

# OFFICE SPACE FOR LEASE

# GOVERNOR'S POINTE

4700 Duke Drive, Deerfield Township, OH 45040



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 **LEE &  
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COMMERCIAL REAL ESTATE SERVICES

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4700 Duke Drive, Deerfield Township, OH 45040

**FOR LEASE:** Suite 150: 3,172 SF

**PRICING:** \$12.50 NNN  
**OPEX Breakdown:**  
CAM: \$1.72  
Taxes: \$1.99  
Insurance: \$0.14  
Total: \$3.85

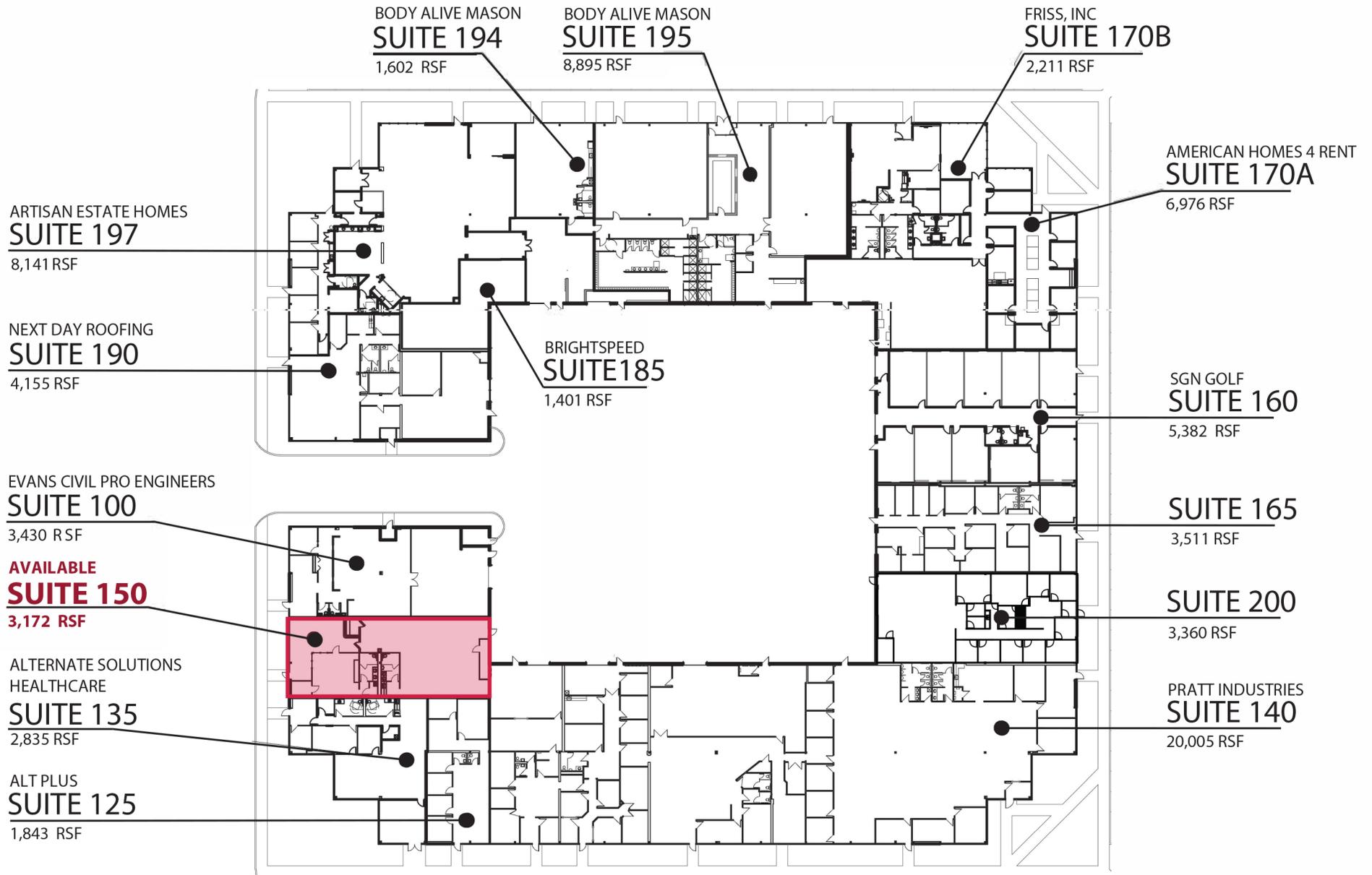
### PROPERTY HIGHLIGHTS:

