



Nat Comisar Group  
Nat Comisar  
Executive Sales Vice President

# COMMERCIAL FOR SALE

6951 CINTAS BOULEVARD  
MASON, OH 45040



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to view the full  
listing and watch  
the virtual tour!

NAT COMISAR  
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THE NAT COMISAR GROUP AND SIBCY CLINE REALTORS IS PROUD TO PRESENT  
6951 Cintas Boulevard • Mason, OH 45040

MLS# 1866147

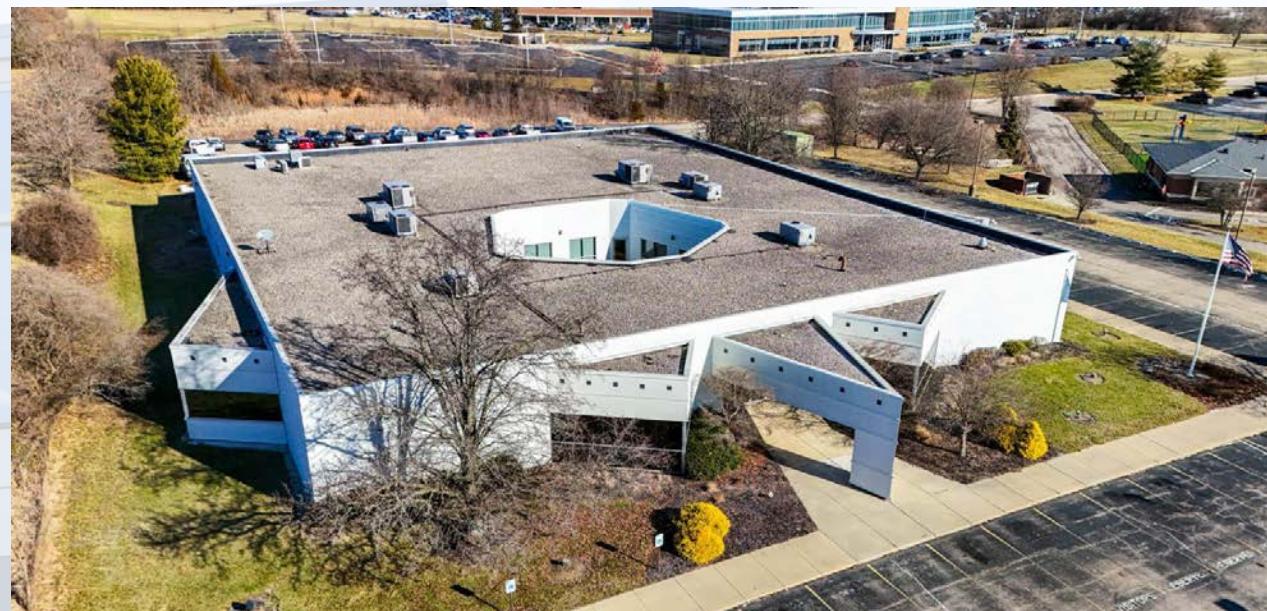
Versatile 22,208 SF, one story office building on 2.66 acres with 160 parking spaces.  
Located just off the I-71 and Western Row Road exit.  
Well maintained and with a central atrium which gives great interior light.  
4 Garage bays in the back provide plenty of storage space.  
Zoned HT-1; High Tech - Light Industrial.



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**MASON** is increasingly being recognized as a rapidly growing, progressive community with an attractive industrial base. It is the largest city in Warren County.

Known as a business-friendly community, it stands ready to work with developers and business owners to create a carefully planned and attractive community that serves both residents and businesses. The number of new businesses regularly looking to locate in Mason and the expansion of existing enterprises confirms Mason's success. Cintas Corporation, Mitsubishi, Procter & Gamble's Health Care Research Center, and Luxottica Retail are among the premier companies located in Mason.

