

# FOR LEASE

4770 Duke Dr Mason, OH 45040

**NAI**Bergman

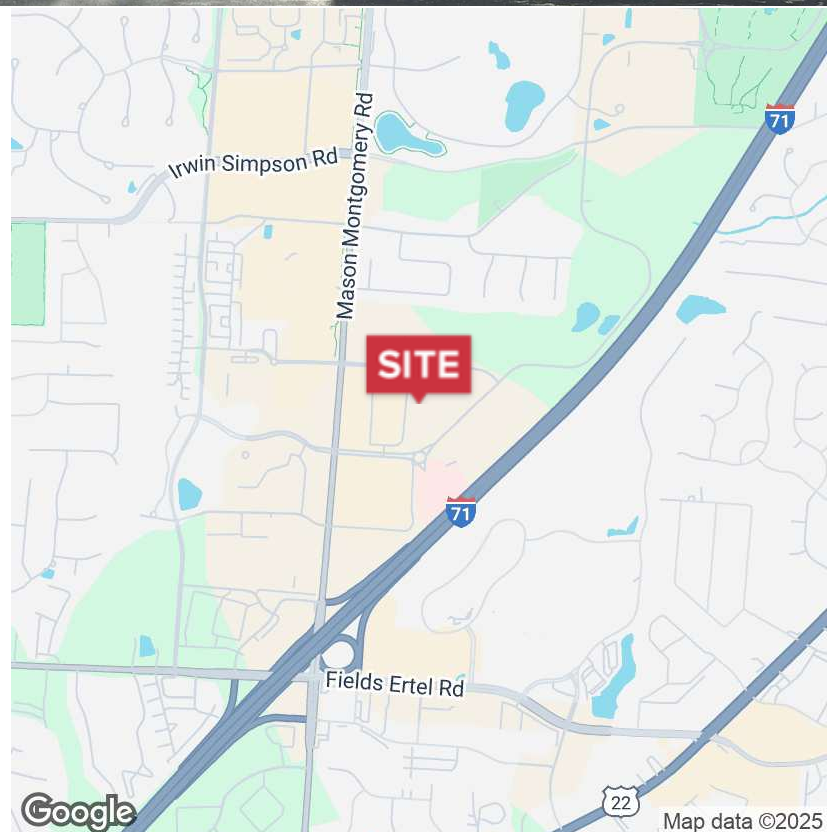


## Office | 899 - 10,666F

- 24 Hour Controlled Access
- Property Manager On Site
- Skylights
- Atrium
- Conferencing Facility

## Available Spaces

| Spaces    | Lease Rate    | Size (SF) |
|-----------|---------------|-----------|
| Suite 198 | 11.75NNN      | 1,065     |
| Suite 205 | 13.00NNN      | 899       |
| Suite 200 | Contact Agent | 10,666    |



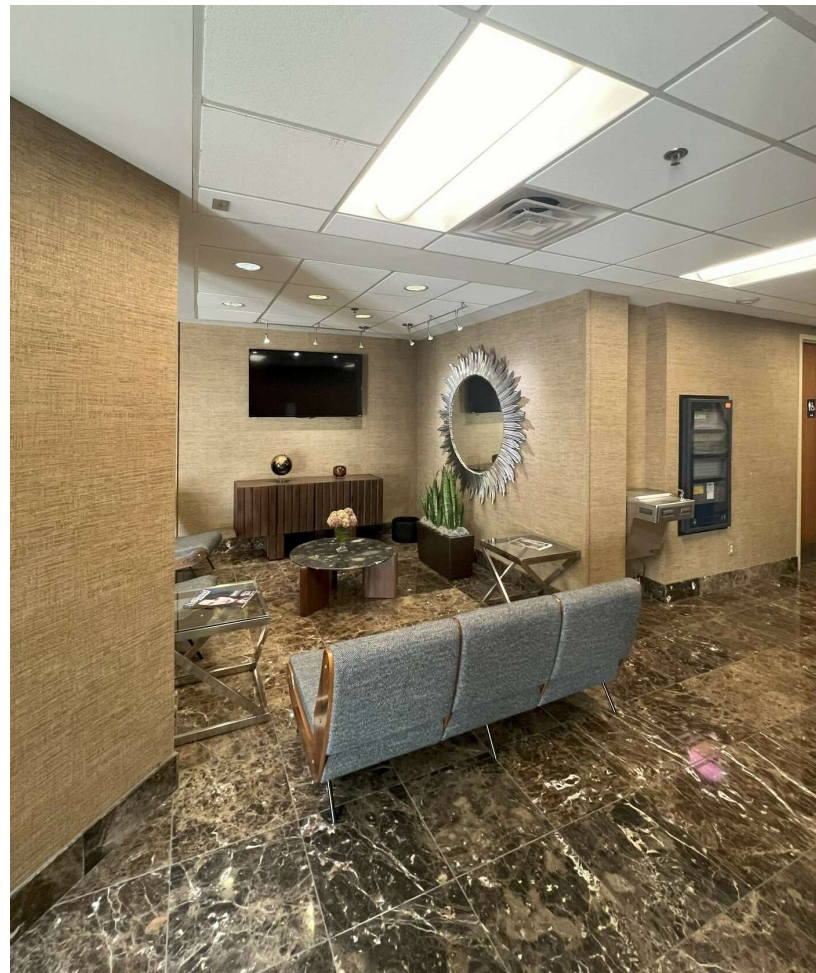
✉ **Ryan Van Dulman**  
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📍 **4695 Lake Forest Drive**  
Cincinnati, OH 45242  
bergmancommercial.com



