

# OFFICE SPACE FOR LEASE

## **FOUNTAINS OF MASON**

7288 - 7312 Central Parke Blvd, Mason, OH 45040



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 **LEE &  
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COMMERCIAL REAL ESTATE SERVICES

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**AVAILABLE:** 8,479 SF  
12,254 SF

**PRICING:** \$10.50 PSF NNN

### PROPERTY INFORMATION

- 20,733 SF Available
- 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



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### PROPERTY INFORMATION

<b>Address</b>	7288 Central Parke Boulevard
<b>Total Building Size</b>	60,575 SF
<b>Available</b>	8,479 SF & 12,254 SF
<b>Asking Rate</b>	\$10.50 PSF NET

### FEATURES

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

### UTILITIES

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

### ZONING

<b>Municipality</b>	City of Mason
<b>Income Tax Rate</b>	1.12%

### BUILDING SYSTEMS

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

### SIGNAGE

<b>Available</b>	Monument & facade signage available
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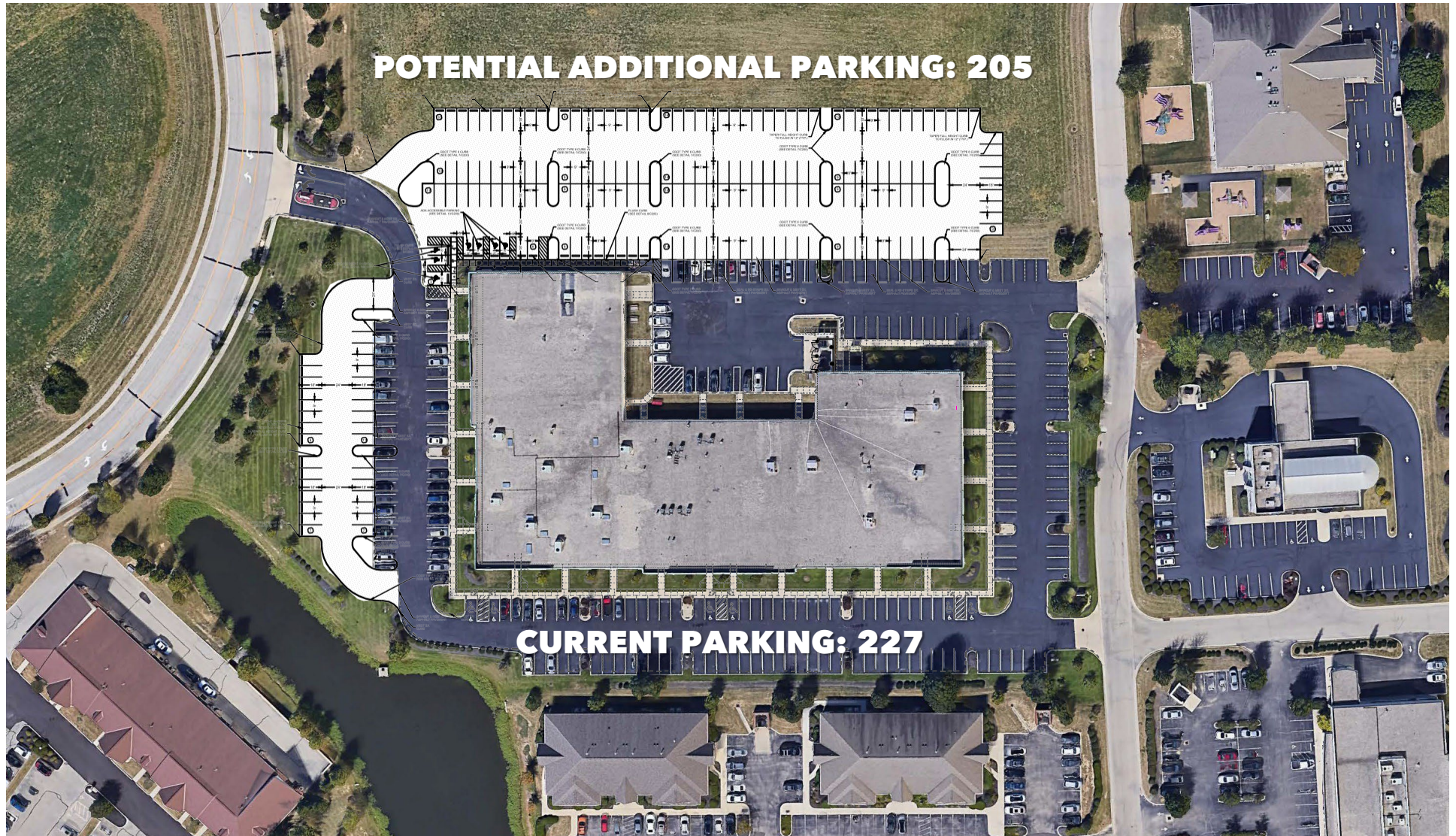




