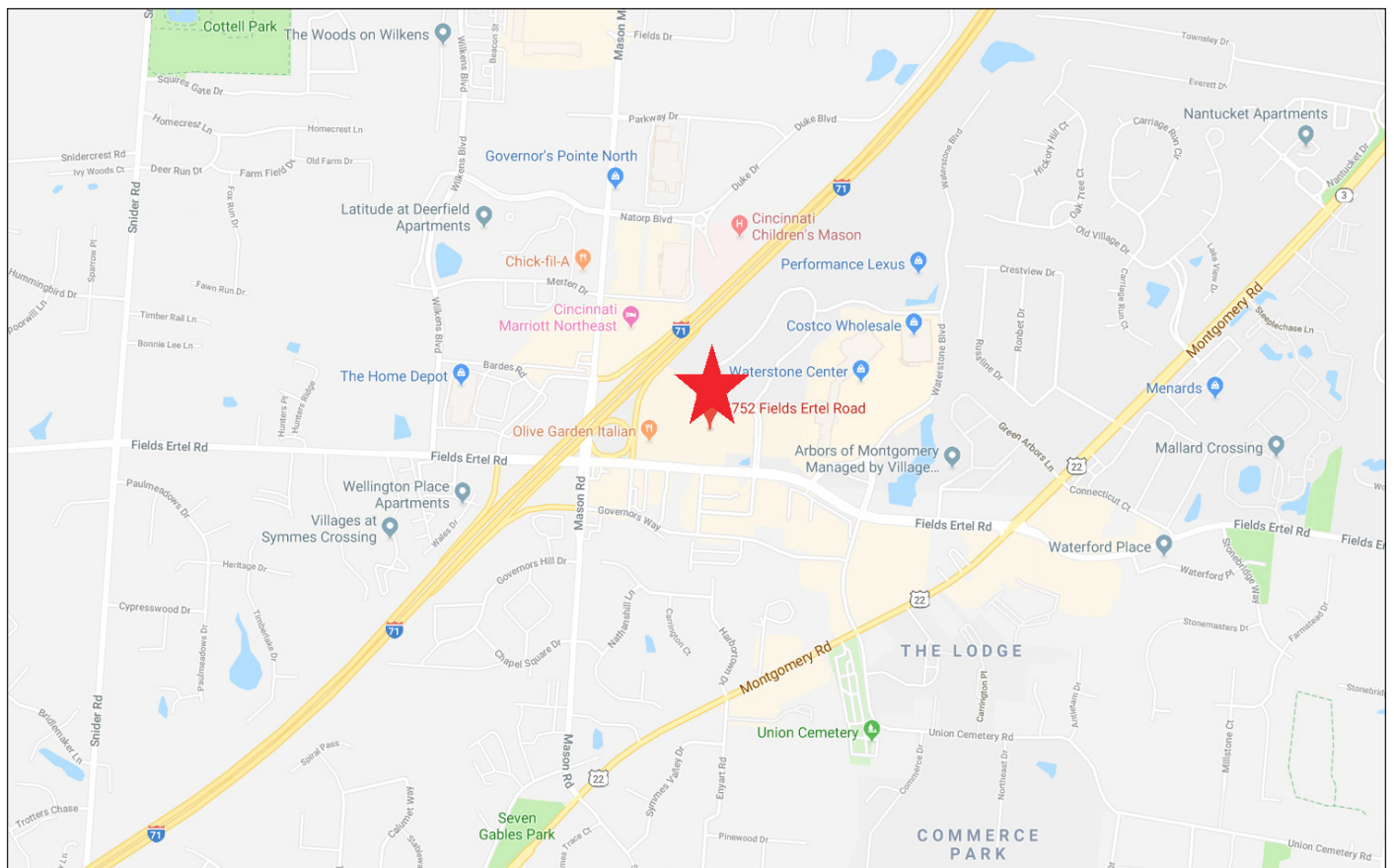
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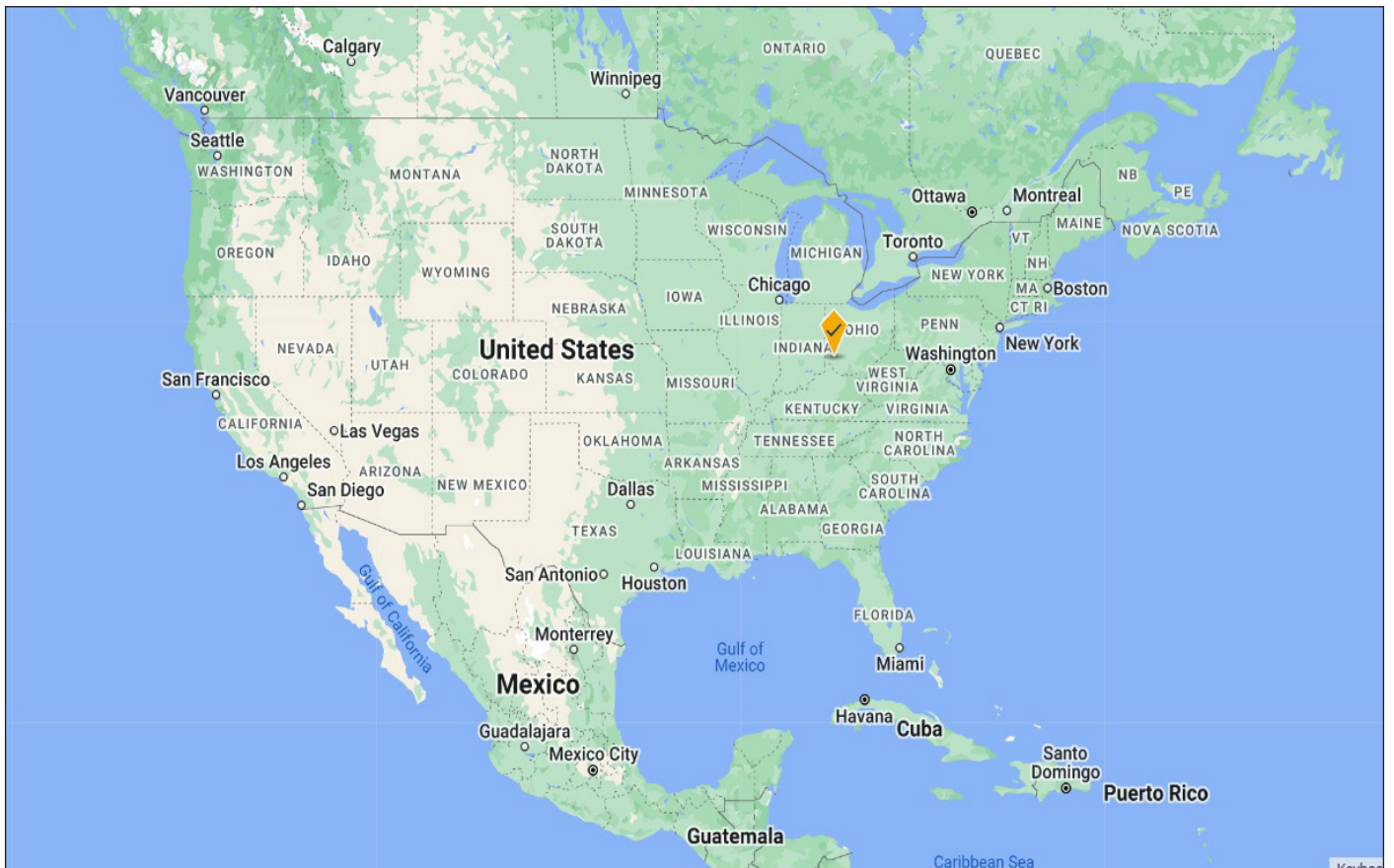