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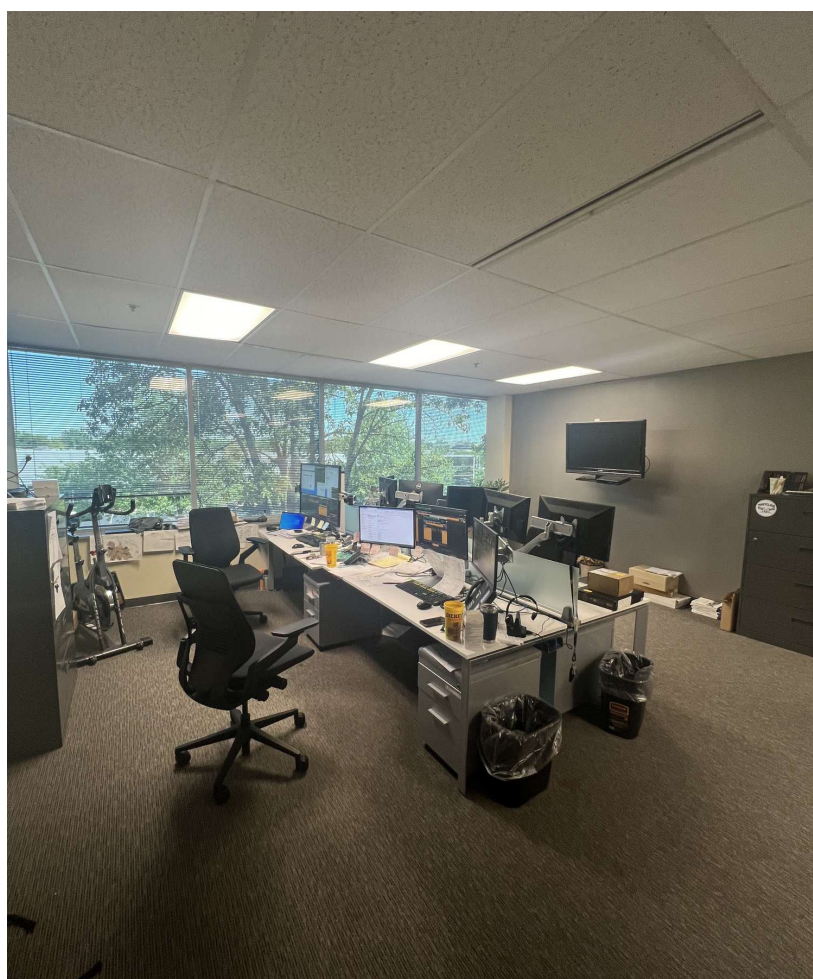
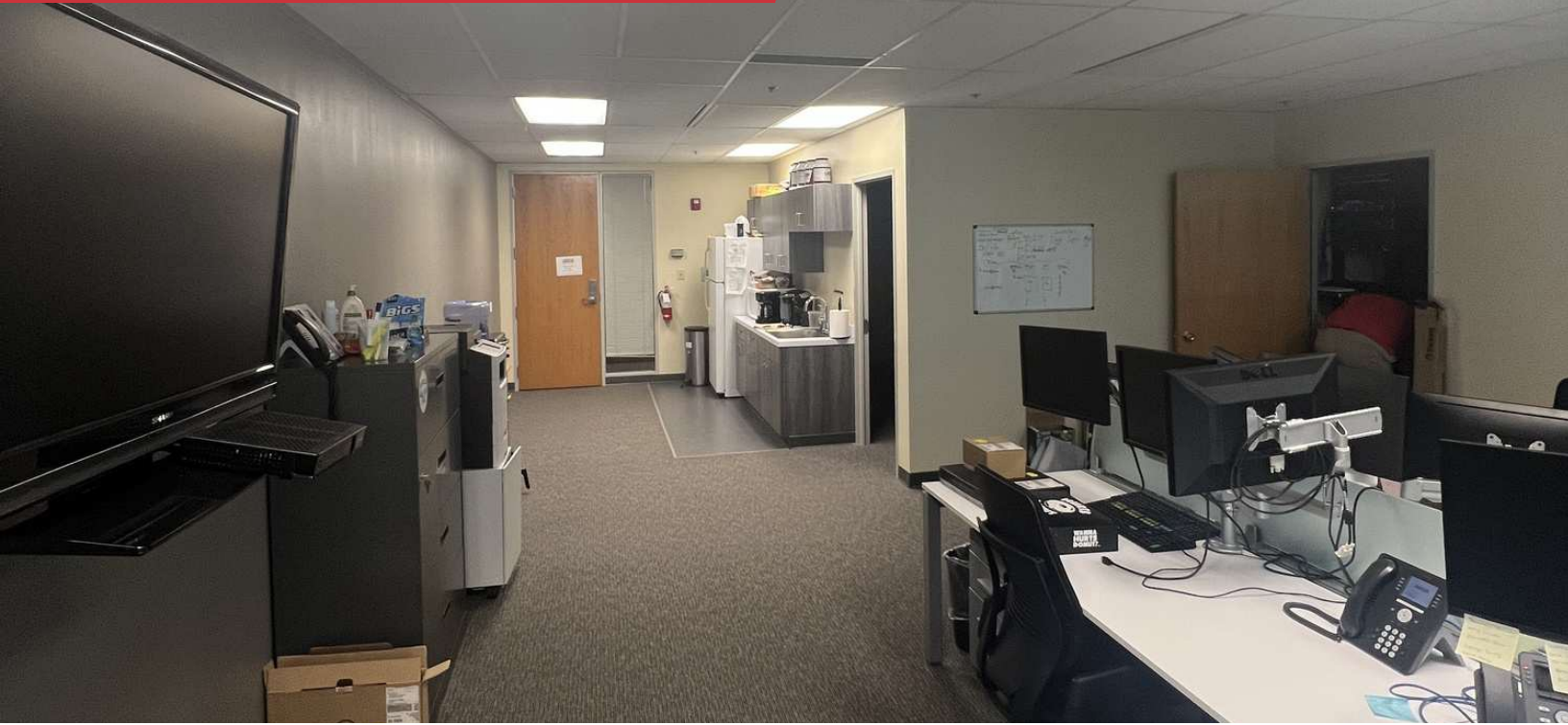
Suite 198 - 1,065SF