- Located in Deerfield Township – 0% Earnings Tax
- Central, Access-Oriented, Convenient Location
- Excellent Proximity to Several Major Thoroughfares, including Mason-Montgomery Rd., Fields Ertel and I-71
- Beautiful Corporate Park Setting; Professional Landscaping
- Highly Flexible/Customizable Space
- Separate Monitoring and Control Stations for HVAC
- Prominent Building Signage Opportunities
- Individual/Custom Signage & Tenant Directories



# OFFICE SPACE FOR LEASE

## GOVERNOR'S POINTE





Socialville - Fosters Rd

GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

LANDEN SQUARE

- Kroger
- Kroger FUEL Center
- McDonald's
- Macs

COLUMBIA INTERMEDIATE SCHOOL 707 STUDENTS

JF BURNS ELEMENTARY SCHOOL 812 STUDENTS

DEERFIELD TOWN CENTER

- REGAL
- DICK'S SPORTING GOODS
- WHOLE FOODS
- McAlister's
- ASHLEY
- BARNES & NOBLE
- Joella's
- WHITE BLACK
- LANE BRYANT
- ULTA
- five BEL'W
- FIREBIRDS
- Panera
- crumbl

- PiNS
- IOI
- FIFTY
- 50W WEST
- BAKERSFIELD

P&G  
Approx. 3,000 Employees

Anthem Blue Cross

135,947 VPD

KINGS AUTOMALL

- Mazda
- Honda
- VW
- Jeep
- RAM
- KIA
- Ford
- TOYOTA
- PORSCHE

27,349 VPD

SITE

- target
- BEST BUY
- Michaels
- ROSS DRESS FOR LESS
- THE ORIGINAL MATTRESS FACTORY
- OLD NAVY
- petco

22

MONTGOMERY ROAD

FIELDS ETEL ROAD

30,823 VPD

DSW

Red Roof Inn

POTBELLY SANDWICH SHOP

Arby's

TACO BELL

KFC

LONGHORN STEAKHOUSE

KOHL'S

TireDiscounters

CAIROLE

ALDI

at home

meijer

DUNKIN'

