

OFFICE SPACE FOR LEASE **FOUNTAINS OF MASON**

7288 - 7312 Central Parke Blvd, Mason, OH 45040



Dan McDonald
dan.mcdonald@lee-associates.com
C 513.608.2984

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE SPACE FOR LEASE

FOUNTAINS OF MASON

7288 - 7312 Central Parke Blvd, Mason, OH 45040

AVAILABLE: 12,254 SF

PRICING: \$10.50 PSF + \$3.97 PSFOPEX
(\$2.64 CAM + \$0.16 Ins. + \$1.17 Taxes = \$3.97)

PROPERTY INFORMATION

- Walk-up entrances
- Large open floor plans
- Abundance of natural light
- 227 Parking spaces - 3.75/1,000 (Additional 205 spaces can be added)
- 14' ceiling height
- Monument & building signage available
- Great for office, medical, light assembly and more
- Within minutes from one of Greater Cincinnati's most dense retail areas
- Located in the City of Mason, just minutes from I-71



OFFICE SPACE FOR LEASE

FOUNTAINS OF MASON

7288 - 7312 Central Parke Blvd, Mason, OH 45040

PROPERTY INFORMATION

Address	7288 Central Parke Boulevard
Total Building Size	60,575 SF
Available	12,254 SF
Asking Rate	\$10.50 PSF NET

FEATURES

Total Parking	227 or 3.75/1,000 (Additional 205 spaces can be added)
Ceiling Heights	14' - to underside of joist
Lighting	Fluorescent
Flooring	Concrete slab
Windows	Double pane tinted glass
Construction	Concrete slab, steel, precast concrete panels
Column Spacing	37'
Restrooms	M & W; sinks in kitchen/break rooms
Roof	Carlisle Ballasted EPDM
Year Built	2002

UTILITIES

Electric	208/120 Volt, 3-phase with individual meters ranging from 200-800 amps
Gas	Duke Energy
Water/Sewer	City
Phone/Data	Cincinnati Bell/Spectrum

ZONING

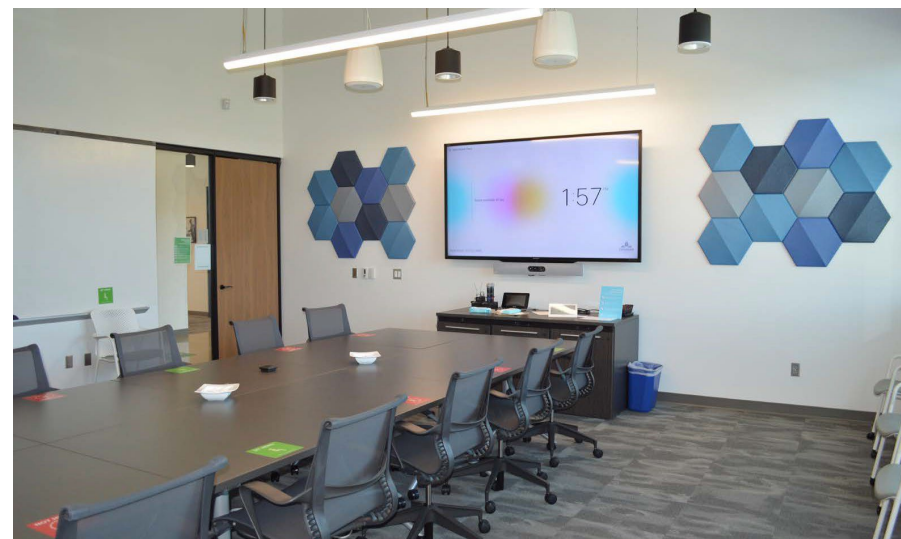
Municipality	City of Mason
Income Tax Rate	1.12%

BUILDING SYSTEMS

HVAC	Rooftop mounted package units
Heat	Gas heat
Sprinkler	Wet system
Life/Safety	Fire alarm panel, wet sprinkler system, fire extinguishers

SIGNAGE

Available	Monument & facade signage available
------------------	-------------------------------------



