



KINGS MILLS RD (16,262 VPD)



RATH EQUITY, LTD.

**5,643 - 18,362 SF
KINGS ISLAND
OFFICE SPACE
FOR LEASE**

5300 KINGS ISLAND DRIVE
MASON, OH 45040

**SUBURBAN
INTERIOR
PARKING**

PROPERTY OVERVIEW

Kings Island Office Park is a 159,421 square-foot office building. The location of the Kings Island Office Park is exceptional for a building of its size. Just turns off of Interstate-71, the property offers large bays and leasing spaces for Cincinnati's growing businesses. The Kings Island Office park was built in 1984 and renovated in 2000.

LOCATION OVERVIEW

Mason, Ohio, is one of Cincinnati's fastest-growing markets. Situated within Warren County, Mason is known for its strong retail corridor, impressive demographics, and international business representation, including companies such as Atos, Gensuite, Ensemble Health Partners, Proctor & Gamble and Luxottica.

SQ FT
18,362
Contiguous SF

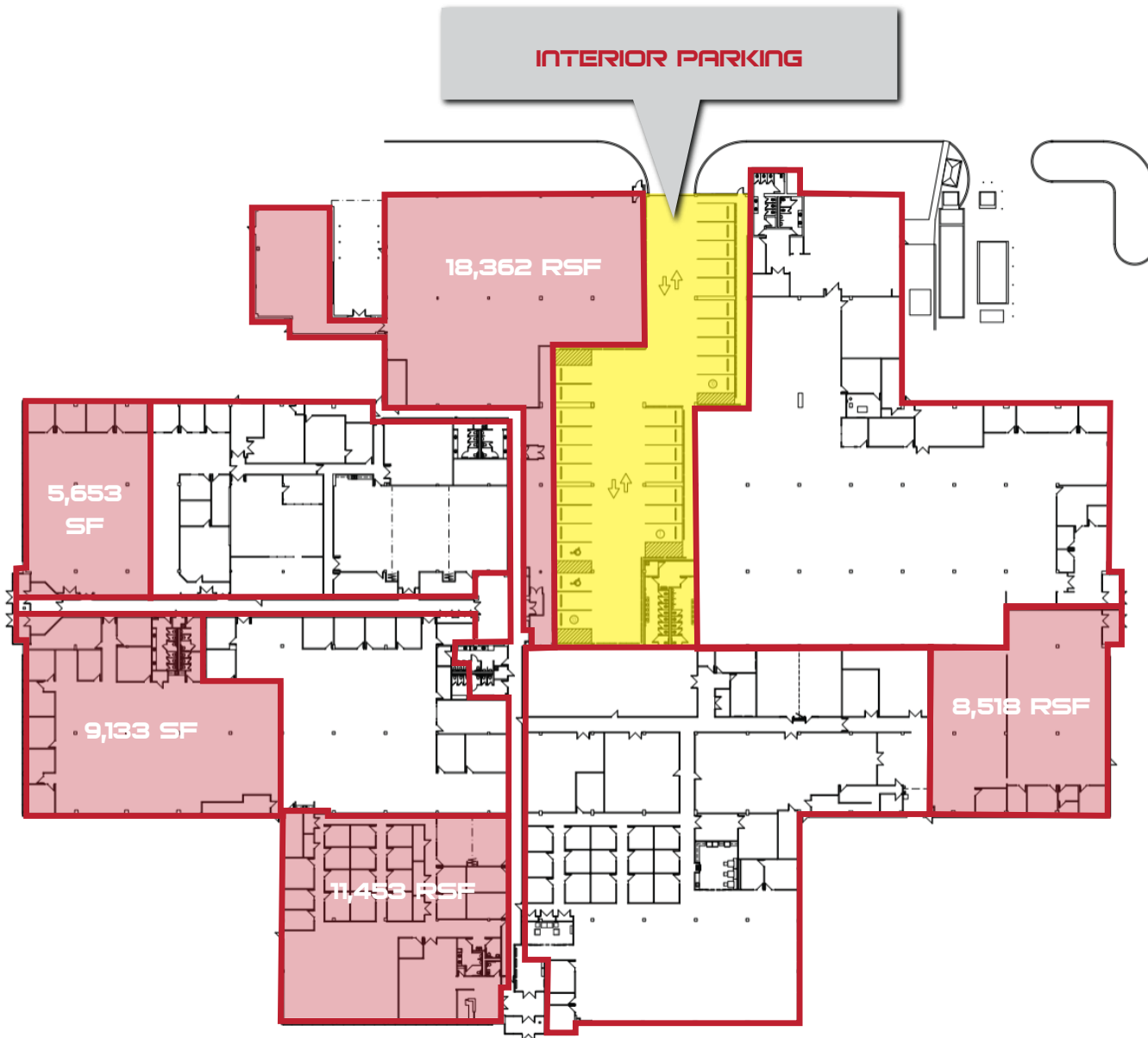
TOTAL SQ FT
5,643 SF to
18,362 SF

LOT SIZE
15.20 Acres

LEASE HIGHLIGHTS

- > 159,421 square-foot office building
- > Large bays & leasing spaces
- > Renovated in 2000
- > Spaces Ranging from 5,643 SF to 18,362 SF
- > 933 Parking Spaces (10/1,000 SF Leased)
- > Immediate proximity to Kings Island Amusement Park, Great Wolf Lodge, and multiple new developments
- > Easy Access to I-71 and 30 minutes to the NKY/Cincinnati International Airport
- > Well positioned within the largest city in Warren County

FLOOR PLAN



PROPERTY OVERVIEW VIDEO



AREA HOTSPOT MAP



AERIAL VIEWS



EXTERIOR BUILDING



INTERIOR PHOTOS





 **MERCY
HEALTH**

KINGS MILLS DR (20,410 VPD)

KINGS MILLS RD (16,262 VPD)

INTERSTATE
71



AREA DEVELOPMENT

MERCY HEALTH HOSPITAL OPENING LATE 2023

Construction planning continues for a new \$156 million, 60-bed hospital and medical office complex to be built in Mason by Mercy Health–Cincinnati. The hospital was granted a variance this week by Warren County for access points to the new hospital on Kings Island Drive. A new traffic signal will be located about 550 feet south of Kings Mills Drive, which is much less than the 1,760 feet that is required by the plan. It will consist initially of a 156,000-square-foot hospital and a 45,000-square-foot medical office building with 611 parking spaces total.

