

OFFICE SPACE AVAILABLE FOR LEASE | 3,605 WHITE BOX SPACE & 2,533 MEDICAL OFFICE SPACE

5232 Socialville-Foster Rd | Mason, OH 45040



LEASE OVERVIEW:

\$13.95NNN + \$7.99 OPEX



LOCATION DETAILS

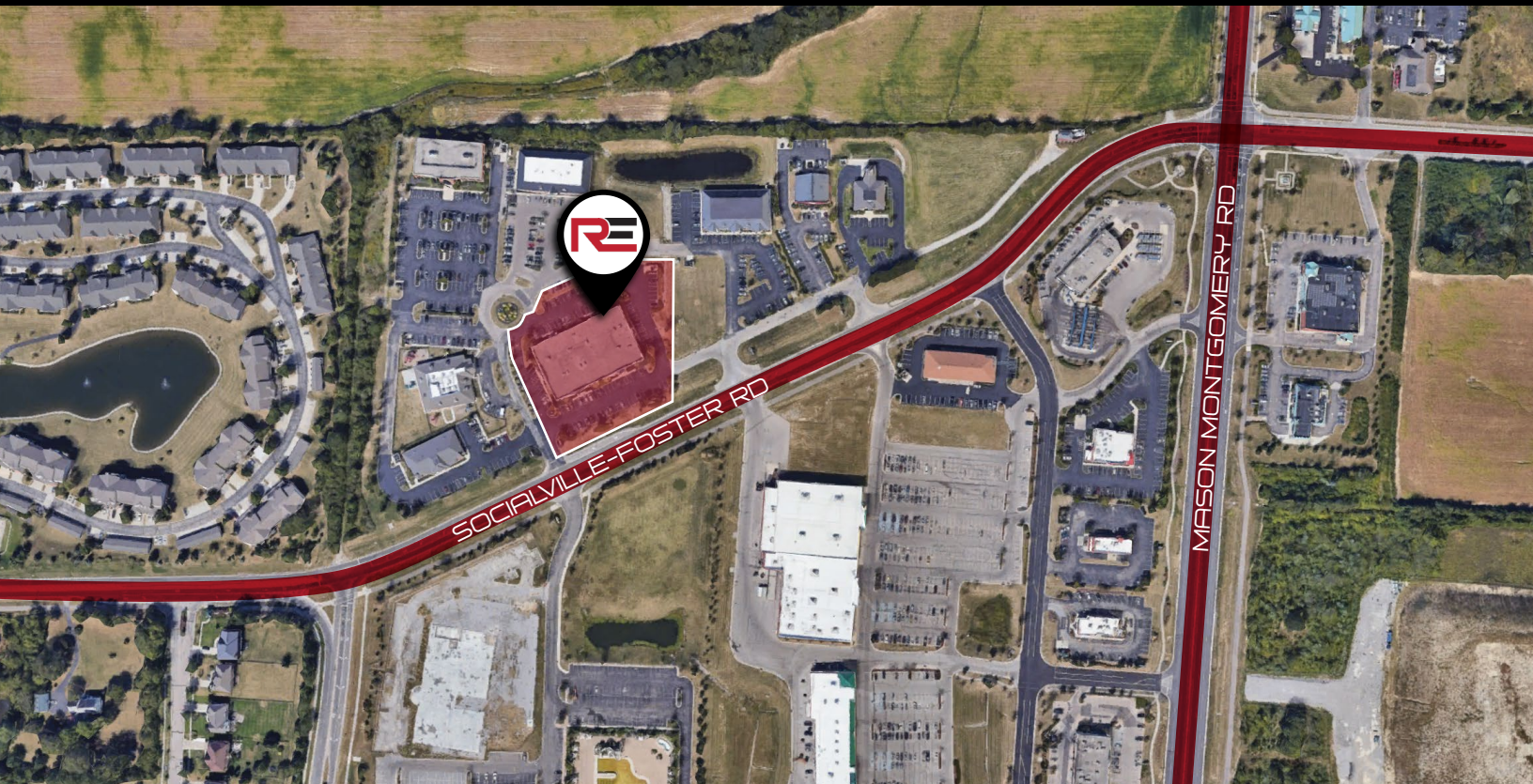
- ✓ Frontage on Socialville Foster Road
- ✓ Monument Signage Available
- ✓ Rapidly Growing Mason Community
- ✓ Easy Access to I-71, I-275 & Montgomery Road