FOUNTAINS OF MASON

Floor Plan

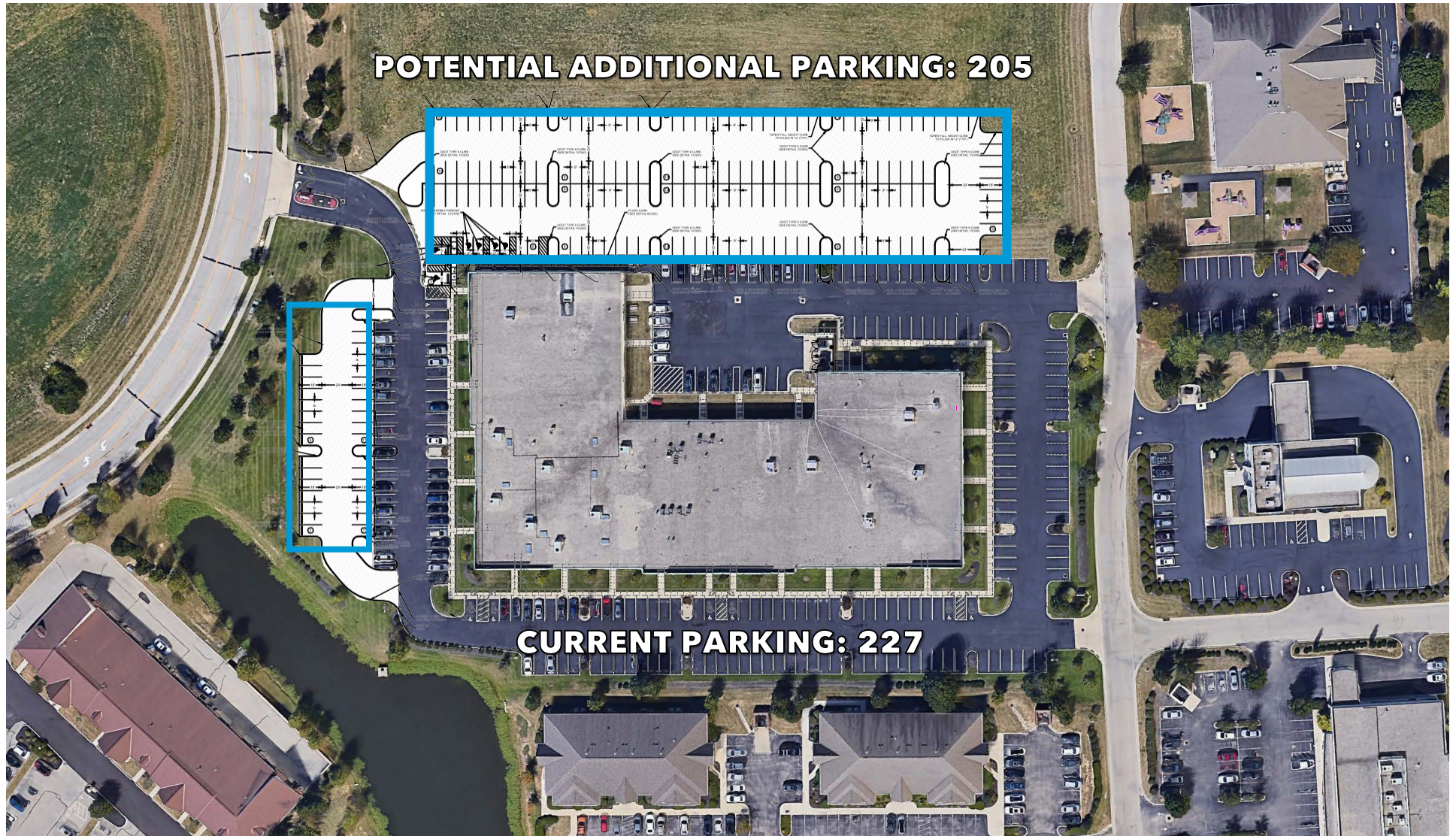


FOUNTAINS OF MASON



FOUNTAINS OF MASON

Potential for Additional Parking



EXPANDED PARKING AVAILABLE

Current parking area features 227 spaces. Parking lot can be expanded to add an additional 205 spaces making the total parking area a total of 432 parking spaces.



