



Nat Comisar Group  
Nat Comisar  
Executive Sales Vice President

# COMMERCIAL

7395 Mason Montgomery Rd  
MASON, OH 45040



**NAT COMISAR**

**513-378-5801**

[ncomisar@sibcycline.com](mailto:ncomisar@sibcycline.com)

THE NAT COMISAR GROUP AND SIBCY CLINE REALTORS IS PROUD TO PRESENT  
20,000sf • Class A Office Building • 111 parking spaces • 2.5 acres

The property is located directly across from the new Dorothy Lane Market Development in Mason, Ohio.  
The location provides high visibility with a significant traffic count and convenient highway access.





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DOROTHY LANE MARKET





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## SPECIFICATIONS

5 conference rooms  
(4 on first floor; 1 on second floor)

3 private offices  
(2 on first floor; 1 on second floor)

Spacious reception/entry area

First floor work/mail room

Full-service kitchen

Huge cafeteria/gathering room

Gas fireplace

Covered patio

ADA accessible including elevator

Men's and women's restrooms on both floors

Central atrium skylight

Lawn irrigation

Fully sprinkled

Private parking lot — 111 spaces

Building signage

Fully furnished

Attractive finishes — turn-key ready





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*Lease Terms:*

\$14.00 per sq ft

\$4.58 psf OPEX

Landlord will retain responsibility  
for all maintenance in the OPEX

3-year minimum term





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## BUILDING MAINTENANCE

Bldg Repairs	\$ 1,705.88
Bldg Maint	\$ 3,192.15
Elevator Maintenance	\$ 1,165.92
HVAC Maintenance	\$ 1,761.62
Pest Control	\$ 321.00
Yearly Inspections	\$ 1,334.78
Office Cleaning Janitorial	\$11,304.24
Cintas - Mats	\$ 523.88

Total Building Maintenance \$21,309.47

GENERAL INSURANCE (PROPERTY & CASUALTY) \$3,366.00

## LAWN CARE/SNOW REMOVAL

Lawn Services	\$15,140.61
Snow Removal	\$ 2,391.99
Parking Lot Salting	\$ 4,212.37