PROPERTY FEATURES

- ✓ Single Story / Direct Entry
- ✓ 3,605 SF White Box Space Available
- ✓ 2,533 SF Medical Office Space Available
- ✓ Six Exam Rooms

ADAM RATH | BROKER
ADAM@RATHEQUITY.COM
513.888.8669
RATHEQUITY.COM

RE
RATH EQUITY, LTD.



LOCATION

Address	5232 Socialville-Foster Rd Mason, OH 45040
Building Size	20,493 SF
Access	Minutes to I-71 and I-275
Property Type	Class B Office

FEATURES

Ceiling Heights	9 Feet
Lighting	Mixture of Fluorescent and can-lighting
Flooring	Ceramic and Concrete
Year Built	2006
Number of Floors	1

UTILITIES

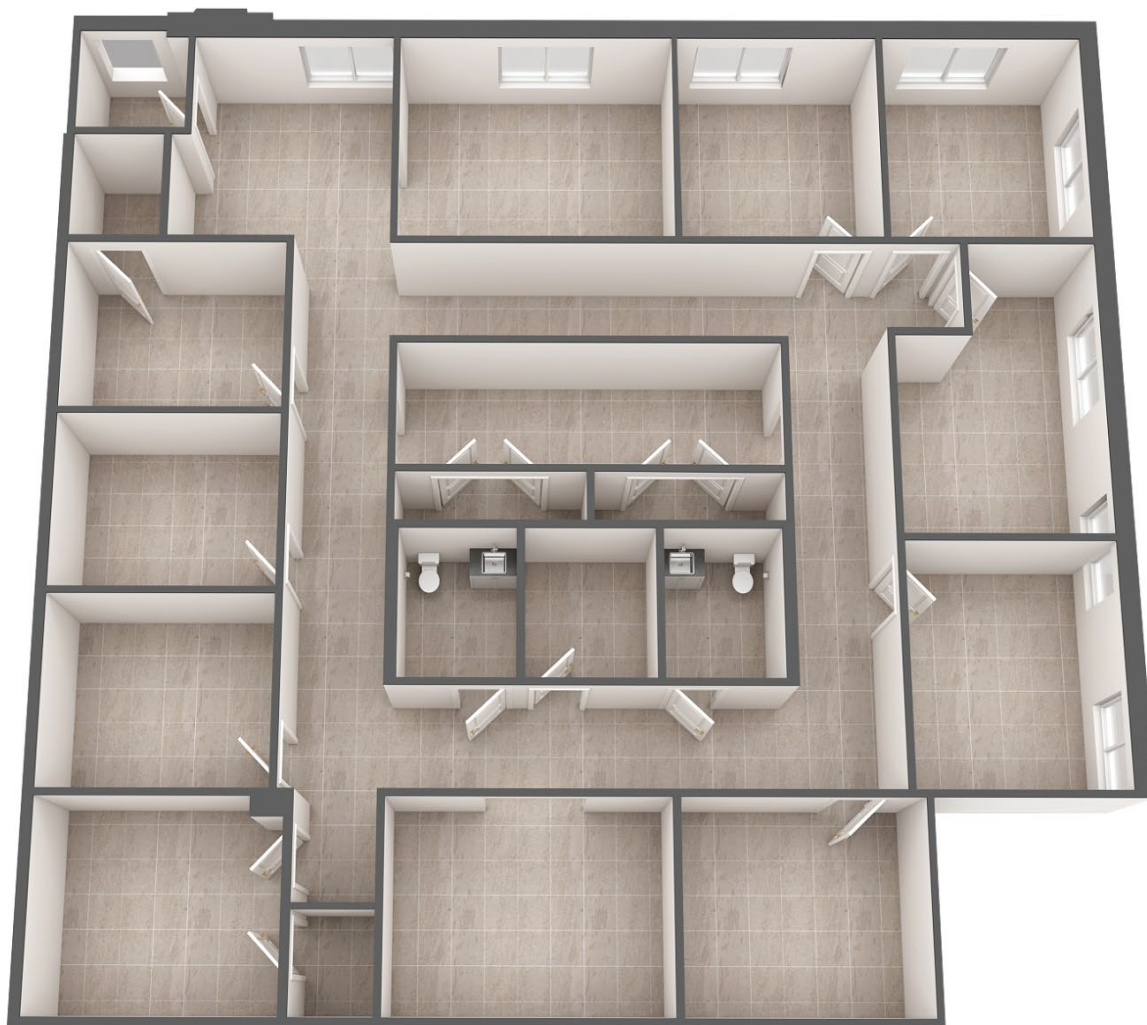
Electric	Duke
Water/Sewer	Greater Cincinnati Water Works
Phone/Data	Spectrum, AT&T, CenturyLink, Cincinnati Bell