## TRANSPORTATION

The City of Mason is approximately 25 miles north of Cincinnati. Mason is located on Route 42. It sits directly between I-75 and I-71 five miles north of I-275. Driving time to downtown Cincinnati is less than 35 minutes. Driving time to the valley industrial area is approximately 15 minutes.

## HOSPITALS

The Jewish Hospital Outpatient facility and the West Chester Medical Center are located nearby. The world-renowned Children's Hospital Medical Center Liberty Campus is also a short drive away. Bethesda North Hospital is about 10 minutes from Mason. Cincinnati hospitals are approximately 20 minutes away and the Atrium Medical Center near I-75/SR 122 is 20 minutes away.

## SHOPPING

Mason shopping includes Deerfield Towne Center, an open air mall that includes specialty merchants and restaurants. This lifestyle shopping center is expanding daily along Mason-Montgomery Road. Also, downtown Mason has small independent businesses, specialty stores and restaurants. Currently the downtown is going through a revitalization giving the downtown a new look, but still preserving its history. Bridgewater Falls, a lifestyle shopping center in Fairfield Township, offers many specialty shops and restaurants. Kenwood Towne Center is located 15 miles southeast and offers several anchor department stores and numerous nationally recognized stores.

## MASON COMMUNITY INFORMATION

## RECREATION

Mason is recognized as the resort area of southwest Ohio and is "Ohio's Largest Playground". Paramount's Kings Island Amusement Park, Great Wolf Lodge and Conference Center and The Golf Center at Kings Island are among the prominent recreation destinations in the area. Mason is home to the world-recognized Tennis Masters Series-Cincinnati as well as several well-loved local annual events. The Alberta Green Museum, operated by the Mason Historical Society, keeps the city in touch with its historical roots.

There are seven city parks covering 301 acres that include sports fields/courts, fishing lakes, hiking trails, picnic shelters, playgrounds, a swimming pool and wildlife areas. The City of Mason operates and manages a state-of-the-art community recreation center that was built by the school district. The Community Center has over 150,000 square feet of recreational and leisure facilities and equipment, as well as hundreds of programs and activities. Mason hosts several annual events including Red Rhythm & Boom held in July.

Mason is home to the Cincinnati School of Music which offers private lessons for children and adults for a variety of instruments and voice.



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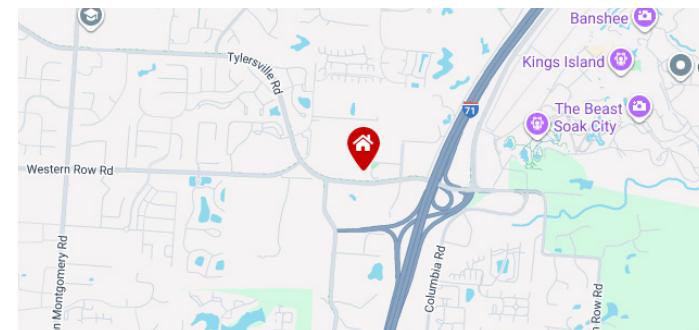
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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	7,626	64,815	157,212
2024 Estimate	7,007	59,421	147,104
2020 Census	6,715	56,112	141,345
Growth 2024 - 2029	8.83%	9.08%	6.87%
Growth 2020 - 2024	4.35%	5.90%	4.07%
<b>Households</b>			
2029 Projection	3,163	25,039	58,539
2024 Estimate	2,905	22,957	54,830
2020 Census	2,780	21,688	52,801
Growth 2024 - 2029	8.88%	9.07%	6.76%
Growth 2020 - 2024	4.50%	5.85%	3.84%
Owner Occupied	2,257 - 77.69%	16,385 - 71.37%	41,539 - 75.76%
Renter Occupied	648 - 22.31%	6,572 - 28.63%	13,291 - 24.24%
<b>2024 Households by HH Income</b>	<b>8,704</b>	<b>74,417</b>	<b>139,975</b>
Income: <\$25,000	263 - 9.05%	1,311 - 5.71%	3,296 - 6.01%
Income: \$25,000 - \$50,000	346 - 11.91%	2,339 - 10.19%	5,899 - 10.76%
Income: \$50,000 - \$75,000	366 - 12.60%	3,348 - 14.58%	7,474 - 13.63%
Income: \$75,000 - \$100,000	473 - 16.28%	3,671 - 15.99%	8,097 - 14.77%
Income: \$100,000 - \$125,000	269 - 9.26%	2,710 - 11.80%	6,628 - 12.09%
Income: \$125,000 - \$150,000	279 - 9.60%	2,399 - 10.45%	5,36 - 9.78%
Income: \$150,000 - \$200,000	434 - 14.94%	3,150 - 13.72%	7,808 - 14.24%
Income: \$200,000+	475 - 16.35%	4,031 - 17.56%	10,269 - 18.73%
<b>2024 Avg Household Income</b>	<b>\$128,405</b>	<b>\$134,140</b>	<b>\$136,607</b>
<b>2024 Med Household Income</b>	<b>\$100,418</b>	<b>\$107,477</b>	<b>\$109,993</b>