Total Lawn Care / Snow Removal \$21,744.97

REAL ESTATE TAXES \$45,236.15

TOTAL OPEX \$91,656.59

OPEX PER SQ. FT. \$4.58

## OPERATING EXPENSE (OPEX)





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PHOTOS







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PHOTOS







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PHOTOS







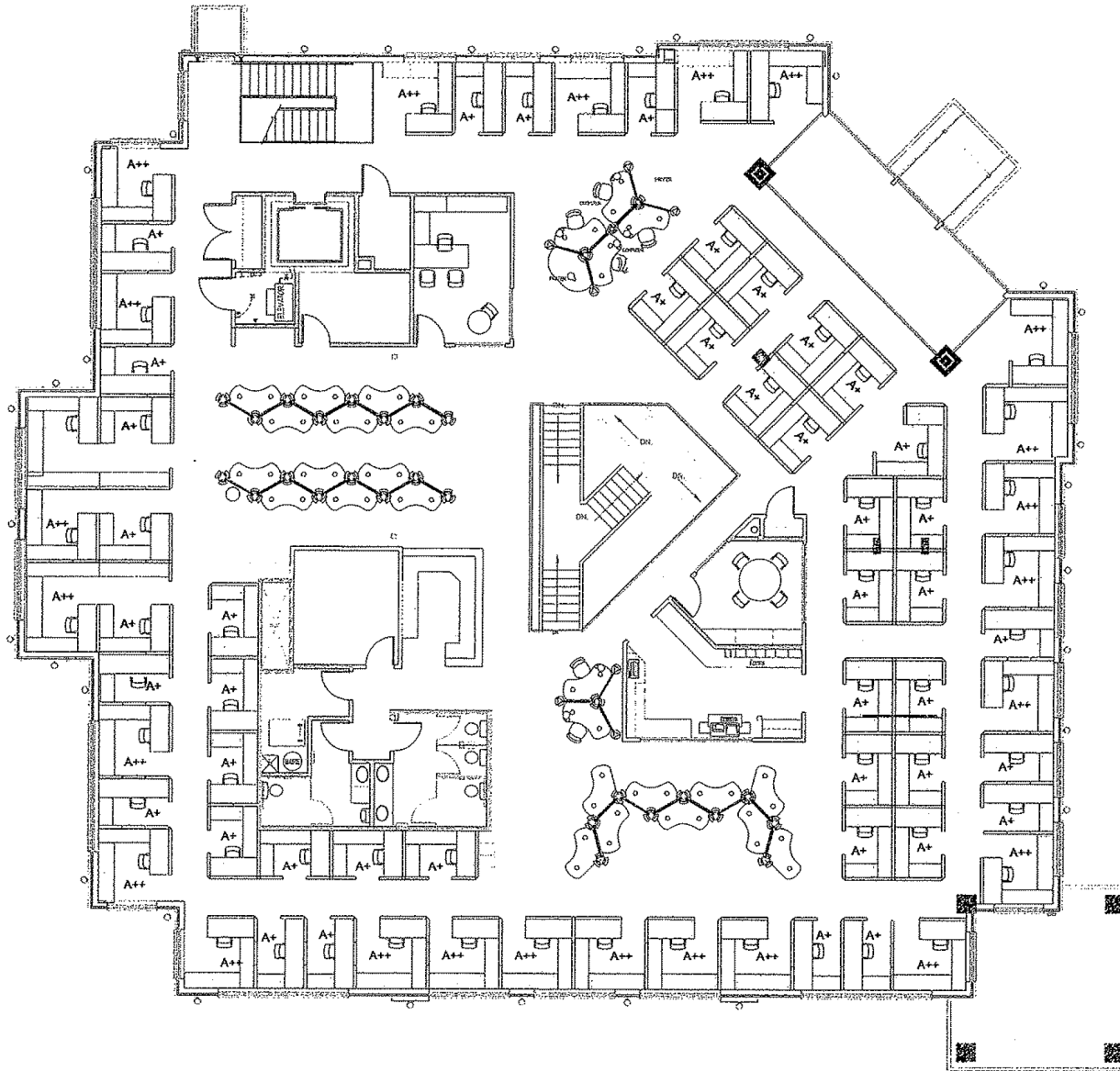




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SECOND-FLOOR PLAN





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## COMMUNITY INFORMATION

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

### Summary

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.





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## 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 Alverta 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.



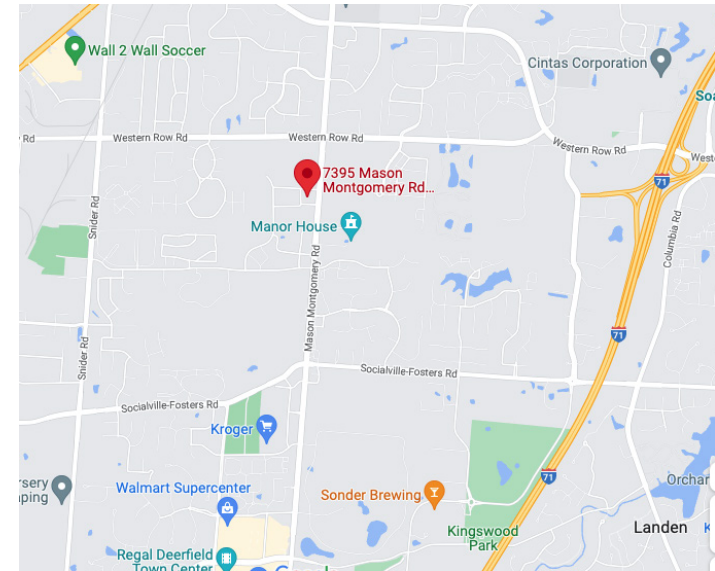


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## DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	9,055	71,394	162,927
2022 Estimate	8,405	66,022	152,743
2010 Census	8,056	59,398	135,035
Growth 2022 - 2027	7.73%	8.14%	6.67%
Growth 2010 - 2022	4.33%	11.15%	13.11%
<b>Households</b>			
2027 Projection	3,620	27,061	61,078
2022 Estimate	3,350	24,975	57,259
2010 Census	3,158	22,252	50,506
Growth 2022 - 2027	8.06%	8.35%	6.67%
Growth 2010 - 2022	6.08%	12.24%	13.37%
Owner Occupied	2,345-70.00%	18,533-74.21%	44,487-77.69%
Renter Occupied	1,005-30.00%	6,442-25.79%	12,773-22.31%
<b>2022 Households by HH Income</b>			
Income: <\$25,000	314 - 9.38%	1,527 - 6.11%	3,719 - 6.50%
Income: \$25,000 - \$50,000	399 - 11.92%	3,116 - 12.48%	7,123 - 12.44%
Income: \$50,000 - \$75,000	691 - 20.65%	4,532 - 18.15%	9,253 - 16.16%
Income: \$75,000 - \$100,000	504 - 15.06%	3,741 - 14.98%	7,335 - 12.81%
Income: \$100,000 - \$125,000	267 - 7.98%	2,571 - 10.29%	6,606 - 11.54%
Income: \$125,000 - \$150,000	291 - 8.69%	2,052 - 8.22%	4,805 - 8.39%
Income: \$150,000 - \$200,000	359 - 10.73%	3,290 - 13.17%	7,726 - 13.49%
Income: \$200,000+	522 - 15.60%	4,146 - 16.60%	10,690 - 18.67%
2022 Avg Household Income	\$120,279	\$127,645	\$132,970
2022 Med Household Income	\$88,368	\$97,136	\$104,535

