

RETAIL/MEDICAL SPACE | FOR LEASE | 9,850 SF
12090 MASON MONTGOMERY RD, CINCINNATI, OH 45249



LEASING MEMORANDUM



PROPERTY OVERVIEW

[SEE OFFERING VIDEO](#)

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

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



MASON MONTGOMERY
ROAD
39,278 Cars/Day

INTERSTATE-71
125,917 Cars/Day



KING'S AUTO
MALL



DENSE
RESIDENTIAL
AREA



SITE

FIELD ERTEL ROAD
31,643 Cars/Day





INTERSTATE-71

125,917 Cars/Day



FIELDS ETEL ROAD

31,643 Cars/Day

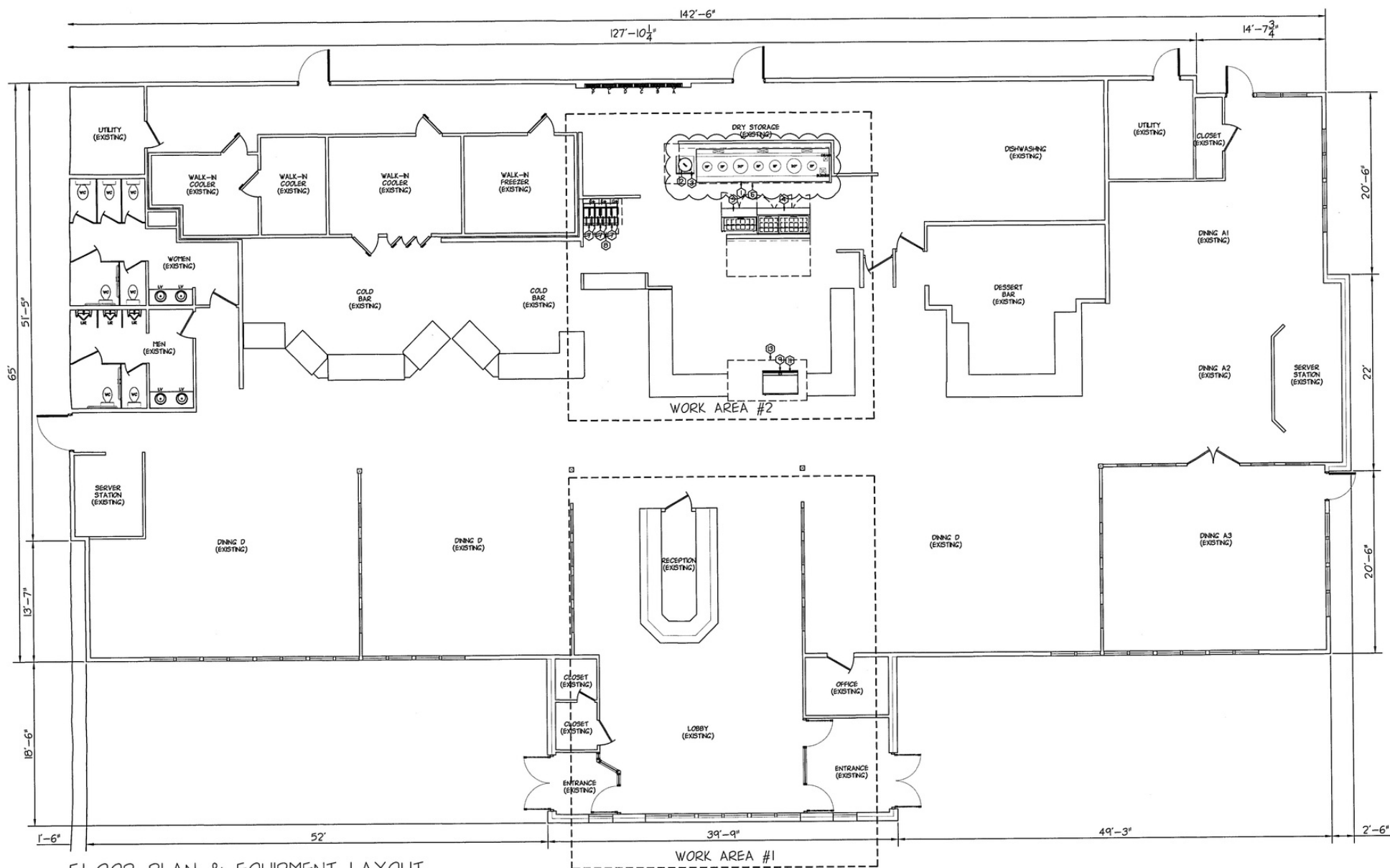
**MASON
MONTGOMERY RD.**

39,278 Cars/Day

GOVERNORS WAY

14,365 Cars/Day

SUBJECT SITE



FLOOR PLAN & EQUIPMENT LAYOUT

SCALE: 1/8" = 1'-0"



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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.



NEW MERCY HEALTH COMPLEX



NEW MIXED-USE DEVELOPMENT ANCHORED BY DOROTHY LANE MARKET

TOP CONSUMER EXPENDITURE CATEGORIES (WITHIN 3 MILES)



**FOOD &
ALCOHOL**



HOME & APPAREL



**ENTERTAINMENT &
HOBBIES**

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