

# MCCABE CROSSING

## 9521 FIELDS ERTEL ROAD



ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202  
513.241.2300







**ADDRESS:** 9521 Fields Ertel Road  
Cincinnati, OH 45249

**FOR LEASE:** 1,875 SF to 3,900 SF  
1 acre outparcel available

- ▶ Furniture Fair anchored center at corner traffic light intersection across from Meijer and Sam's Club
- ▶ Seeking apparel, shoes, toys, housewares, sporting goods, printing, paint, wall paper, bakery, optical, tanning, hair salons, food and fabrics
- ▶ Service a fast growing upscale population

**TRAFFIC COUNTS:**

- ▶ Fields Ertel Road W of Montgomery Road = 26,869 AADT in 2006
- ▶ Montgomery Road N of Fields Ertel Road = 28,296 AADT in 2013
- ▶ Fields Ertel Road at Waterstone Boulevard = 31,093 AADT in 2009

# FEATURES





Walgreens



SITE

FURNITURE Fair  
For Style and Flair



# LOCATION





# AERIAL

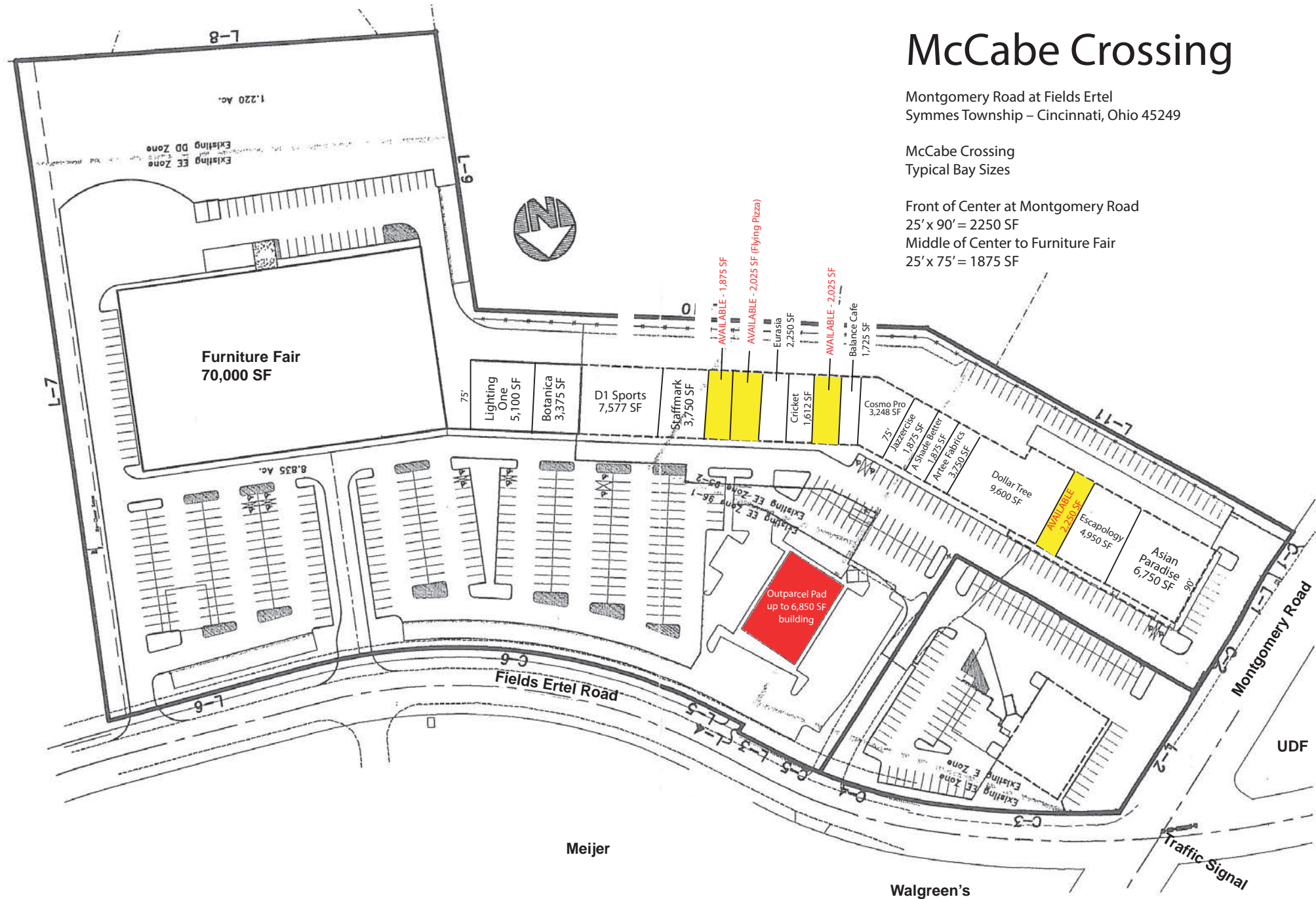


# McCabe Crossing

Montgomery Road at Fields Ertel  
Symmes Township – Cincinnati, Ohio 45249

McCabe Crossing  
Typical Bay Sizes

Front of Center at Montgomery Road  
25' x 90' = 2250 SF  
Middle of Center to Furniture Fair  
25' x 75' = 1875 SF



# TENANT LAYOUT

28,296 AADT (2013)

31,093 AADT (2009)



Fields Ertel

26,869 AADT (2006)

Montgomery Road



Existing EE Zone  
Existing E Zone

Possible Drive Thru

2,100 SF  
2,100 SF  
2,100 SF  
70'

ASIAN PARADISE

3.750 Ac.

Existing Strip Center

1.245 Ac.

Existing EE Zone 96-1  
Existing EE Zone 95-2

L-10

**PLANNED STRIP CENTER OR FREESTANDING BUILDING**

# OUTPARCEL



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,543	50,188	113,334
2010 Population	8,115	56,671	128,823
2018 Population	8,330	59,570	134,400
2023 Population	8,503	61,653	138,712
2000-2010 Annual Rate	2.18%	1.22%	1.29%
2010-2018 Annual Rate	0.33%	0.63%	0.53%
2018-2023 Annual Rate	0.41%	0.69%	0.63%
2018 Male Population	47.6%	49.1%	49.0%
2018 Female Population	52.4%	50.9%	51.0%
2018 Median Age	38.9	38.9	40.6

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2018 White Alone	78.8%	81.6%	83.5%
2018 Black Alone	5.2%	4.2%	3.9%
2018 American Indian/Native Alaskan Alone	0.1%	0.1%	0.1%