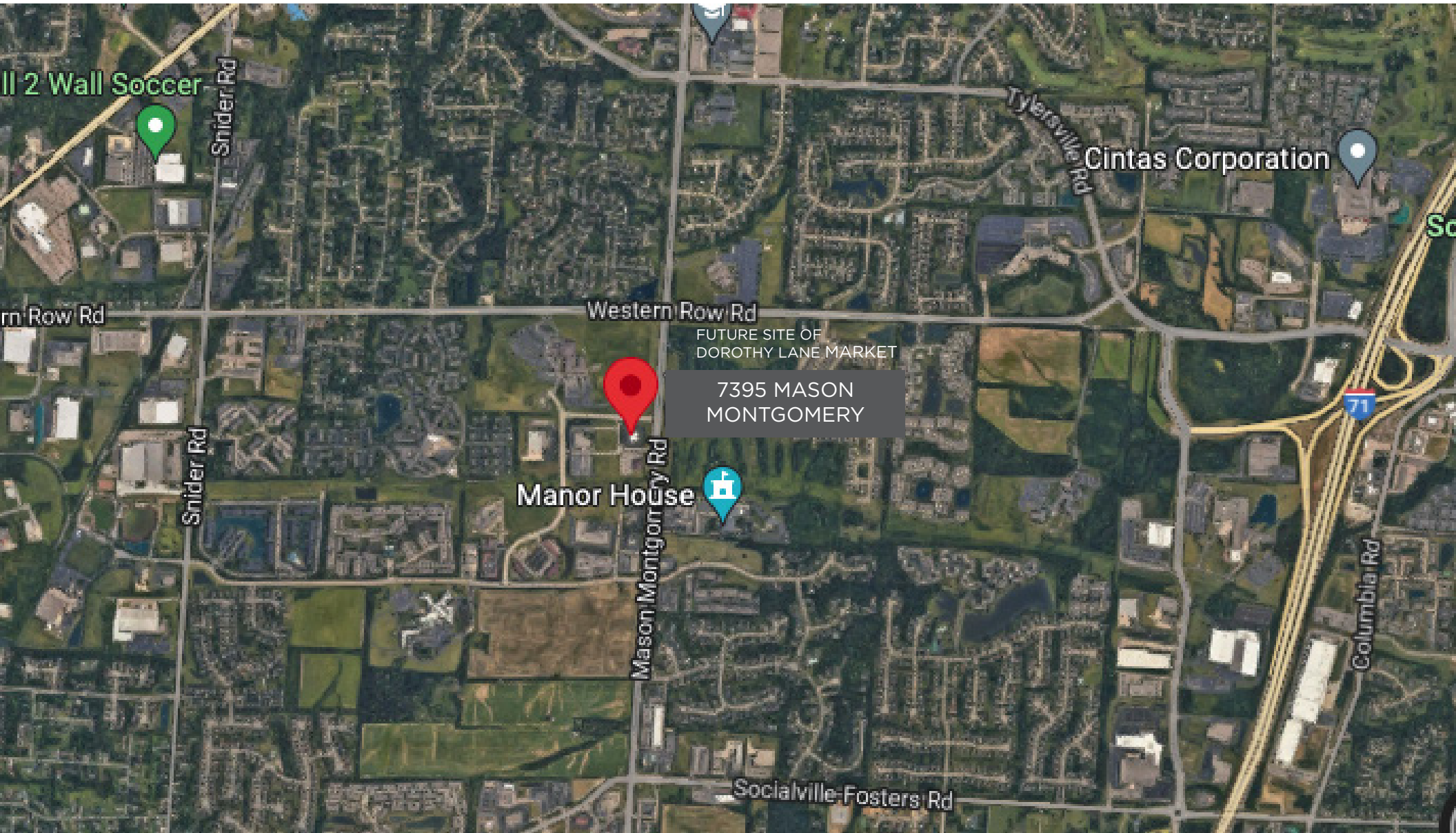




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PRELIMINARY SCHEMATIC  
 DOROTHY LANE MARKET

