

OFFERING MEMORANDUM

# 8485-8501

Mason-Montgomery Rd

Mason, OH 45040

**Offices at Deerfield**

Own Your Office  
Build Your Equity

Custom Build Office Space  
**FOR SALE**

**NABergman**



+1 513 769 1700



[bergmancommercial.com](http://bergmancommercial.com)



4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242



# Confidentiality Notice

NAI Bergman ("Broker") has been retained by the Owner of 8485-8501 Mason-Montgomery Rd, Mason, OH 45040 ("Property") as the exclusive broker for this opportunity. This Offering Memorandum has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum.

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Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers. Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason.

Owner and Broker each expressly reserve the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to: NAI Bergman 4695 Lake Forest Drive, Suite 100 Cincinnati, OH 45242 O +1 513 769 1700 F +1 513 769 1710 bergmancommercial.com

# Disclaimer

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FOR SALE | 8485-8501 Mason-Montgomery Rd



## OFFERING SUMMARY



### SALE PRICE

Call for Pricing



### BUILDING SIZE

Up to 30,000 +/- SF Contiguous



### AVAILABLE SF

1,000 - 30,000 SF



### LOT SIZE

2.5 Acres



## 8485-8501 Mason-Montgomery Rd

Located off of Mason-Montgomery Road, minutes from I-71 and Fields Ertel in Deerfield Township. Directly across from P&G Mason Business Center. Access via Bowen Drive on Office Pkwy.

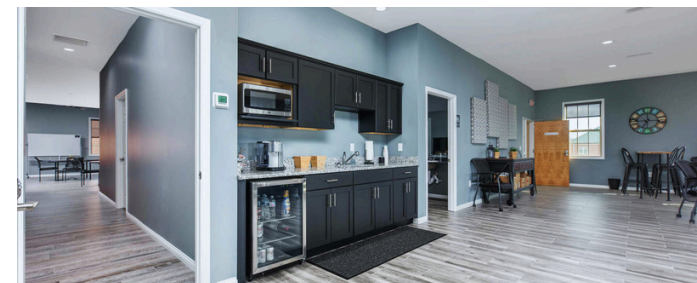
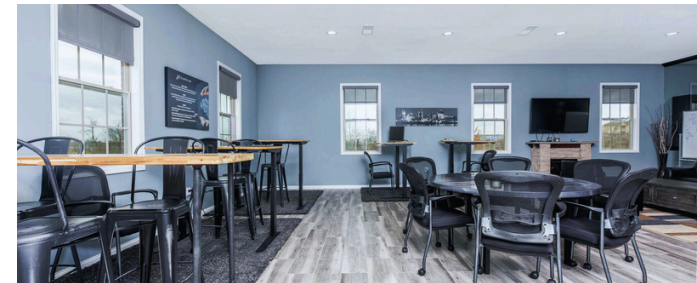
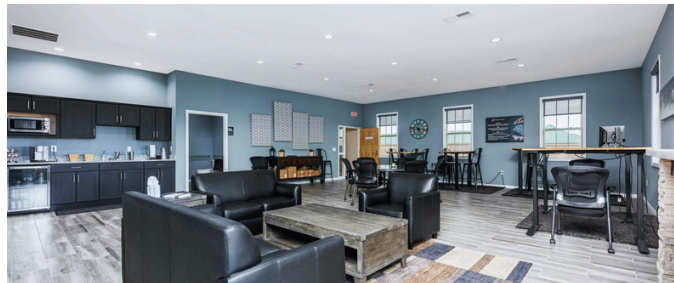
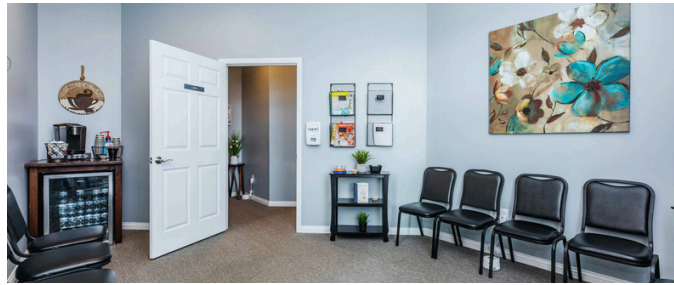
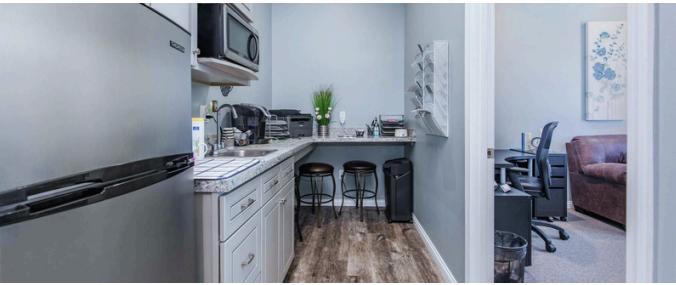
### Highlights