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### **EXPANDED PARKING AVAILABLE**

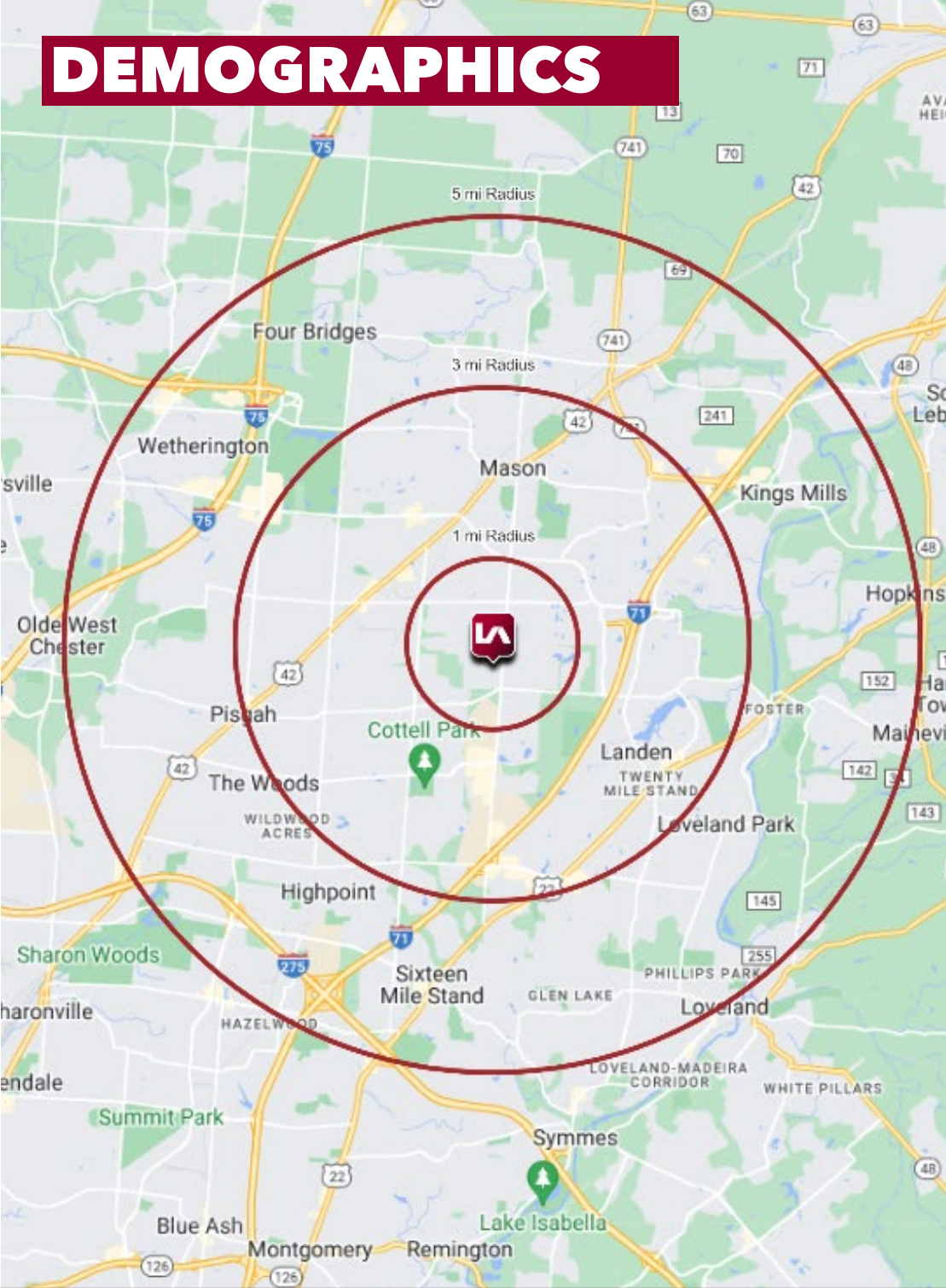
Current parking area features 227 spaces. Parking lot can be expanded of an additional 205 spaces making the total parking area a total of 432 parking spaces.