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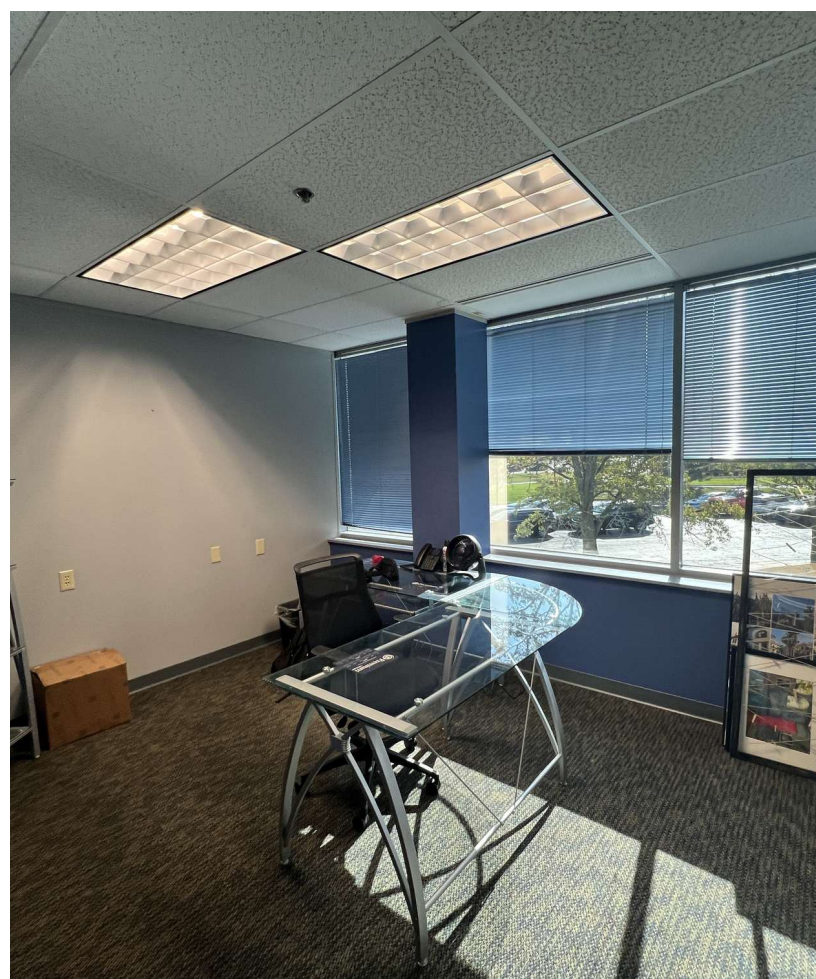
Suite 200-10,666 SF