- Build to Suit Office Condos For Sale
- Build to Suit Flex For Sale
- Build to Suit Standalone Buildings Available
- Fully Customizable
- 1,000 SF up to 30,000 SF
- Prime Location Off Mason-Montgomery Road
- Adjacent to \$150M Mixed Use - The District at Deerfield Development
- Adjacent to \$350M Proctor & Gamble Office Expansion
- Adjacent to \$150m Mixed Use Western Row Development - Anchored by Dorothy Lane Market
- NO INCOME TAX IN DEERFIELD TOWNSHIP
- Zoning - G-B & O/W PUD ( General Business Office and Warehouse PUD)





FOR SALE | 8485-8501 Mason-Montgomery Rd

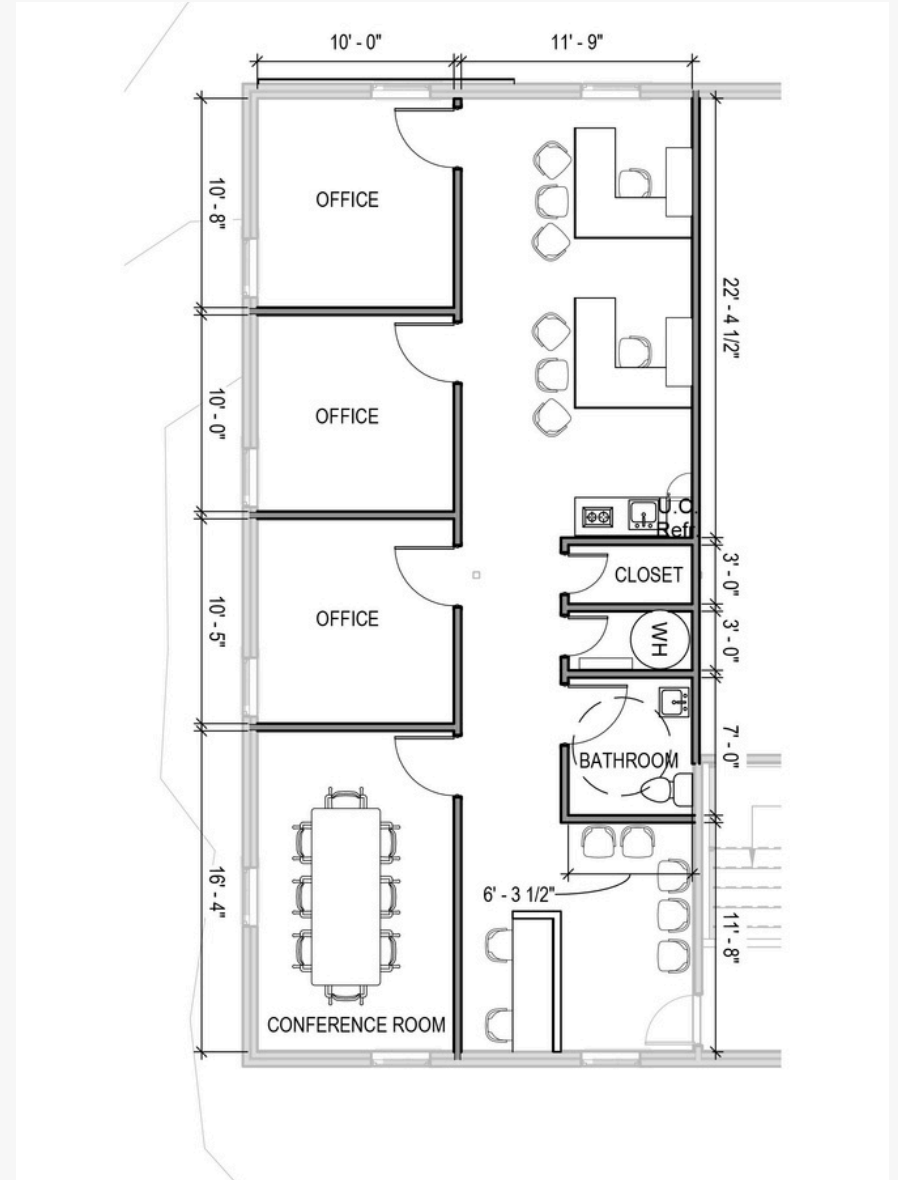
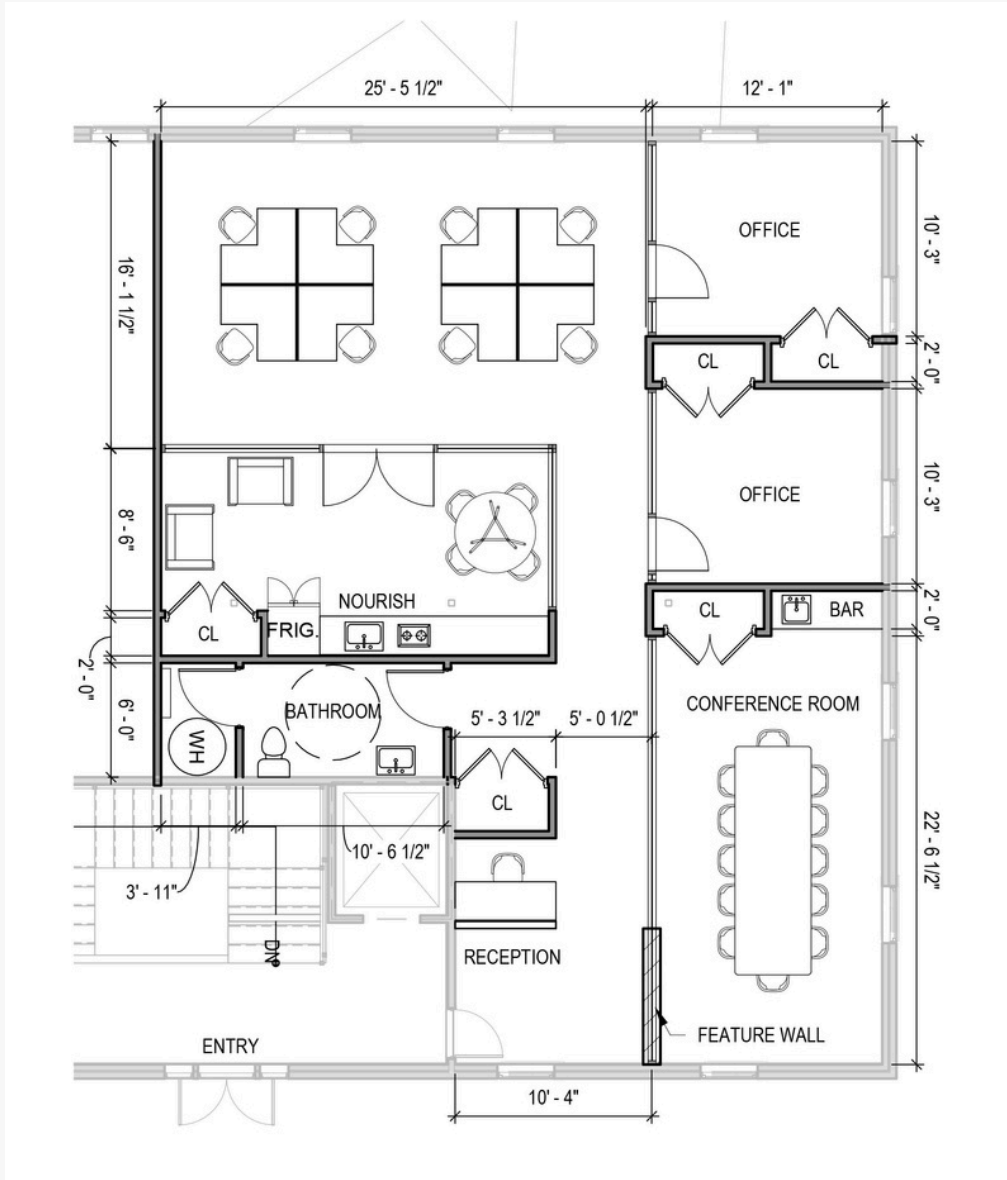