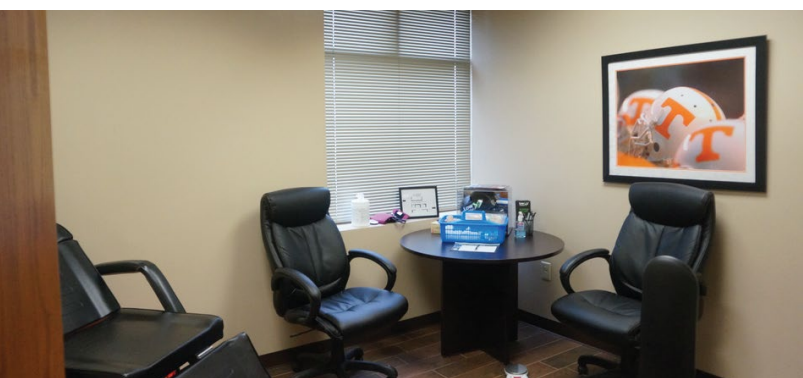
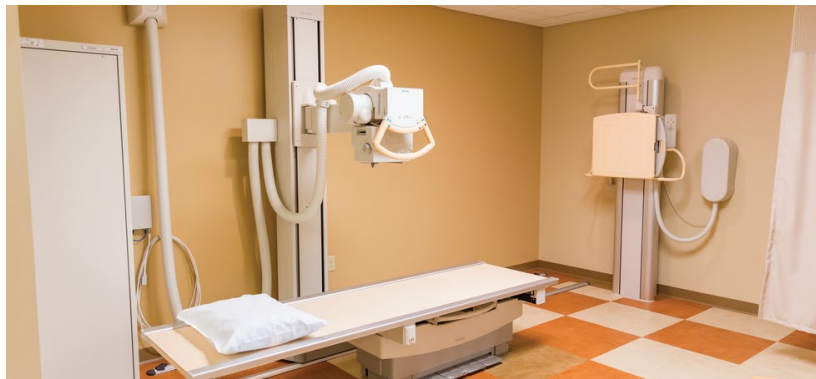
ZONING