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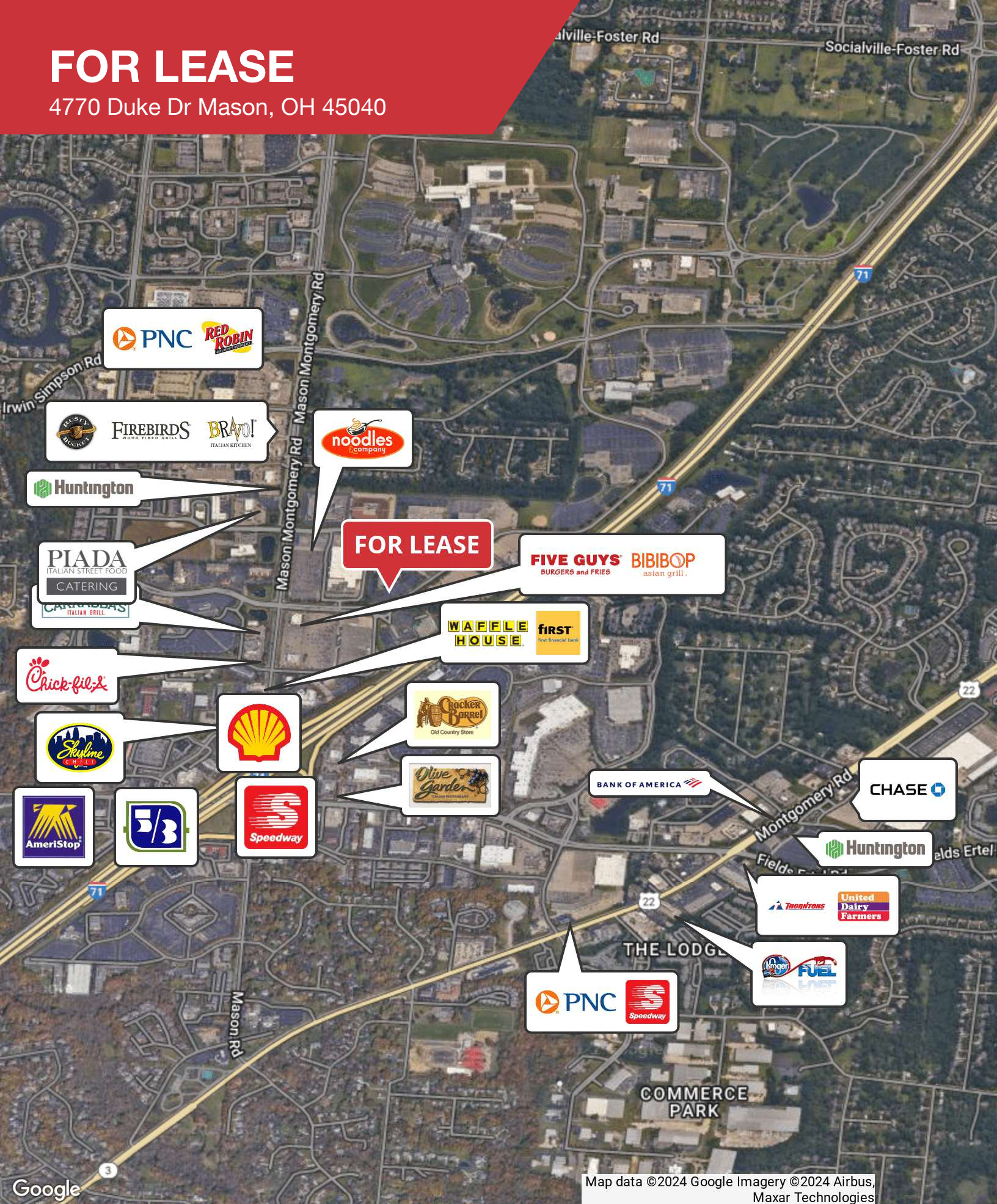
Suite 200 - 10,666 SF