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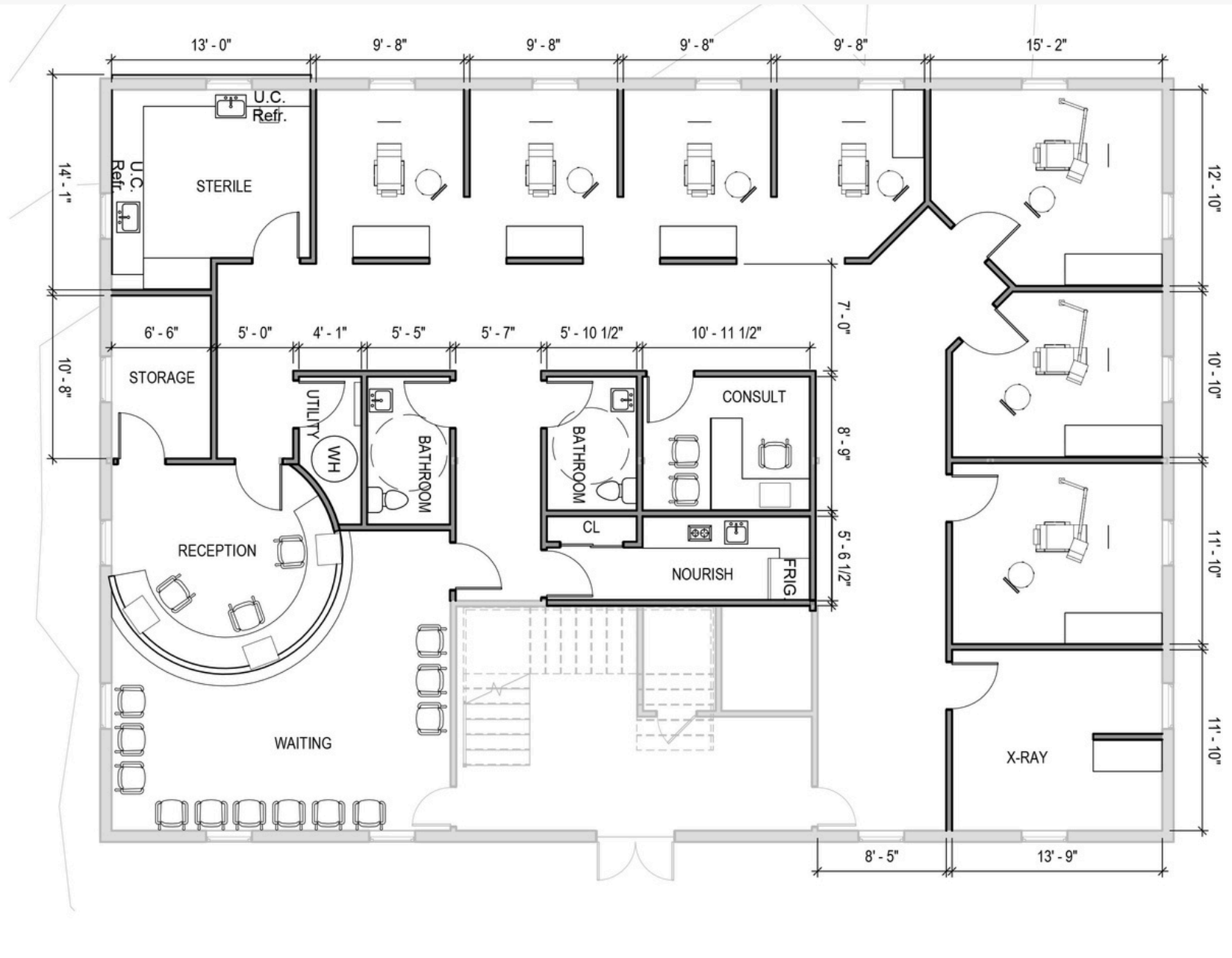








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## MARKET OVERVIEW

### BUSINESS CLIMATE



**Primary Economic  
Driving Force of  
Warren County**  
- Deerfield Township



**40,000 Population**  
-Deerfield Township



**More Than 1,000  
Businesses**  
-Deerfield Township



**4.3 Million Square  
Feet Of Retail Space**  
-Deerfield Township

### Top Fortune 500 Companies Located in Deerfield Township





## MARKET OVERVIEW

### BUSINESS CLIMATE

Deerfield Township falls between three major cities, Cincinnati, Columbus and Dayton. Deerfield Township is located within 600 Miles of over:

**50%**

U.S. Purchasing Power

**50%**

U.S. Manufacturing Firms

**50%**

US Population

-Deerfield Township  
Chooosedeerfield.com



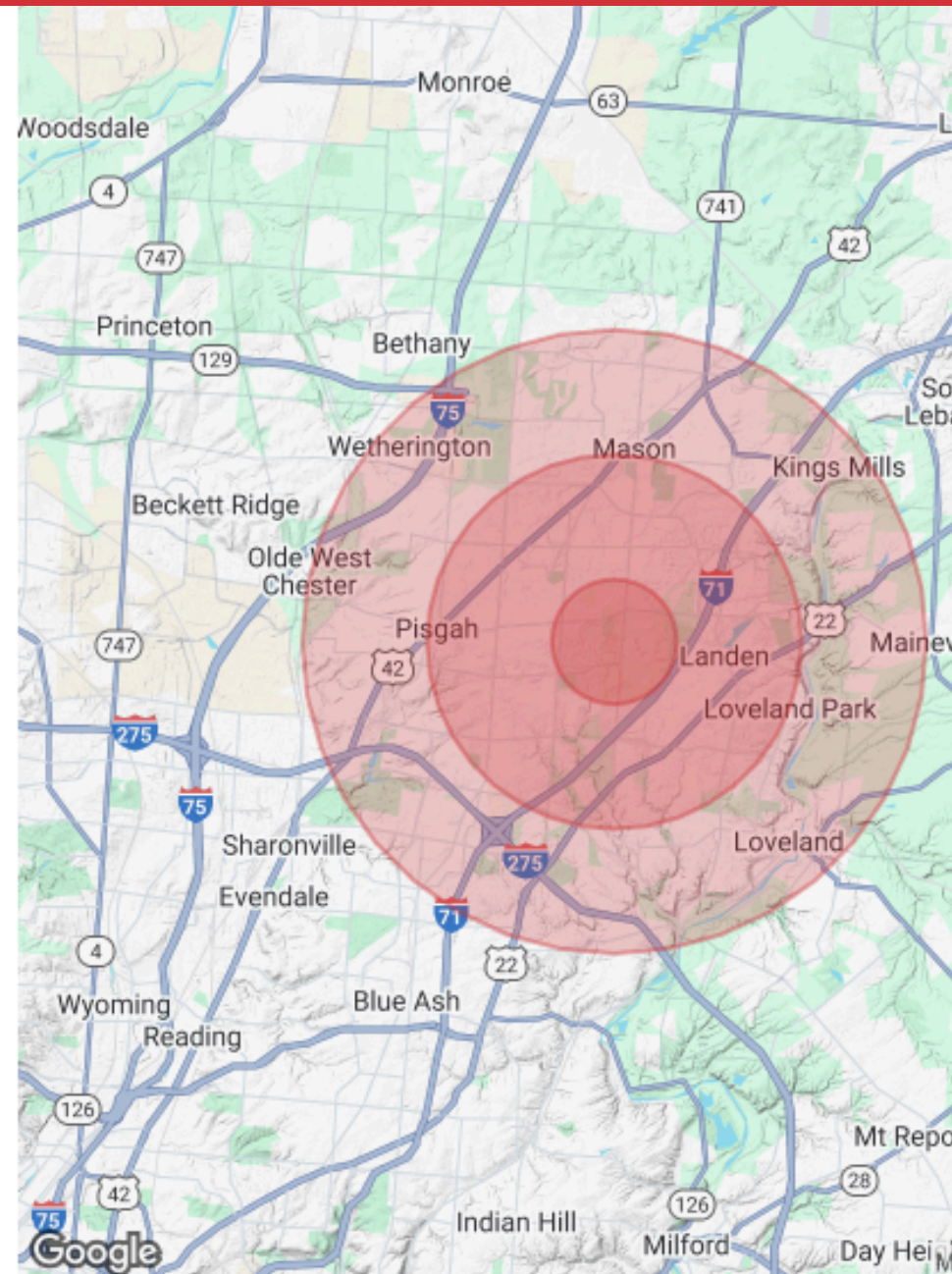


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Population	1 Mile	3 Miles	5 Miles
Total Population	7,251	66,045	146,788
Average Age	38.6	41.1	40.5
Average Age (Male)	35.7	39.9	39.4
Average Age (Female)	40.1	42.1	41.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,873	26,867	57,680
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$186,446	\$123,339	\$125,130
Average House Value	\$350,151	\$250,329	\$284,338

2020 American Community Survey (ACS)





# THANK YOU

STAY CONNECTED



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