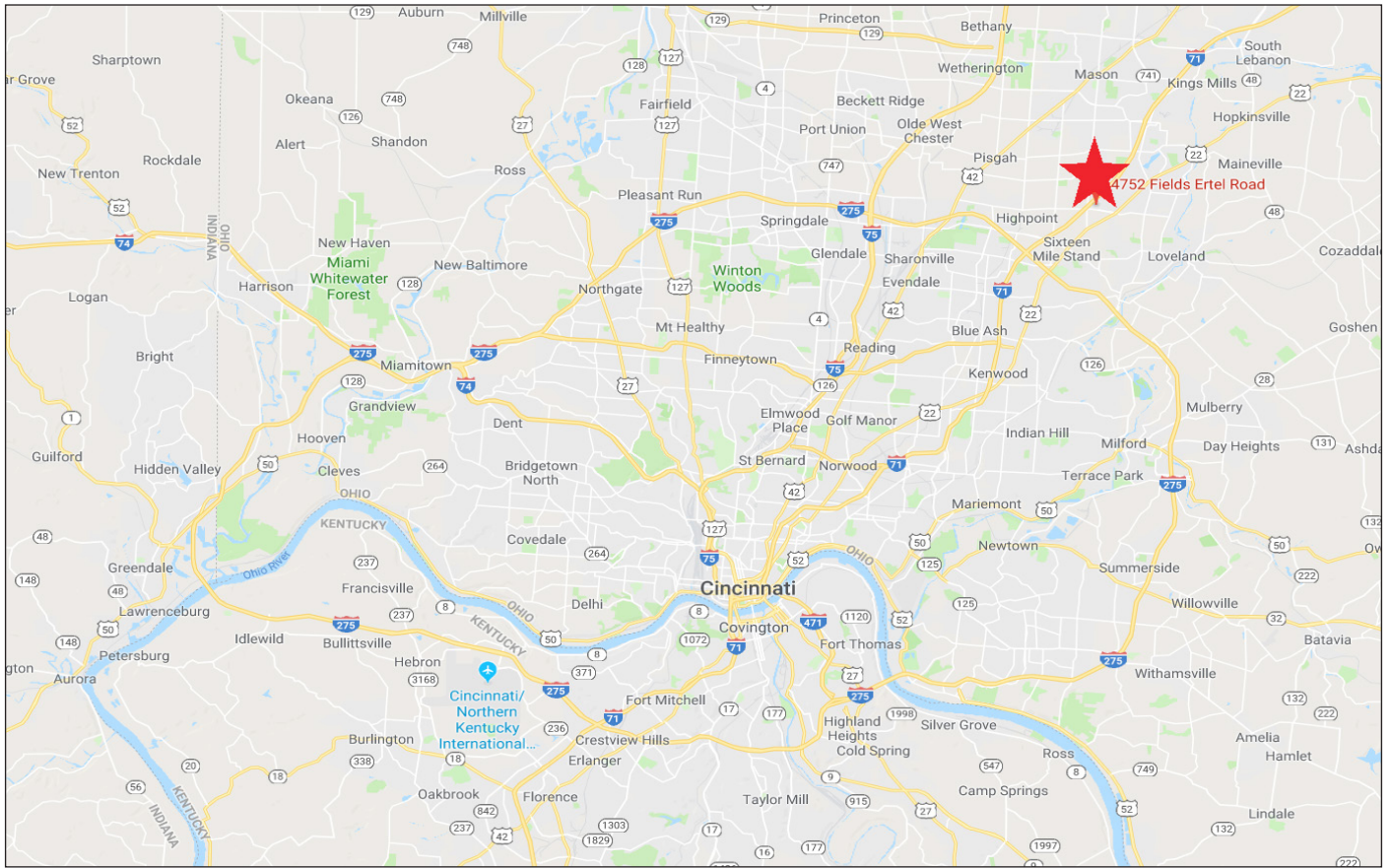
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Demographic Summary Report