# DEMOGRAPHICS



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<b>POPULATION</b>			
2023 Estimated Population	10,283	67,740	152,605
2028 Projected Population	10,945	70,312	158,734
2020 Census Population	9,963	66,940	151,160
2010 Census Population	8,622	61,527	136,848
Projected Annual Growth 2023 to 2028	1.3%	0.8%	0.8%
Historical Annual Growth 2010 to 2023	1.5%	0.8%	0.9%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	3,993	26,301	58,314
2028 Projected Households	4,291	27,403	60,549
2020 Census Households	3,796	25,634	56,770
2010 Census Households	3,266	23,210	51,201
Projected Annual Growth 2023 to 2028	1.5%	0.8%	0.8%
Historical Annual Growth 2010 to 2023	1.7%	1.0%	1.1%
<b>AGE</b>			
2023 Est. Population Under 10 Years	11.1%	11.5%	11.8%
2023 Est. Population 10 to 19 Years	14.4%	14.0%	13.8%
2023 Est. Population 20 to 29 Years	10.6%	12.1%	10.7%
2023 Est. Population 30 to 44 Years	21.1%	21.2%	20.8%
2023 Est. Population 45 to 59 Years	21.2%	21.3%	21.3%
2023 Est. Population 60 to 74 Years	13.6%	13.7%	15.8%
2023 Est. Population 75 Years or Over	8.0%	6.2%	5.9%
2023 Est. Median Age	39.8	38.5	39.8
<b>MARITAL STATUS &amp; GENDER</b>			
2023 Est. Male Population	49.9%	49.7%	49.8%
2023 Est. Female Population	50.1%	50.3%	50.2%
2023 Est. Never Married	20.9%	25.9%	25.1%
2023 Est. Now Married	62.5%	56.0%	58.3%
2023 Est. Separated or Divorced	10.5%	12.6%	11.6%
2023 Est. Widowed	6.2%	5.5%	5.0%
<b>INCOME</b>			
2023 Est. HH Income \$200,000 or More	28.9%	21.0%	24.0%
2023 Est. HH Income \$150,000 to \$199,999	13.2%	14.6%	14.3%
2023 Est. HH Income \$100,000 to \$149,999	20.1%	21.1%	20.2%
2023 Est. HH Income \$75,000 to \$99,999	13.2%	14.6%	13.2%
2023 Est. HH Income \$50,000 to \$74,999	11.2%	13.5%	12.4%
2023 Est. HH Income \$35,000 to \$49,999	4.1%	6.1%	6.3%
2023 Est. HH Income \$25,000 to \$34,999	2.6%	3.9%	3.7%
2023 Est. HH Income \$15,000 to \$24,999	5.5%	3.1%	2.7%
2023 Est. HH Income Under \$15,000	1.2%	2.2%	3.2%
2023 Est. Average Household Income	\$198,644	\$162,831	\$169,013
2023 Est. Median Household Income	\$133,221	\$120,021	\$126,426
2023 Est. Per Capita Income	\$77,254	\$63,285	\$64,639
2023 Est. Total Businesses	255	2,545	5,664
2023 Est. Total Employees	4,104	42,171	83,604