



5134 Cedar Village Drive  
Mason, OH 45040

**FOR SALE**

INVESTMENT OPPORTUNITY  
Office/Office Condo



## 5134 Cedar Village Drive

Introducing a prime opportunity within 5134 Cedar Village Drive - a 1,296 SF unit with a 5-year net lease generating \$37,200 annually. This newer addition to the market presents a stable investment with an established tenant. Perfect for investors seeking a low-maintenance, income-generating property in the thriving Mason area.

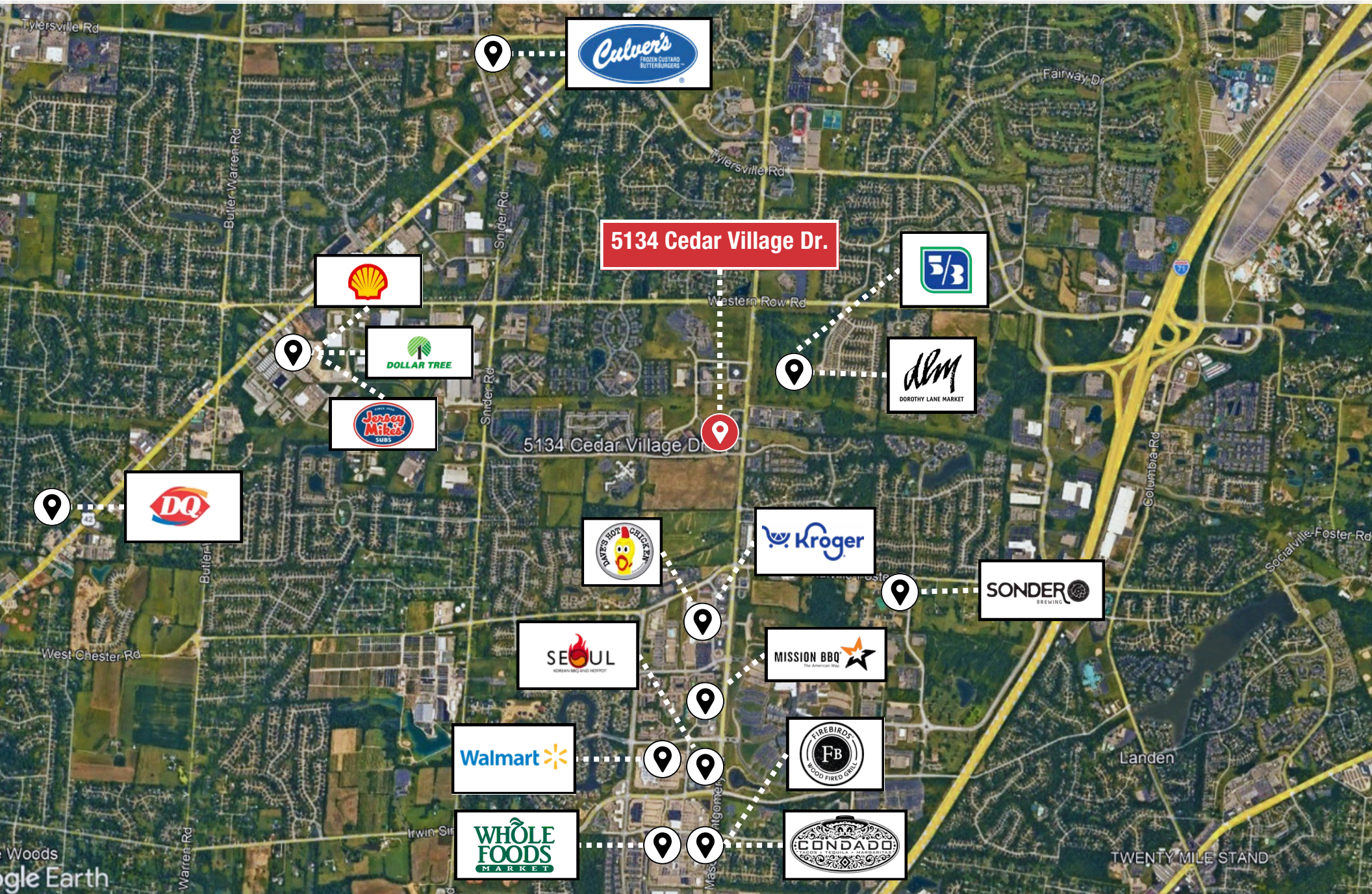
### Property Highlights

- 1,296 SF unit with stable tenant
- Newer build for easy maintenance
- 5-year net lease generating \$37,200 annually
- Stable investment with established tenant
- Prime Mason location for investment opportunity



# RETAILER MAP

5134 Cedar Village Drive | 03



## CINCINNATI

Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 28<sup>th</sup> largest city in the United States. The Greater Cincinnati region encompasses a 15-county area, where Ohio, Kentucky, and Indiana meet. The metropolitan population is just over 2.15 million people. Cincinnati has a low cost of doing business and living. It is also home to the headquarters of several major corporations. This includes: Proctor & Gamble, The Kroger Company, Cintas, American Financial Group, Inc., Fifth Third Bank, Western & Southern Financial Group, The E.W. Scripps Company, and Cincinnati Bell.