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## DEMOGRAPHICS



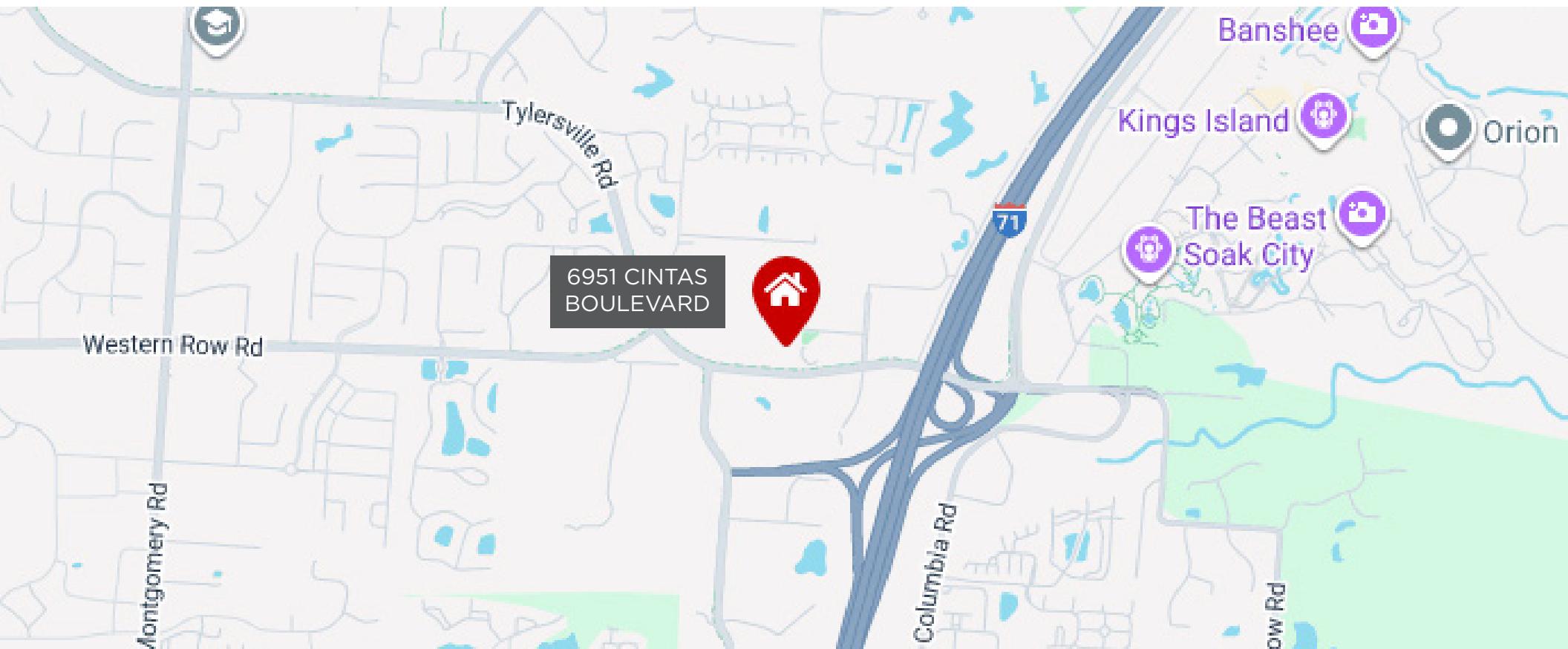
Map courtesy of Google



