

RETAIL FOR LEASE

WHITE BLOSSOM CENTER

7872-7949 S. Mason Montgomery Road, Mason, OH 45040

CONFIDENTIAL - BUSINESS
STILL OPERATING



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE: 1,100 SF (inline) \$25.00 PSF + \$5.76 OPEX
 1,500 SF (inline) \$25.00 PSF + \$5.76 OPEX
 2,700 SF (endcap) \$28.00 PSF + \$5.76 OPEX

- Easy access and parking
- Daytime population 86,782 within 5 miles
- Located at the NEC corner of Socialville Foster Road & South Mason Montgomery Road
- High traffic corridor on Mason
- Montgomery Road north of I-71
- Area retailers include: Michaels, Kroger, Walmart, PetSmart, Lowes, Home Depot, Whole Foods & Dick's Sporting Goods
- Close to the Deerfield Towne Center and the P&G Research Park



RETAIL FOR LEASE

WHITE BLOSSOM CENTER

MASON MONTGOMERY ROAD



FUTURE SITE OF
29,630 SF CHURCH OF
JESUS CHRIST OF
LATTER-DAY SAINTS



Socialville-Foster Road

Mason Montgomery Road

JO-ANN
PETSMART
Kroger

P&G
3,000 Employees

Walmart

BED BATH & BEYOND
ASHLEY HOMESTORE
DICK'S SPORTING GOODS

DEERFIELD TOWNE CENTER
WHOLE FOODS MARKET
TALBOTS
NEW YORK & COMPANY

REGAL CINEMAS
16 SCREENS

WHITE|BLACK LOFT
Christopher & Banks
five BELOW

buy buy BABY
JOS A BANK
ULTA
CRUNCH
ALTAR'D STATE

PIADA BLAZE PIZZA
tropical CAFE
Dibella's
MERCURY

38,471 VPD

91,959 VPD

25,221 VPD

LOWE'S

STAPLES
Cincinnati Children's

CARRABBA'S
Chick-fil-A

Marshall's
HOBBY LOBBY
Curlington

COSTCO WHOLESALE
MICHAEL'S
OLD NAVY
TARGET
BEST BUY
Party City

MENARDS

meijer

118,469 VPD

BOVA
KOHLS

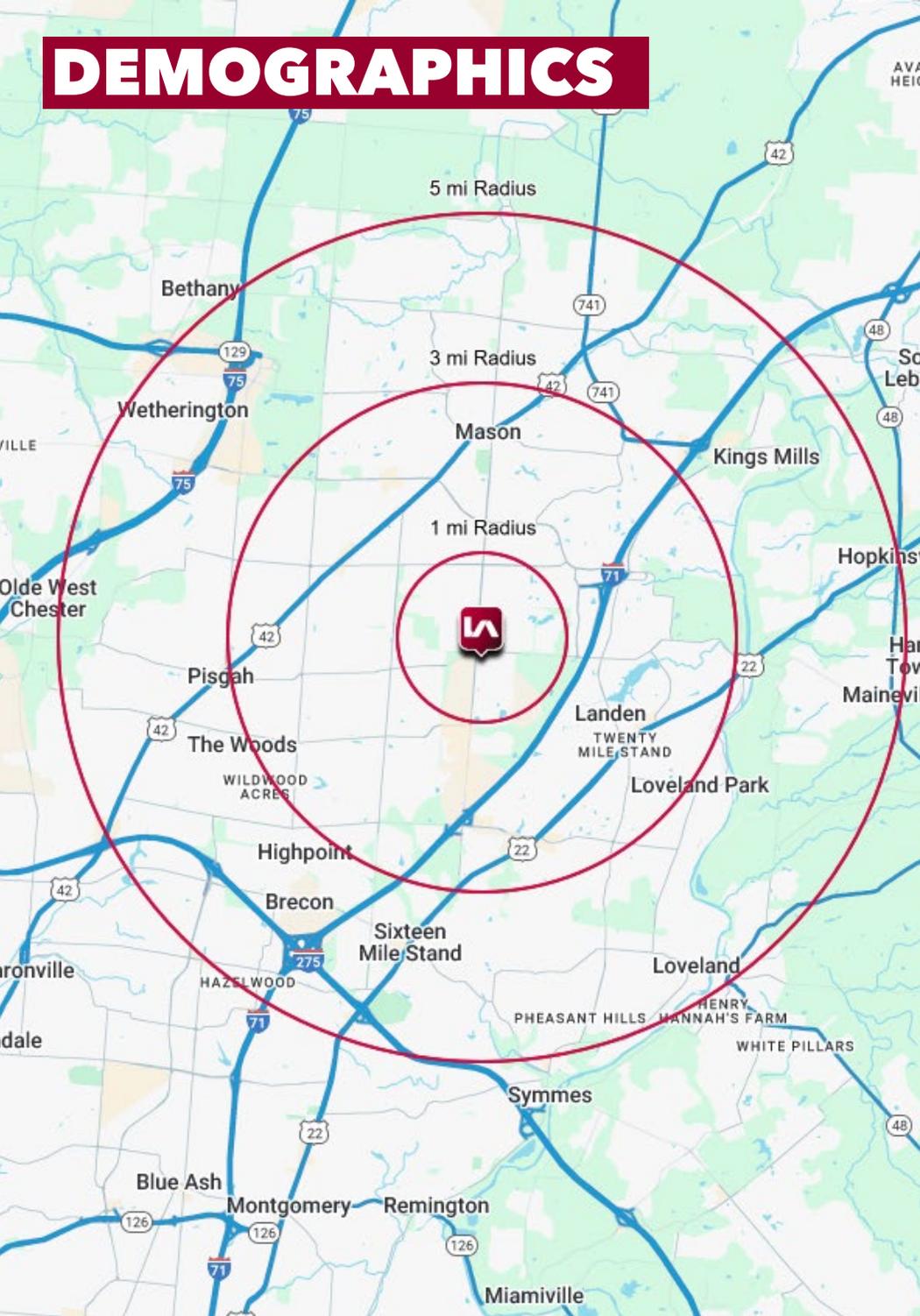
ALDI

at home

DOLLAR TREE

FURNITURE Fair

DEMOGRAPHICS



| | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|--|-------------|-------------|-------------|
| POPULATION | | | |
| 2025 Estimated Population | 9,771 | 70,346 | 156,970 |
| 2030 Projected Population | 9,673 | 69,612 | 156,318 |
| 2020 Census Population | 9,620 | 68,583 | 152,997 |
| 2010 Census Population | 7,577 | 63,267 | 138,930 |
| Projected Annual Growth 2025 to 2030 | -0.2% | -0.2% | - |
| Historical Annual Growth 2010 to 2025 | 1.9% | 0.7% | 0.9% |
| HOUSEHOLDS | | | |
