

RETAIL FOR LEASE

WHITE BLOSSOM CENTER

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



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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RETAIL FOR LEASE

WHITE BLOSSOM CENTER

FOR LEASE: 1,100 SF

LEASE RATE: \$25 PSF NNN + 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



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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

INTERSTATE
71

LOWE'S

STAPLES
Cincinnati Children's

CARRABBA'S
Chick-fil-A

Marshalls
HOBBY LOBBY
Curlington

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

22

Montgomery Road
MENARDS
meijer

118,469 VPD

BOVA
KOHLS

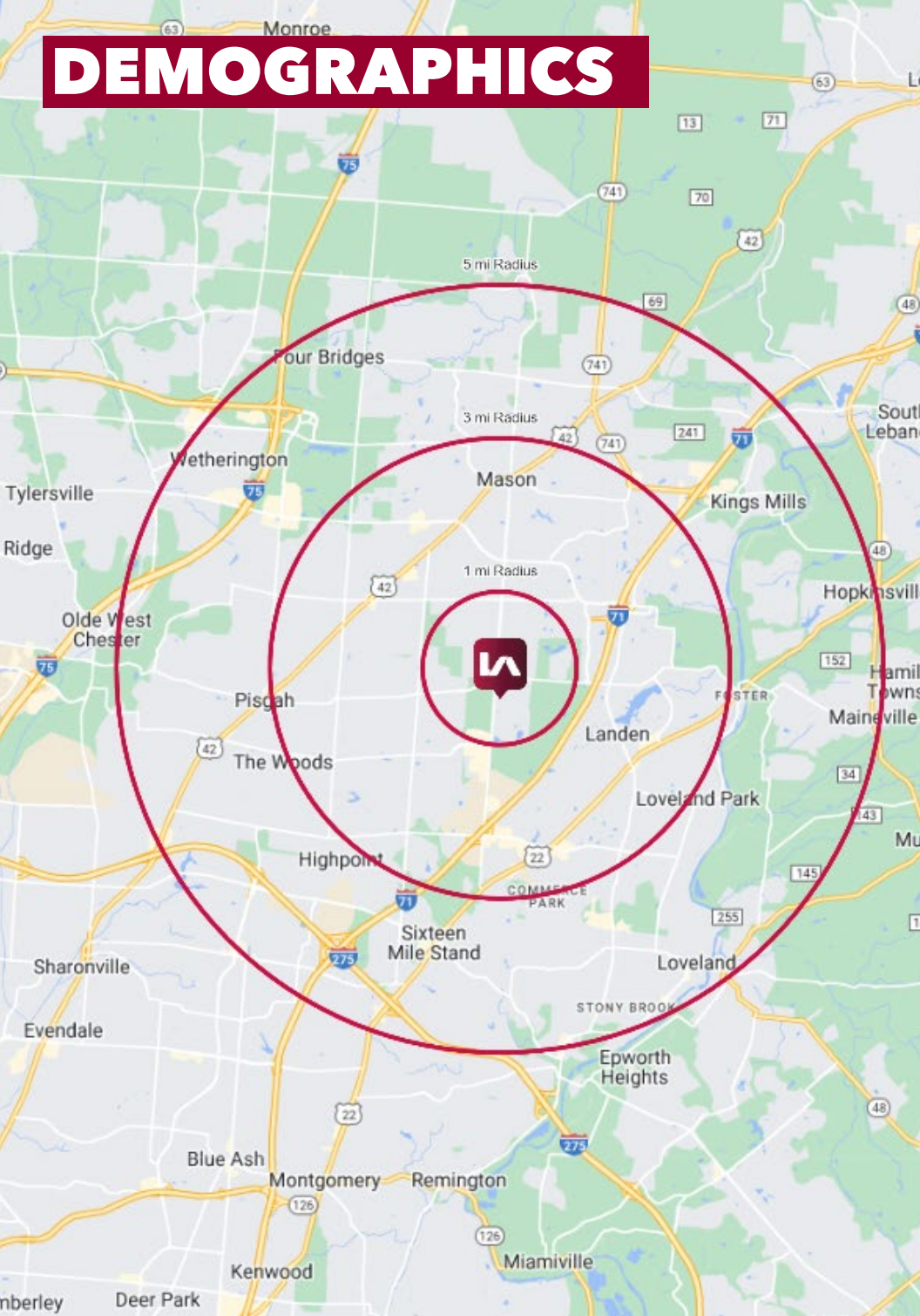
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at home

DOLLAR TREE

FURNITURE Fair

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	9,759	69,165	154,771
2029 Projected Population	10,146	71,392	159,880
2020 Census Population	9,620	68,583	152,997
2010 Census Population	7,577	63,267	138,930
Projected Annual Growth 2024 to 2029	0.8%	0.6%	0.7%
Historical Annual Growth 2010 to 2024	2.1%	0.7%	0.8%
HOUSEHOLDS			
2024 Estimated Households	3,837	27,645	60,037
2029 Projected Households	4,038	28,871	62,571
2020 Census Households	3,616	26,495	57,713
2010 Census Households	2,829	24,210	52,188
Projected Annual Growth 2024 to 2029	1.0%	0.9%	0.8%
Historical Annual Growth 2010 to 2024	2.5%	1.0%	1.1%
AGE			
2024 Est. Population Under 10 Years	12.1%	11.7%	12.0%
2024 Est. Population 10 to 19 Years	13.5%	13.4%	14.0%
2024 Est. Population 20 to 29 Years	10.2%	11.2%	10.4%
2024 Est. Population 30 to 44 Years	25.5%	22.1%	20.5%
2024 Est. Population 45 to 59 Years	20.0%	19.8%	20.1%
2024 Est. Population 60 to 74 Years	12.1%	14.9%	16.1%
2024 Est. Population 75 Years or Over	6.5%	7.0%	6.9%
2024 Est. Median Age	38.2	39.0	40.0
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.1%	49.3%	49.4%
2024 Est. Female Population	50.9%	50.7%	50.6%
2024 Est. Never Married	21.5%	25.3%	25.1%
2024 Est. Now Married	62.7%	56.6%	58.1%
2024 Est. Separated or Divorced	10.4%	12.6%	11.8%
2024 Est. Widowed	5.3%	5.5%	5.0%
INCOME			
2024 Est. HH Income \$200,000 or More	29.3%	18.3%	21.2%
2024 Est. HH Income \$150,000 to \$199,999	12.7%	13.8%	13.7%
2024 Est. HH Income \$100,000 to \$149,999	19.4%	21.0%	20.0%
2024 Est. HH Income \$75,000 to \$99,999	21.3%	18.1%	15.0%
2024 Est. HH Income \$50,000 to \$74,999	7.0%	12.6%	13.3%
2024 Est. HH Income \$35,000 to \$49,999	2.7%	6.5%	7.1%
2024 Est. HH Income \$25,000 to \$34,999	2.0%	3.3%	3.1%
2024 Est. HH Income \$15,000 to \$24,999	5.5%	3.6%	3.3%
2024 Est. HH Income Under \$15,000	-	2.8%	3.4%
2024 Est. Average Household Income	\$218,537	\$154,403	\$157,659
2024 Est. Median Household Income	\$129,249	\$113,309	\$118,888
2024 Est. Per Capita Income	\$85,988	\$61,788	\$61,214
2024 Est. Total Businesses	362	2,729	5,950
2024 Est. Total Employees	7,990	46,659	85,896