

RETAIL/MEDICAL SPACE | FOR LEASE | 9,850 SF

12090 MASON MONTGOMERY RD, CINCINNATI, OH 45249



LEASING MEMORANDUM

Commercial • Residential
Management • Business Brokering •

3CRE

PROPERTY OVERVIEW

3CRE is excited to present the opportunity at 12090 Mason Montgomery Road. This second generation restaurant space presents a remarkable opportunity in a prime location. Its prominent position in a high traffic area ensures high visibility and easy access, offering retailers a chance to capitalize on the building's established reputation and versatile infrastructure. The property is well-suited for multiple uses, including as a medical office, retail establishment, or restaurant.

Mason, Ohio's employment sector is marked by a vibrant mix of industries, highlighting its strong economic landscape. Key sectors include healthcare and bioscience, with significant contributions from companies like Assurex Health. Additionally, technology and manufacturing firms play a pivotal role, adding to the economic diversity. This variety of industries not only drives economic vitality but also offers a broad spectrum of job opportunities, catering to a diverse workforce. Mason's strategic location near Cincinnati further expands employment prospects, blending local and metropolitan job markets.

PROPERTY FEATURES

- 9,850 SF Retail Space Available
- Lease Rate \$15 - \$17 base SF
- \$3.50 SF (NNN)
- The subject site is strategically situated right off the highway, surrounded by a bustling array of office and retail establishments.