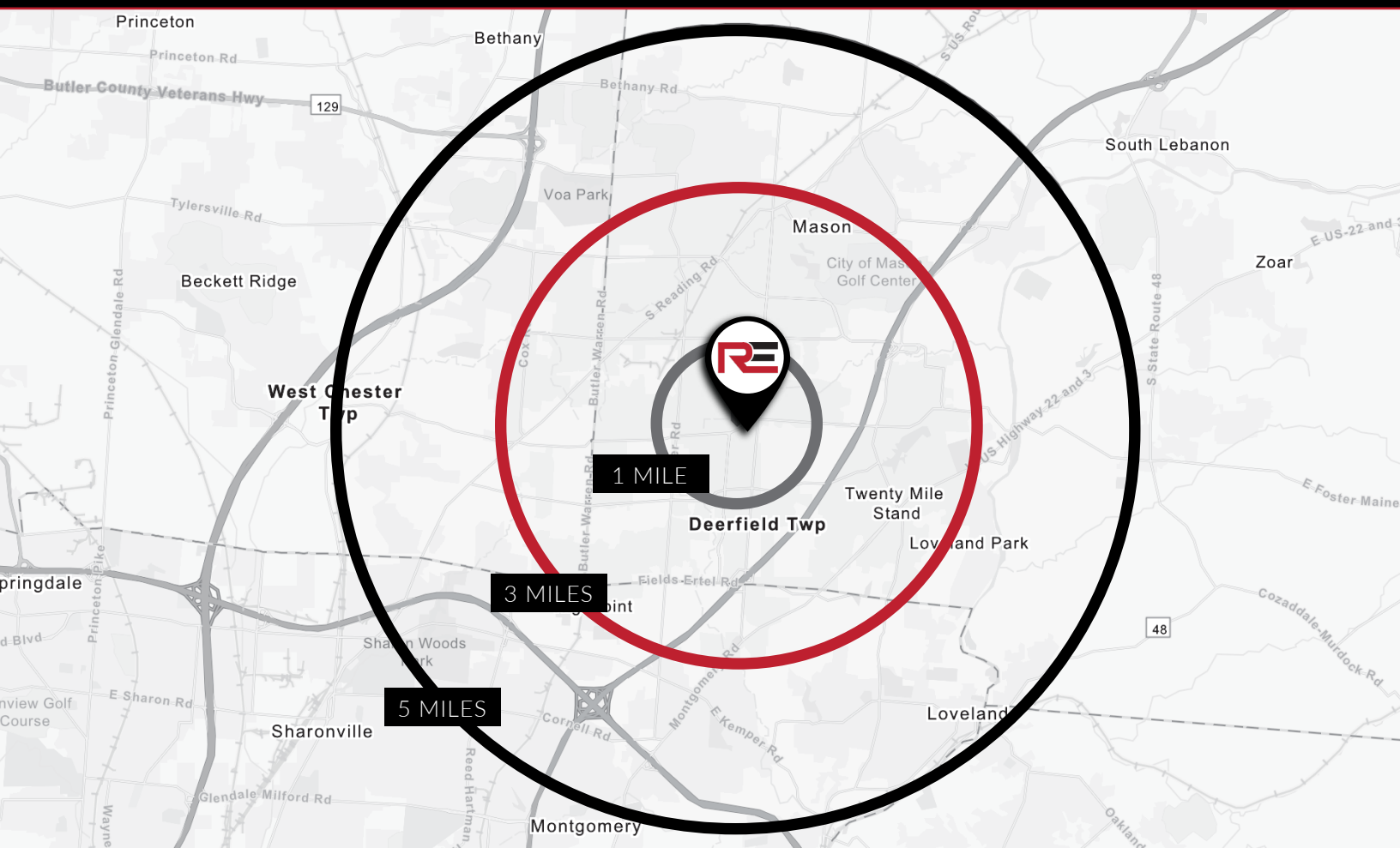
County	Warren
Municipality	Mason
Local Tax	Zero

BUILDING SYSTEMS

HVAC	Roof Mounted Forced Air
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2021 SUMMARY	1 MILE	3 MILES	5 MILES
Population	8,062	69,106	155,843
Households	3,016	27,160	59,191
Families	2,056	18,487	42,258
Average Household Size	2.67	2.53	2.62
Owner Occupied Housing Units	1,903	19,689	44,698
Renter Occupied Housing Units	1,113	7,471	14,493
Median Age	35.7	39.5	40.3
Median Household Income	\$98,943	\$96,623	\$101,632
Average Household Income	\$138,335	\$125,482	\$133,717

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	8,652	71,627	161,930
Households	3,228	28,223	61,523
Families	2,183	19,061	43,707
Average Household Size	2.68	2.53	2.62
Owner Occupied Housing Units	2,057	20,620	46,674
Renter Occupied Housing Units	1,171	7,603	14,849
Median Age	36.1	40.3	41.1
Median Household Income	\$107,822	\$104,304	\$109,284
Average Household Income	\$152,373	\$137,125	\$146,744