A later phase will add 45,000 square feet plus 3,500 square feet of medical offices and 321 parking spaces, according to documents submitted by Mercy Health. The new health care campus will feature an Emergency Department; a Level II Cath Lab; 60 inpatient beds; eight ICU beds; four operating rooms; create 275 new jobs over five years; and provide convenient access to full-service comprehensive care for Warren County residents, Mercy Health officials said.





Kings Mill Rd

King Ave



30-acre site that will be home to a 156,900 square foot Mercy Health hospital and medical office complex.



Kings Island

SPECIFICATIONS



LOCATION

Address	5300 Kings Island Dr
Building Size	159,971 SF
Parking	933 Spaces (10 Spaces/1,000 SF Leased)
Site Size	15.20 Acres
Access	Kings Island Drive off of I-71

FEATURES

Number of Buildings	One (1)
Number of Units	Six (6)
Roof	Flat
Year Build	1982; Renovated 2000
Number of Floors	One (1)
Elevators	None

AMENITIES

Conferencing Facility	Yes
Parking	10 Spaces / 1,000 SF

ZONING

Municipality	Mason, OH
Income Tax Rate	1.12%

BUILDING SYSTEMS

HVAC	Roof Mounted
Fire Protection	Sprinkler System

DEMOGRAPHICS

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,238	38,253	108,189
Households	779	14,492	39,807
Families	563	10,264	28,649
Average Household Size	2.87	2.63	2.70
Owner Occupied Housing Units	633	11,515	31,632
Renter Occupied Housing Units	145	2,978	8,176
Median Age	40.2	38.9	38.3
Median Household Income	\$116,543	\$108,902	\$107,823
Average Household Income	\$160,286	\$150,721	\$149,381

2027 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,343	40,005	112,307
Households	816	15,209	41,475
Families	586	10,714	29,745
Average Household Size	2.87	2.63	2.69
Owner Occupied Housing Units	669	12,169	33,230
Renter Occupied Housing Units	146	3,039	8,246
Median Age	41.3	39.7	39.1
Median Household Income	\$121,551	\$124,870	\$121,927
Average Household Income	\$172,290	\$166,962	\$166,866