King's Mall Shopping Center

4744-4800 Fields Ertel Rd, Cincinnati, OH 45249

Building Type: **General Retail**

Total Available: **5,766 SF**

Secondary: -

% Leased: **100%**

GLA: **61,876 SF**

Rent/SF/Yr: **\$17.00**

Year Built: **1987**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	7,948		69,661		152,083	
2024 Estimate	7,631		66,850		146,394	
2020 Census	7,395		66,481		145,770	
Growth 2024 - 2029	4.15%		4.20%		3.89%	
Growth 2020 - 2024	3.19%		0.56%		0.43%	
2024 Population by Hispanic Origin	378		3,472		6,889	
2024 Population	7,631		66,850		146,394	
White	4,442	58.21%	48,702	72.85%	112,631	76.94%
Black	491	6.43%	2,693	4.03%	5,760	3.93%
Am. Indian & Alaskan	7	0.09%	65	0.10%	171	0.12%
Asian	1,960	25.68%	9,785	14.64%	16,251	11.10%
Hawaiian & Pacific Island	0	0.00%	34	0.05%	100	0.07%
Other	730	9.57%	5,571	8.33%	11,482	7.84%
U.S. Armed Forces	15		59		81	
Households						
2029 Projection	3,215		27,065		58,207	
2024 Estimate	3,087		25,966		56,042	
2020 Census	3,001		25,853		55,933	
Growth 2024 - 2029	4.15%		4.23%		3.86%	
Growth 2020 - 2024	2.87%		0.44%		0.19%	
Owner Occupied	1,502	48.66%	17,694	68.14%	41,619	74.26%
Renter Occupied	1,585	51.34%	8,272	31.86%	14,422	25.73%
2024 Households by HH Income	3,086		25,966		56,042	
Income: <\$25,000	181	5.87%	1,527	5.88%	3,785	6.75%
Income: \$25,000 - \$50,000	387	12.54%	2,698	10.39%	6,371	11.37%
Income: \$50,000 - \$75,000	512	16.59%	3,908	15.05%	8,166	14.57%
Income: \$75,000 - \$100,000	625	20.25%	4,220	16.25%	8,070	14.40%
Income: \$100,000 - \$125,000	269	8.72%	2,648	10.20%	6,385	11.39%
Income: \$125,000 - \$150,000	296	9.59%	2,834	10.91%	5,386	9.61%
Income: \$150,000 - \$200,000	264	8.55%	3,174	12.22%	7,135	12.73%
Income: \$200,000+	552	17.89%	4,957	19.09%	10,744	19.17%
2024 Avg Household Income	\$127,189		\$135,698		\$134,869	
2024 Med Household Income	\$93,519		\$105,948		\$106,378	