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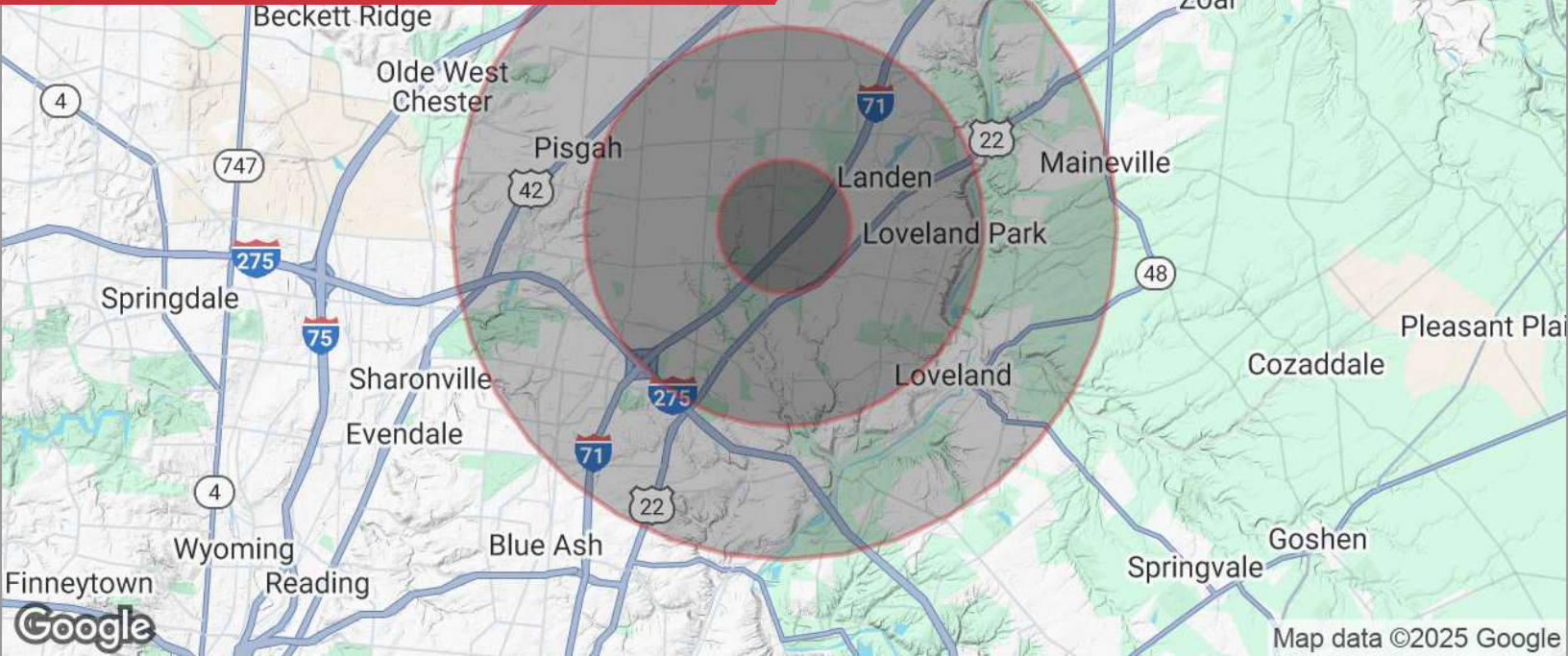
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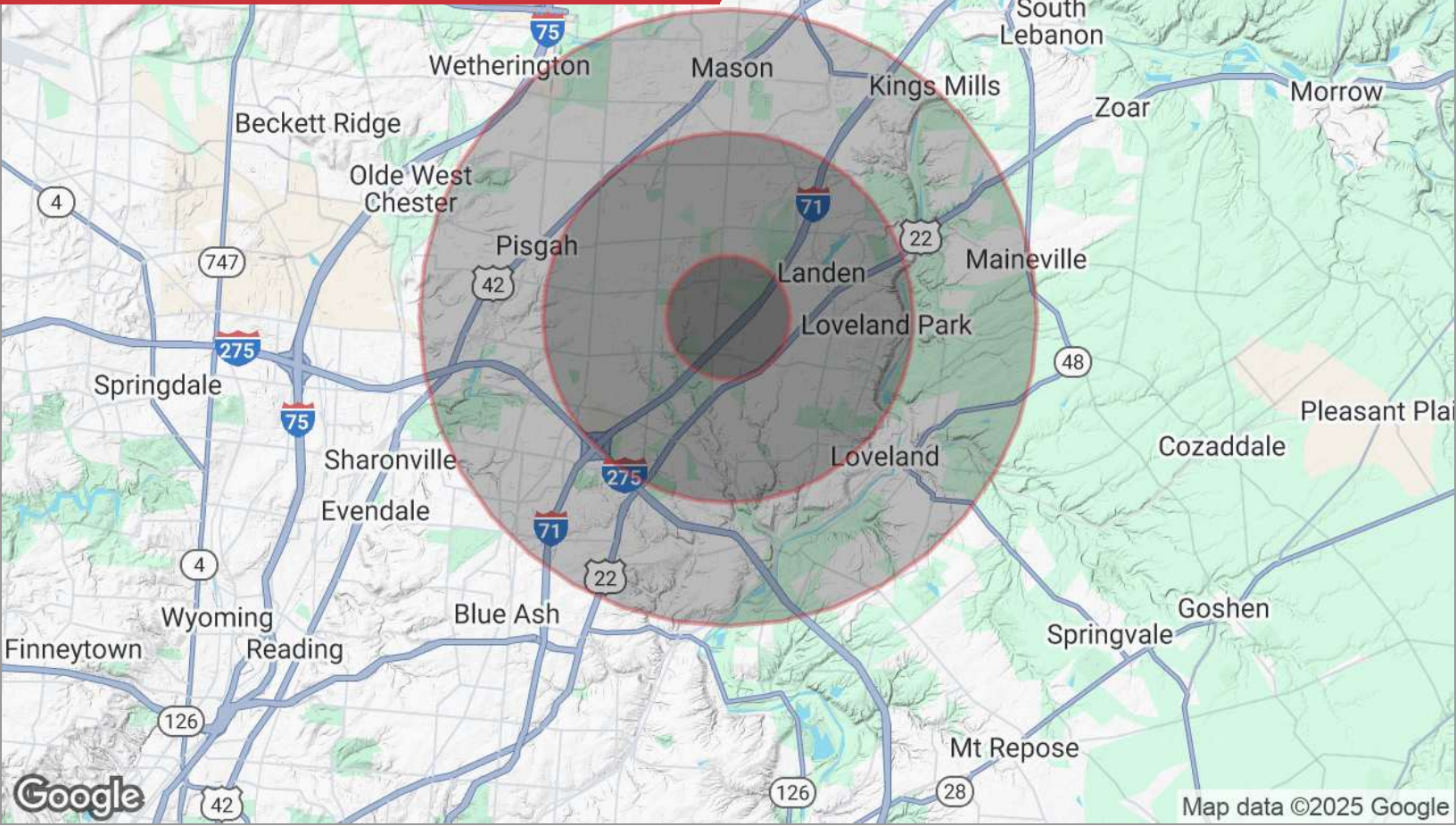
| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 7,588     | 66,432    | 143,974   |
| Median age          | 37.7      | 40.5      | 41.1      |
| Median age (male)   | 34.6      | 39.7      | 40.3      |
| Median age (Female) | 39.0      | 41.2      | 41.5      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 3,372     | 26,625    | 57,090    |
| # of persons per HH | 2.3       | 2.5       | 2.5       |
| Average HH income   | \$143,391 | \$127,053 | \$123,918 |
| Average house value | \$289,453 | \$270,733 | \$277,641 |

\* Demographic data derived from 2020 ACS - US Census



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## Mason, OH

The Dayton Region sits at the intersection of I-70 and I-75, giving it access to one of the most highly traveled intersections in the United States. In fact, the Dayton Region is within 600 miles of 53% of the U.S. population and 60% of workers currently employed in manufacturing industry, providing short commutes to major markets.