108,189
5-Mile
Population

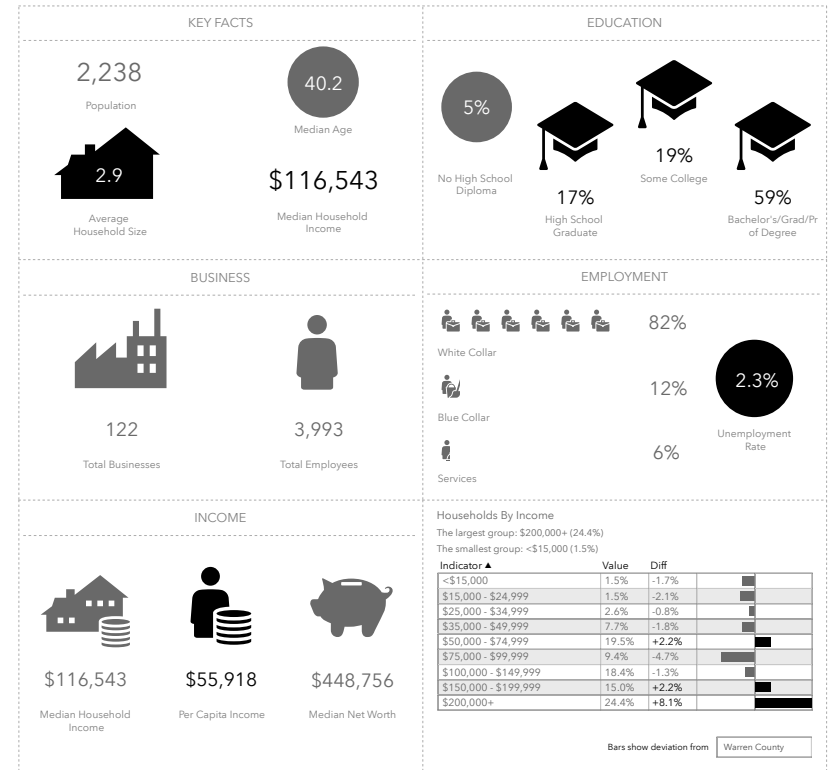


\$107,823
5-Mile Median
Household Income



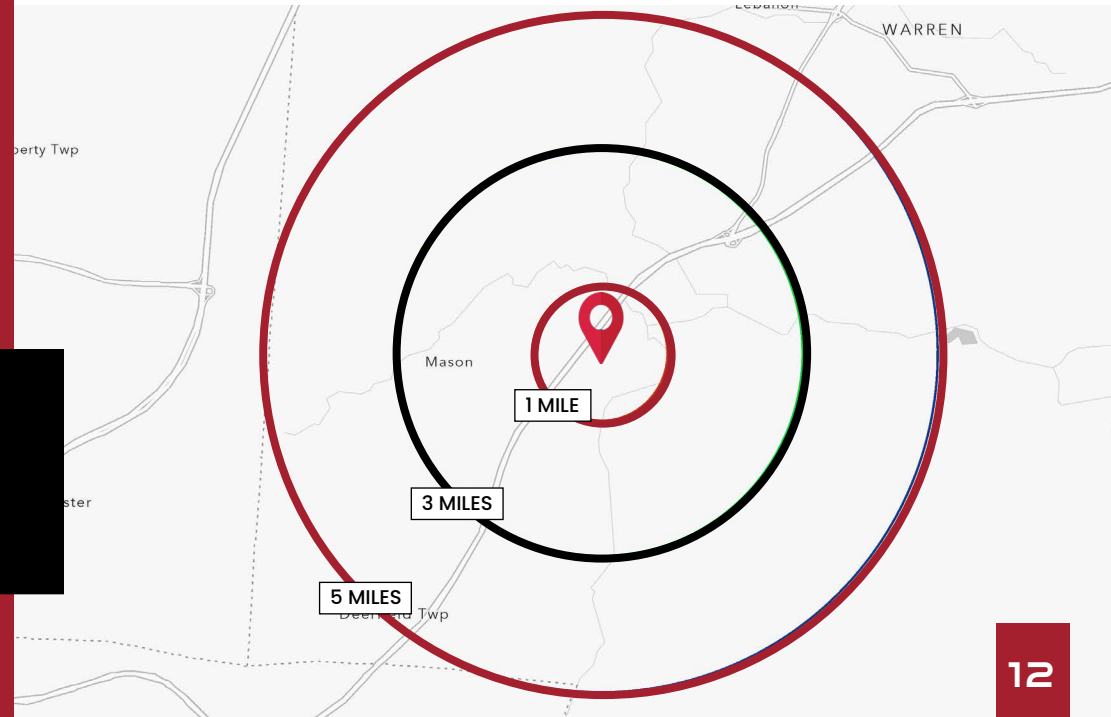
39,807
5-Mile
Households

1 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Avie. The vintage of the data is 2021, 2026.

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