KINGS HIGH SCHOOL
1,435 STUDENTS



MASON HIGH SCHOOL
3,414 STUDENTS

MASON MIDDLE SCHOOL
1,662 STUDENTS

MASON INTERMEDIATE
ELEMENTARY SCHOOL
3,018 STUDENTS

Western Row Rd



Socialville -Fosters Rd



22

DEERFIELD TOWN CENTER

- REGAL
- DICK'S SPORTING GOODS
- WHOLE FOODS
- EDDARD
- BRAY
- FIRST WATCH
- McALISTER'S
- ASHLEY
- BARNES & NOBLE
- Joella's
- WHITE | BLACK
- CRUNCH
- LANE BRYANT
- ULTA
- FIREBIRDS
- five BELOW
- Tanera
- PIZZA HUT
- CRUMBL



Irwin Simpson Rd

PINS

101

FIFTY 50W WEST

BAKERSFIELD

242 Luxury
Apartments



- Mazda
- Jeep
- RAM
- KIA
- Ford
- Toyota
- Porsche

127,428 (23) VPD

29,141 (24) VPD



- Target
- BEST BUY
- Michael's
- ROSS
- THE ORIGINAL MATTRESS FACTORY
- OLD NAVY
- PETCO



24,848 (24) VPD

Fields Ertel Rd



Montgomery Rd



Fields Ertel Rd

HARBOR FREIGHT TOOLS



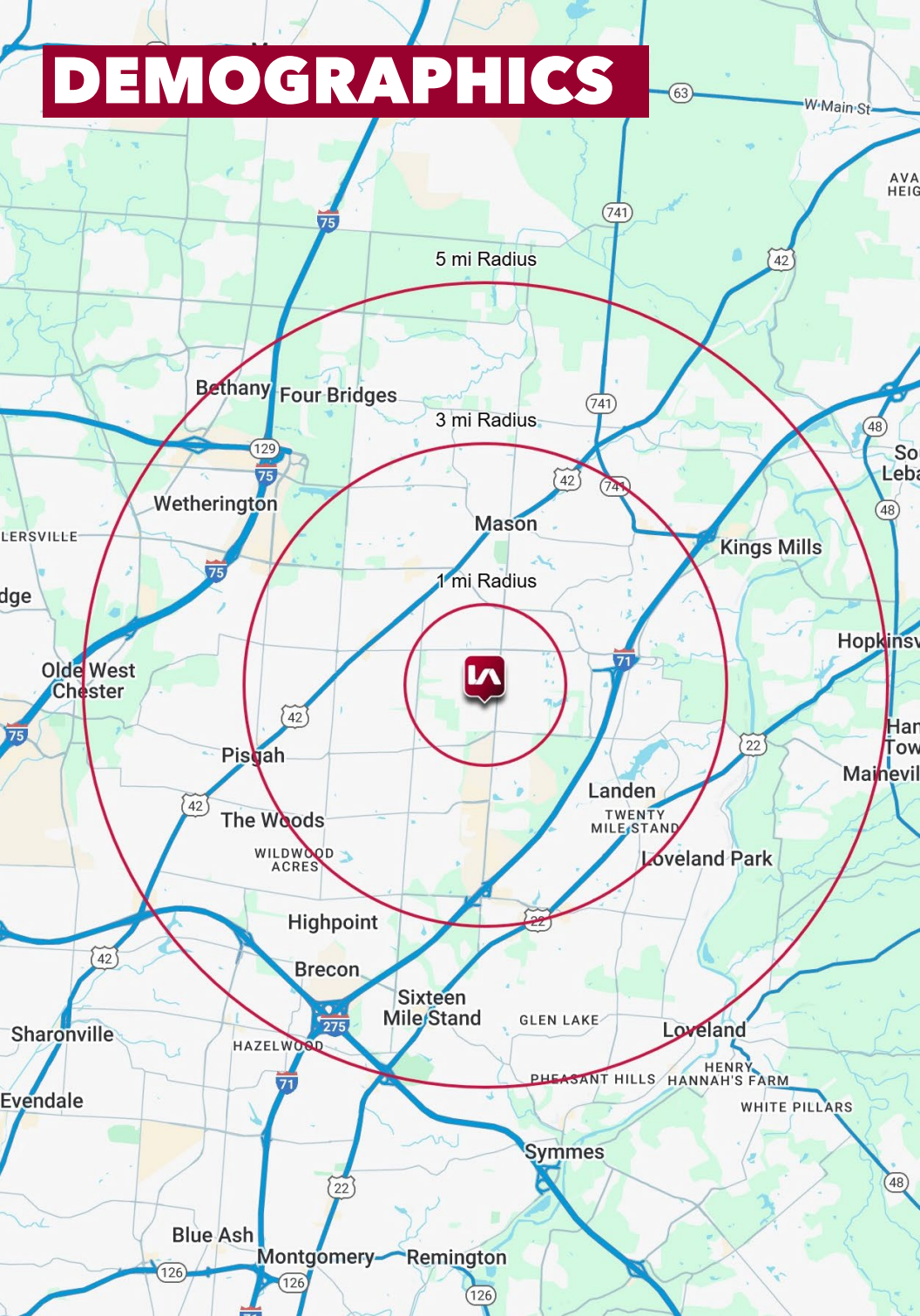
11,096 (24) VPD



Snider Rd

12,579 (24) VPD

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	9,969	67,729	155,288
2030 Projected Population	9,826	66,860	154,827
2020 Census Population	9,771	66,214	151,064
2010 Census Population	8,483	60,816	136,799
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-
Historical Annual Growth 2010 to 2025	1.2%	0.8%	0.9%
HOUSEHOLDS			
2025 Estimated Households	3,935	26,524	59,443
2030 Projected Households	3,975	26,925	60,725
2020 Census Households	3,746	25,307	56,713
2010 Census Households	3,232	22,875	51,163
Projected Annual Growth 2025 to 2030	0.2%	0.3%	0.4%
Historical Annual Growth 2010 to 2025	1.5%	1.1%	1.1%