2018 Asian Alone	11.6%	10.4%	8.9%
2018 Pacific Islander Alone	0.0%	0.1%	0.2%
2018 Other Race	1.6%	1.3%	1.3%
2018 Two or More Races	2.7%	2.4%	2.2%
2018 Hispanic Origin (Any Race)	4.6%	4.0%	4.0%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	2,802	18,250	41,373
2010 Households	3,719	22,043	49,315
2018 Households	3,822	23,232	51,538
2023 Households	3,905	24,044	53,208
2000-2010 Annual Rate	2.87%	1.91%	1.77%
2010-2018 Annual Rate	0.34%	0.66%	0.55%
2018-2023 Annual Rate	0.43%	0.69%	0.64%
2018 Average Household Size	2.18	2.56	2.59

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2018 Median Household Income	\$77,066	\$89,095	\$90,458
2023 Median Household Income	\$85,443	\$99,071	\$99,699
2018-2023 Annual Rate	2.09%	2.15%	1.96%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2018 Average Household Income	\$104,965	\$117,620	\$119,689
2023 Average Household Income	\$121,401	\$133,431	\$135,008
2018-2023 Annual Rate	2.95%	2.55%	2.44%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2018 Per Capita Income	\$48,465	\$45,854	\$45,946
2023 Per Capita Income	\$56,115	\$52,013	\$51,798
2018-2023 Annual Rate	2.97%	2.55%	2.43%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	2,956	19,128	43,195
2000 Owner Occupied Housing Units	60.8%	74.3%	77.6%
2000 Renter Occupied Housing Units	34.0%	21.1%	18.2%
2000 Vacant Housing Units	5.2%	4.6%	4.2%
2010 Total Housing Units	3,953	23,325	51,989
2010 Owner Occupied Housing Units	50.6%	67.3%	73.2%
2010 Renter Occupied Housing Units	43.4%	27.2%	21.6%
2010 Vacant Housing Units	6.0%	5.5%	5.1%
2018 Total Housing Units	4,005	24,573	54,143
2018 Owner Occupied Housing Units	48.5%	64.9%	71.3%
2018 Renter Occupied Housing Units	46.9%	29.7%	23.9%
2018 Vacant Housing Units	4.6%	5.5%	4.8%
2023 Total Housing Units	4,091	25,542	56,044
2023 Owner Occupied Housing Units	49.6%	65.4%	71.8%
2023 Renter Occupied Housing Units	45.9%	28.7%	23.1%
2023 Vacant Housing Units	4.5%	5.9%	5.1%

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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# DEMOGRAPHICS



**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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