Greater Cincinnati is one of the most strategically located metropolitan regions in the United States for access by manufacturing and service industries. Air, highway, river, and rail transportation give Cincinnati ready access within 600 miles of 53% of the nation’s manufacturing establishments and 57% of the nation’s value added by manufacturing. Three interstate highway systems (I-75, I-74, and I-71) and two interstate connectors (I-275 and I-471) serve the Cincinnati region and provide access to all geographic directions.

The accessibility combined with Cincinnati’s top-ranked business climate has made it a choice location for businesses small and large.

## FORTUNE 500 & 1000 HEADQUARTERED COMPANIES IN GREATER CINCINNATI

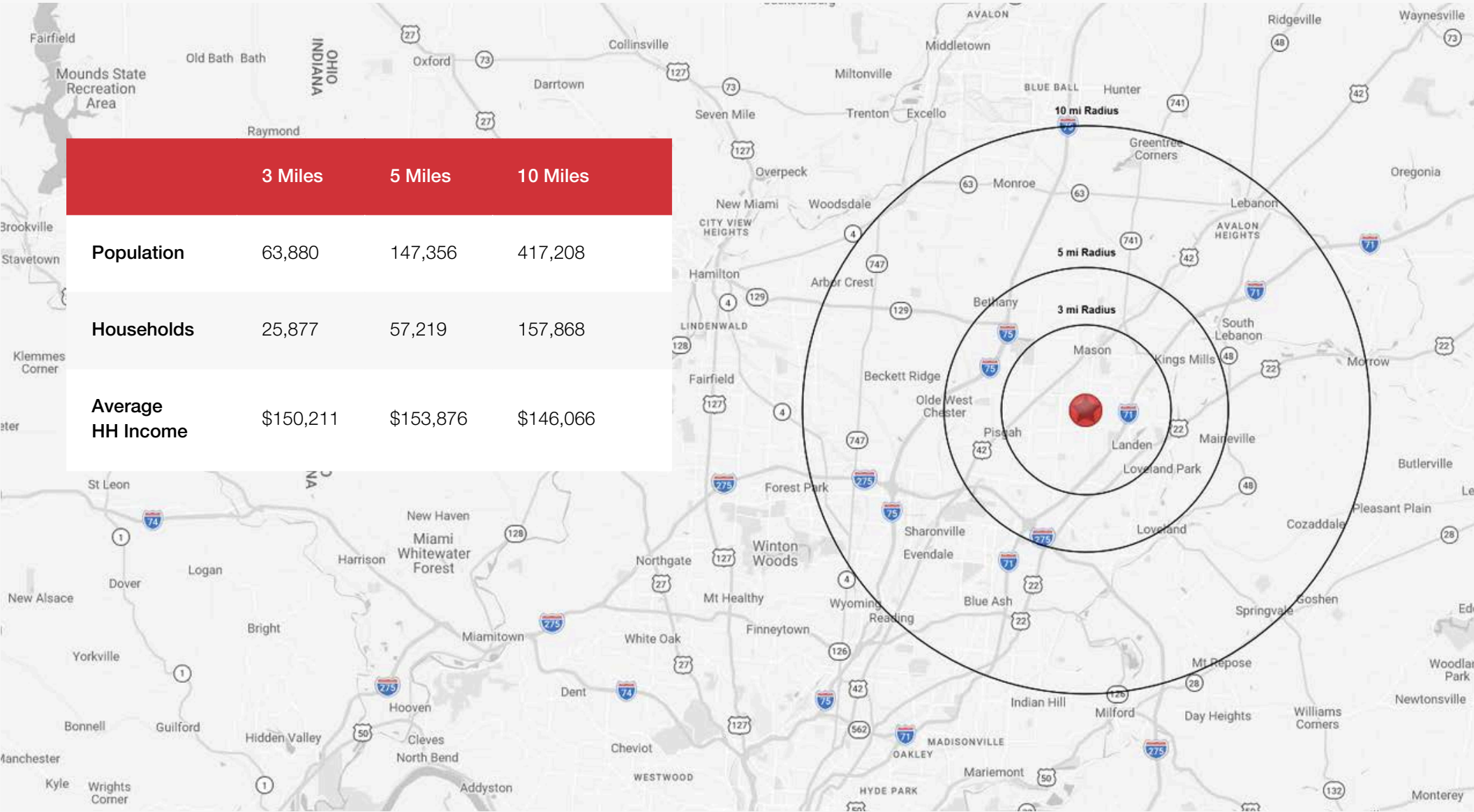


Sources: [realwealthnetwork.com](http://realwealthnetwork.com), [www.areavibes.com](http://www.areavibes.com), [www.city-data.com](http://www.city-data.com), [www.enacademic.com](http://www.enacademic.com), [www.worldpopulationreview.com](http://www.worldpopulationreview.com), [redicincinnati.com](http://redicincinnati.com)

# DEMOGRAPHICS

5134 Cedar Village Drive | 05

	3 Miles	5 Miles	10 Miles
<b>Population</b>	63,880	147,356	417,208
<b>Households</b>	25,877	57,219	157,868
<b>Average HH Income</b>	\$150,211	\$153,876	\$146,066



# THANK YOU

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*STAY CONNECTED*