| 2025 Estimated Households | 3,831 | 27,860 | 60,268 |
| 2030 Projected Households | 3,895 | 28,335 | 61,459 |
| 2020 Census Households | 3,616 | 26,495 | 57,713 |
| 2010 Census Households | 2,829 | 24,210 | 52,188 |
| Projected Annual Growth 2025 to 2030 | 0.3% | 0.3% | 0.4% |
| Historical Annual Growth 2010 to 2025 | 2.4% | 1.0% | 1.0% |
| AGE | | | |
| 2025 Est. Population Under 10 Years | 12.7% | 12.0% | 12.2% |
| 2025 Est. Population 10 to 19 Years | 13.2% | 13.3% | 14.0% |
| 2025 Est. Population 20 to 29 Years | 10.2% | 11.2% | 10.5% |
| 2025 Est. Population 30 to 44 Years | 24.9% | 21.7% | 20.3% |
| 2025 Est. Population 45 to 59 Years | 20.2% | 19.9% | 20.1% |
| 2025 Est. Population 60 to 74 Years | 12.2% | 14.9% | 16.0% |
| 2025 Est. Population 75 Years or Over | 6.6% | 6.9% | 6.8% |
| 2025 Est. Median Age | 38.3 | 39.0 | 39.8 |
| MARITAL STATUS & GENDER | | | |
| 2025 Est. Male Population | 49.1% | 49.3% | 49.5% |
| 2025 Est. Female Population | 50.9% | 50.7% | 50.5% |
| 2025 Est. Never Married | 21.5% | 25.3% | 25.2% |
| 2025 Est. Now Married | 62.8% | 56.6% | 58.0% |
| 2025 Est. Separated or Divorced | 10.4% | 12.6% | 11.8% |
| 2025 Est. Widowed | 5.3% | 5.5% | 5.0% |
| INCOME | | | |
| 2025 Est. HH Income \$200,000 or More | 35.4% | 22.1% | 24.6% |
| 2025 Est. HH Income \$150,000 to \$199,999 | 13.4% | 13.2% | 13.1% |
| 2025 Est. HH Income \$100,000 to \$149,999 | 17.4% | 23.4% | 21.7% |
| 2025 Est. HH Income \$75,000 to \$99,999 | 17.4% | 13.5% | 11.7% |
| 2025 Est. HH Income \$50,000 to \$74,999 | 7.2% | 11.8% | 13.4% |
| 2025 Est. HH Income \$35,000 to \$49,999 | 2.0% | 5.4% | 5.8% |
| 2025 Est. HH Income \$25,000 to \$34,999 | 1.5% | 3.2% | 3.1% |
| 2025 Est. HH Income \$15,000 to \$24,999 | 5.3% | 3.4% | 2.8% |
| 2025 Est. HH Income Under \$15,000 | 0.3% | 4.0% | 3.8% |
| 2025 Est. Average Household Income | \$234,499 | \$162,964 | \$167,348 |
| 2025 Est. Median Household Income | \$146,724 | \$123,529 | \$127,741 |
| 2025 Est. Per Capita Income | \$92,012 | \$64,608 | \$64,305 |
| 2025 Est. Total Businesses | 376 | 2,813 | 6,163 |
| 2025 Est. Total Employees | 8,509 | 50,327 | 90,239 |