Cane's

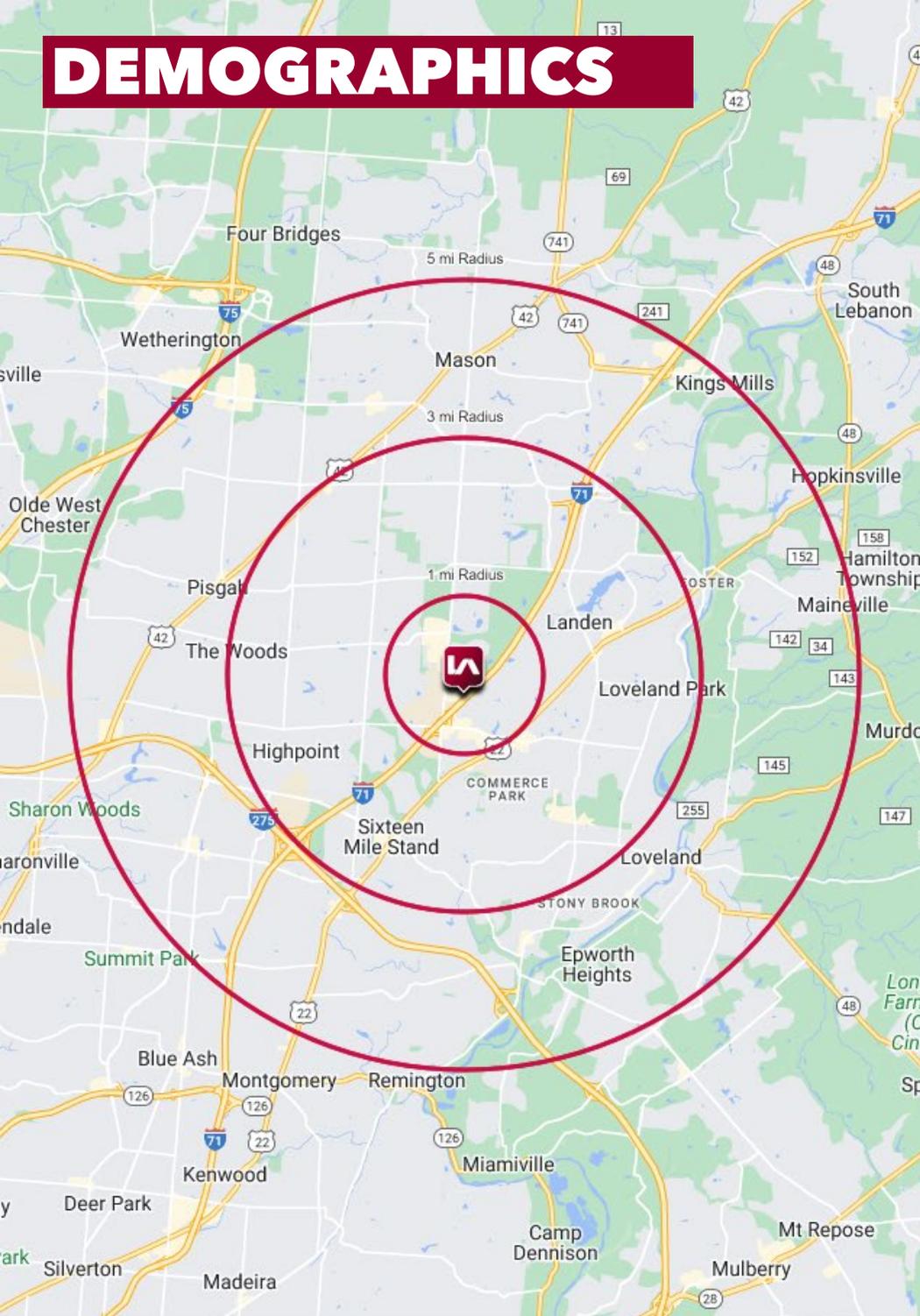
MENARDS

O'Reilly

Tony's

FURNITURE Fair

# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	6,147	68,805	151,869
2030 Projected Population	6,034	68,202	150,405
2020 Census Population	5,746	67,096	148,985
2010 Census Population	4,521	61,731	138,304
Projected Annual Growth 2025 to 2030	-0.4%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	2.4%	0.8%	0.7%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,533	27,464	59,044
2030 Projected Households	2,551	27,804	59,730
2020 Census Households	2,314	26,275	57,107
2010 Census Households	1,830	24,172	52,605
Projected Annual Growth 2025 to 2030	0.1%	0.2%	0.2%
Historical Annual Growth 2010 to 2025	2.6%	0.9%	0.8%
<b>AGE</b>			
2025 Est. Population Under 10 Years	13.2%	12.5%	12.3%
2025 Est. Population 10 to 19 Years	12.1%	13.1%	13.6%
2025 Est. Population 20 to 29 Years	11.9%	10.9%	10.3%
2025 Est. Population 30 to 44 Years	25.9%	21.7%	20.3%
2025 Est. Population 45 to 59 Years	17.7%	18.9%	19.5%
2025 Est. Population 60 to 74 Years	12.3%	15.9%	16.7%
2025 Est. Population 75 Years or Over	6.9%	7.0%	7.2%
2025 Est. Median Age	36.5	38.9	40.0
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	49.5%	49.5%	49.5%
2025 Est. Female Population	50.5%	50.5%	50.5%
2025 Est. Never Married	27.3%	24.7%	24.3%
2025 Est. Now Married	53.8%	59.0%	58.5%
2025 Est. Separated or Divorced	13.2%	11.6%	11.9%
2025 Est. Widowed	5.7%	4.7%	5.4%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	26.2%	23.3%	23.8%
2025 Est. HH Income \$150,000 to \$199,999	14.8%	13.1%	13.1%
2025 Est. HH Income \$100,000 to \$149,999	20.3%	21.2%	21.5%
2025 Est. HH Income \$75,000 to \$99,999	16.7%	13.2%	11.6%
2025 Est. HH Income \$50,000 to \$74,999	10.7%	12.8%	13.3%
2025 Est. HH Income \$35,000 to \$49,999	3.4%	5.7%	6.4%
2025 Est. HH Income \$25,000 to \$34,999	2.0%	3.3%	3.6%
2025 Est. HH Income \$15,000 to \$24,999	4.0%	3.3%	2.8%
2025 Est. HH Income Under \$15,000	1.8%	4.1%	3.9%
2025 Est. Average Household Income	\$208,325	\$171,791	\$165,096
2025 Est. Median Household Income	\$131,663	\$123,596	\$125,778
2025 Est. Per Capita Income	\$85,922	\$68,625	\$64,250
2025 Est. Total Businesses	642	2,798	6,696
2025 Est. Total Employees	17,682	51,590	101,002