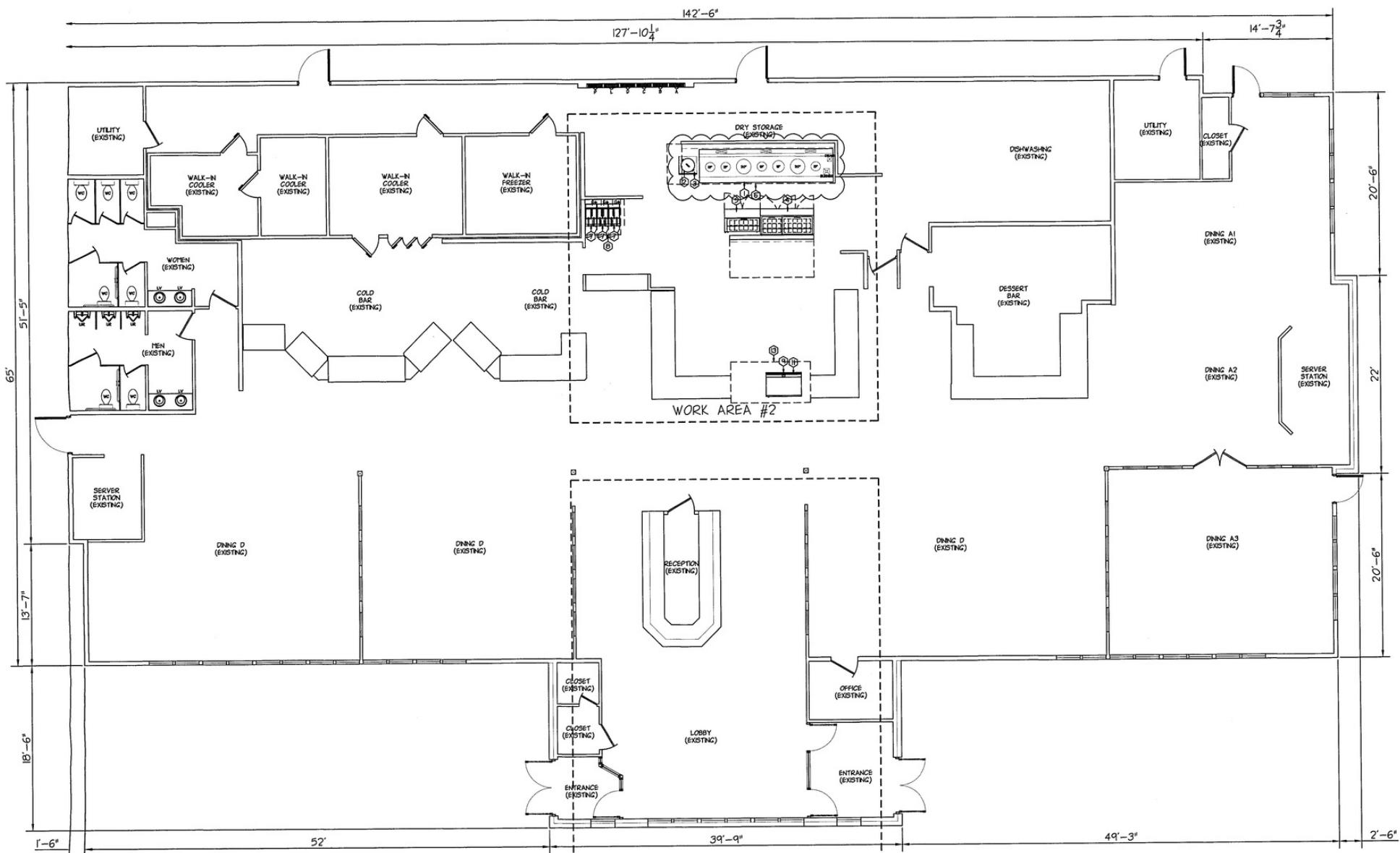
KEY STATISTICS

Mason-Montgomery Road: 39,278 cars/day
Fields Ertel Road: 37,025 cars/day
I-71: 125,917 cars/day
Governors Way: 14,365 cars/day
Mason Road: 11,107 cars/day

[SEE OFFERING VIDEO](#)







CINCINNATI
 7815 COOPER ROAD, SUITE C
 CINCINNATI, OH 45242
 513-490-6881

COLUMBUS
 9039 ANTARES AVE, E2
 COLUMBUS, OH 43240
 740-972-8499

NASHVILLE
 1033 DEMONBREUN STREET, SUITE 300
 NASHVILLE, TN 37203
 513-383-8413

KENTUCKY
 284 MANHATTAN BLVD, STE. OFFICE
 DAYTON, KENTUCKY 41074
 513-383-8413





HOUSEHOLD INCOME



1- Mile	\$125,590 (Household Avg. Income)
3- Mile	\$128,190 (Household Avg. Income)
5-Mile	\$124,207 (Household Avg. Income)

POPULATION



1- Mile	7,809
3- Mile	66,762
5-Mile	141,330

TRAFFIC



Mason Montgomery Road	39,278 (Cars/Day)
Fields Ertel Road	37,025 (Cars/Day)
Interstate-71	125,917 (Cars/Day)

HOUSEHOLDS



1- Mile	3,401
3- Mile	26,374
5-Mile	56,520

NEW DEVELOPMENT | MASON, CINCINNATI

- MERCY HEALTH'S HOSPITAL AND MEDICAL OFFICE COMPLEX |** MERCY HEALTH IS CONSTRUCTING A NEW HOSPITAL AND MEDICAL OFFICE COMPLEX IN WESTERN MASON. THIS IS A \$156 MILLION MEDICAL COMPLEX.
- MIXED-USE DEVELOPMENT |** THE NEW DEVELOPMENT ANCHORED BY DOROTHY LANE MARKET IN MASON, OHIO, IS A SIGNIFICANT \$150 MILLION MIXED-USE PROJECT THAT INCLUDES 120 RESIDENTIAL UNITS, A HOTEL, AND A DIVERSE RANGE OF RETAIL AND RESTAURANT ESTABLISHMENTS.
- MOSAIC SUBDIVISION |** THIS PROJECT INVOLVES THE EXTENSION OF VETERANS PARKWAY FROM FREEDOM WAY TO MASON MONTGOMERY ROAD. IT INCLUDES ADDITIONS OF TURN AND DECELERATION LANES ON MASON MONTGOMERY ROAD, A NEW TRAFFIC SIGNAL AT THE INTERSECTION, AND VARIOUS LANDSCAPING IMPROVEMENTS. THE PROJECT IS ANTICIPATED TO BE COMPLETED BY FALL 2024.

MARKET OVERVIEW



NEW MERCY HEALTH COMPLEX



NEW MIXED-USE DEVELOPMENT ANCHORED BY DOROTHY LANE MARKET

TOP CONSUMER EXPENDITURE CATEGORIES (WITHIN 3 MILES)



FOOD &
ALCOHOL



HOME & APPAREL



TM



ENTERTAINMENT &
HOBBIES

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