AGE			
2025 Est. Population Under 10 Years	11.7%	12.0%	12.2%
2025 Est. Population 10 to 19 Years	13.3%	13.5%	14.1%
2025 Est. Population 20 to 29 Years	10.2%	11.3%	10.6%
2025 Est. Population 30 to 44 Years	22.4%	21.8%	20.3%
2025 Est. Population 45 to 59 Years	20.4%	20.2%	20.2%
2025 Est. Population 60 to 74 Years	13.5%	14.5%	16.0%
2025 Est. Population 75 Years or Over	8.5%	6.6%	6.8%
2025 Est. Median Age	39.9	38.8	39.8
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.4%	49.3%	49.5%
2025 Est. Female Population	50.6%	50.7%	50.5%
2025 Est. Never Married	21.5%	26.1%	25.3%
2025 Est. Now Married	61.2%	55.7%	58.0%
2025 Est. Separated or Divorced	11.3%	12.7%	11.7%
2025 Est. Widowed	6.0%	5.5%	5.0%
INCOME			
2025 Est. HH Income \$200,000 or More	28.2%	22.4%	25.0%
2025 Est. HH Income \$150,000 to \$199,999	12.2%	13.4%	13.2%
2025 Est. HH Income \$100,000 to \$149,999	22.2%	23.3%	21.8%
2025 Est. HH Income \$75,000 to \$99,999	14.7%	13.8%	11.6%
2025 Est. HH Income \$50,000 to \$74,999	10.2%	11.6%	13.1%
2025 Est. HH Income \$35,000 to \$49,999	2.2%	5.3%	5.7%
2025 Est. HH Income \$25,000 to \$34,999	2.8%	3.2%	3.1%
2025 Est. HH Income \$15,000 to \$24,999	4.7%	3.3%	2.7%
2025 Est. HH Income Under \$15,000	2.7%	3.9%	3.8%
2025 Est. Average Household Income	\$194,507	\$163,115	\$168,865
2025 Est. Median Household Income	\$133,455	\$124,810	\$128,955
2025 Est. Per Capita Income	\$76,918	\$63,938	\$64,692
2025 Est. Total Businesses	273	2,603	5,880
2025 Est. Total Employees	4,650	46,040	88,593