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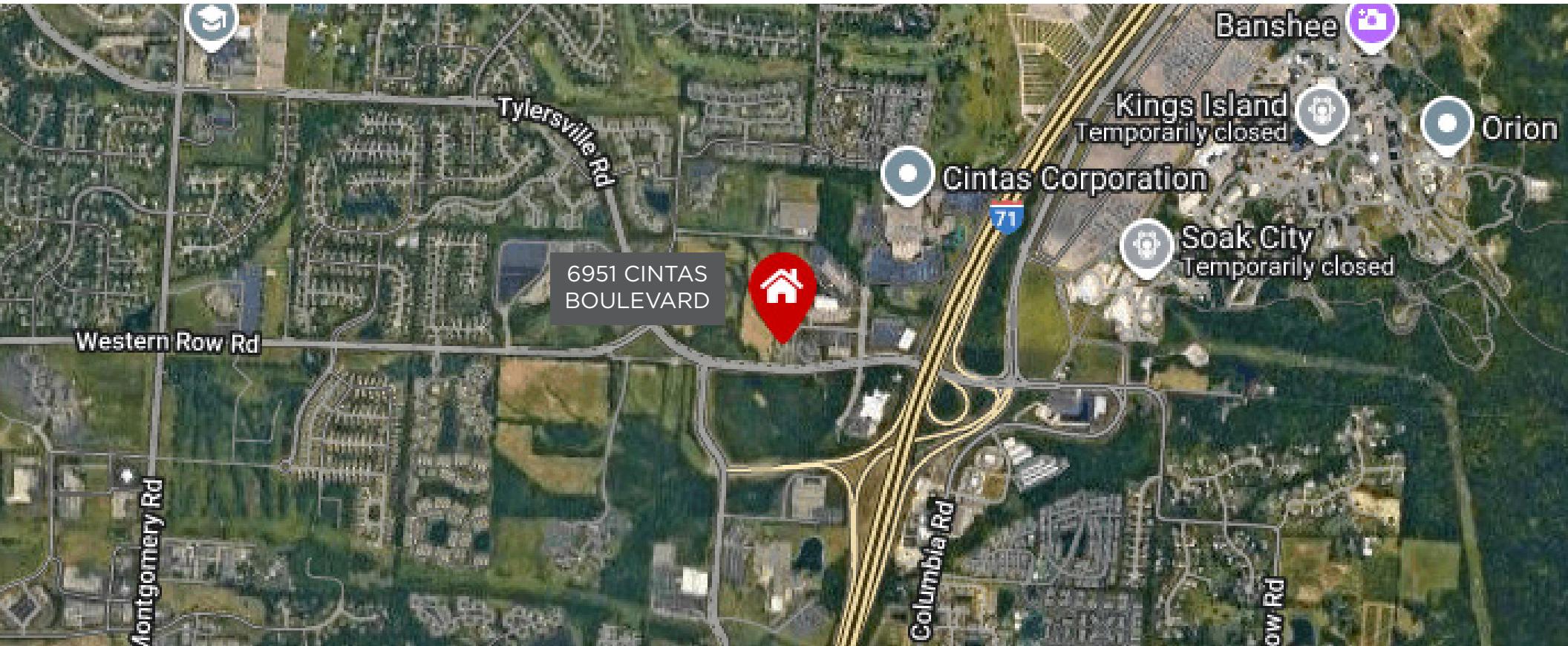
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