

OFFICE SPACE FOR LEASE

GOVERNOR'S POINTE

4900 Parkway Drive, Deerfield Township, OH 45040



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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4900 Parkway Drive, Deerfield Township, OH 45040

FOR LEASE: Suite 125: 5,483 SF

PRICING: \$12.75 NNN

OPEX Breakdown:

CAM: \$1.99

Taxes: \$1.96

Insurance: \$0.14

Total: \$4.09

PROPERTY HIGHLIGHTS:

- Located in Deerfield Township – 0% Earnings Tax
- Central, Access-Oriented, Convenient Location
- Excellent Proximity to Several Major Thoroughfares, including Mason-Montgomery Rd., Fields Ertel and I-71
- Beautiful Corporate Park Setting; Professional Landscaping
- Highly Flexible/Customizable Space
- Separate Monitoring and Control Stations for HVAC
- Prominent Building Signage Opportunities
- Individual/Custom Signage & Tenant Directories



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COMMERCIAL REAL ESTATE SERVICES

OFFICE SPACE FOR LEASE

GOVERNOR'S POINTE

CANON SOLUTIONS AMERICA
SUITE 170
5,654 R.S.F.

S&S HEALTHCARE
SUITE 160
9,841 R.S.F.

DEERFIELD TWNSP ADMIN
SUITE 150
14,815 R.S.F.

SHERWIN WILLIAMS
SUITE 175
4,932 R.S.F.

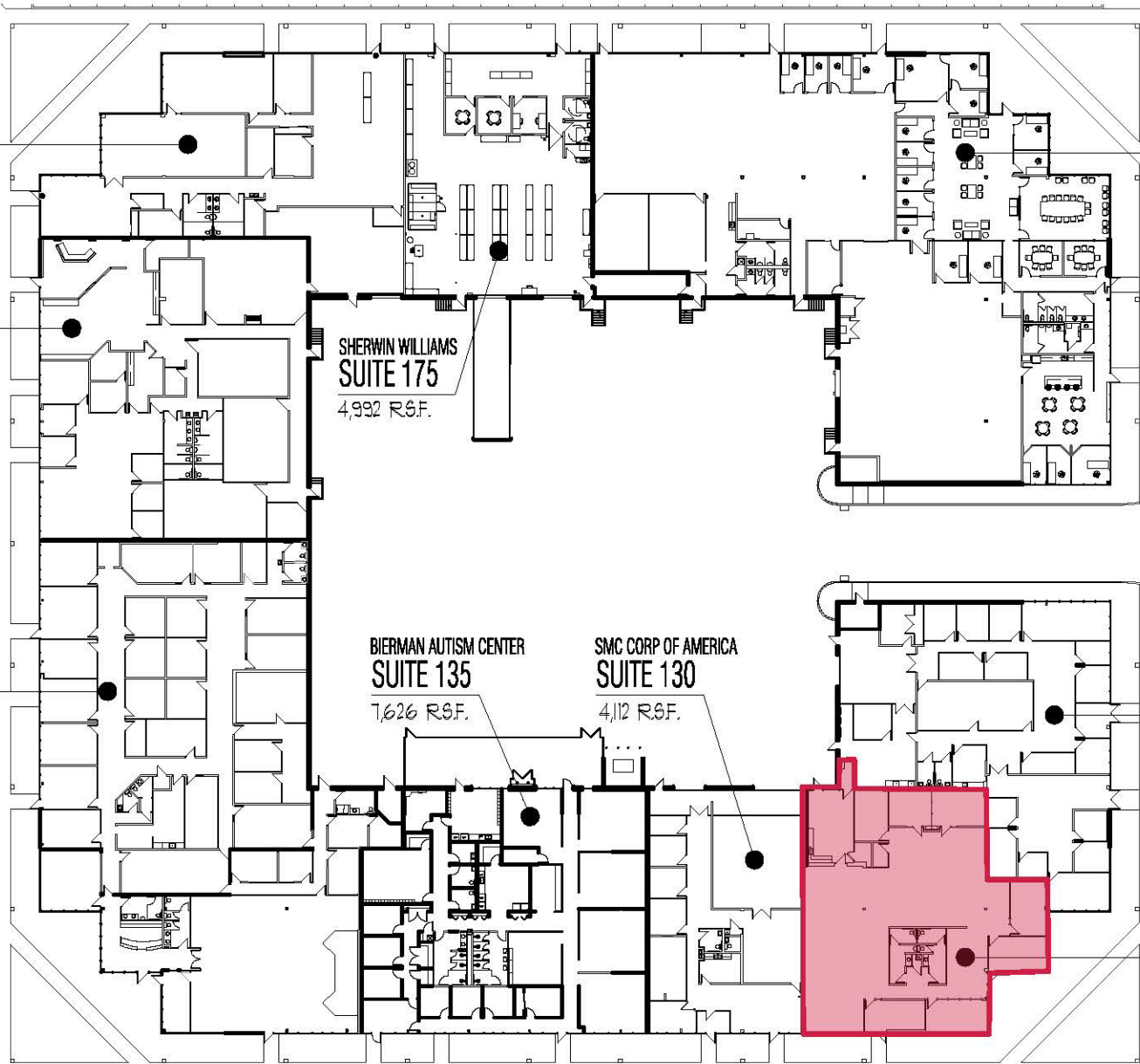
BIERMAN AUTISM CENTER
SUITE 135
7,626 R.S.F.

SMC CORP OF AMERICA
SUITE 130
4,112 R.S.F.

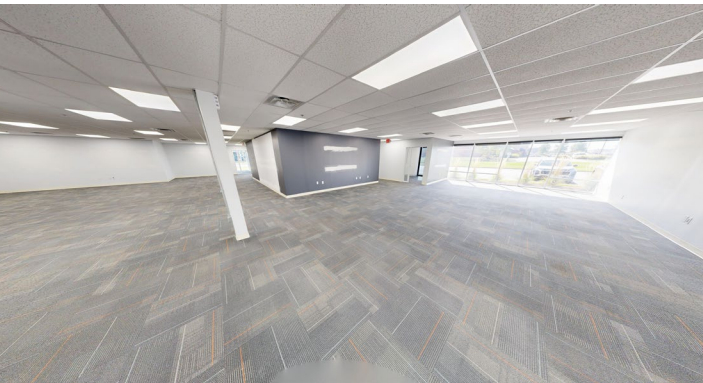
SCANRECO
SUITES 180
190 & 195
17,493 R.S.F.

DEERFIELD TWNSP SHERIFF
SUITE 100
6,795 R.S.F.

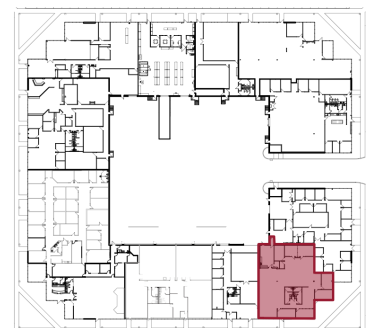
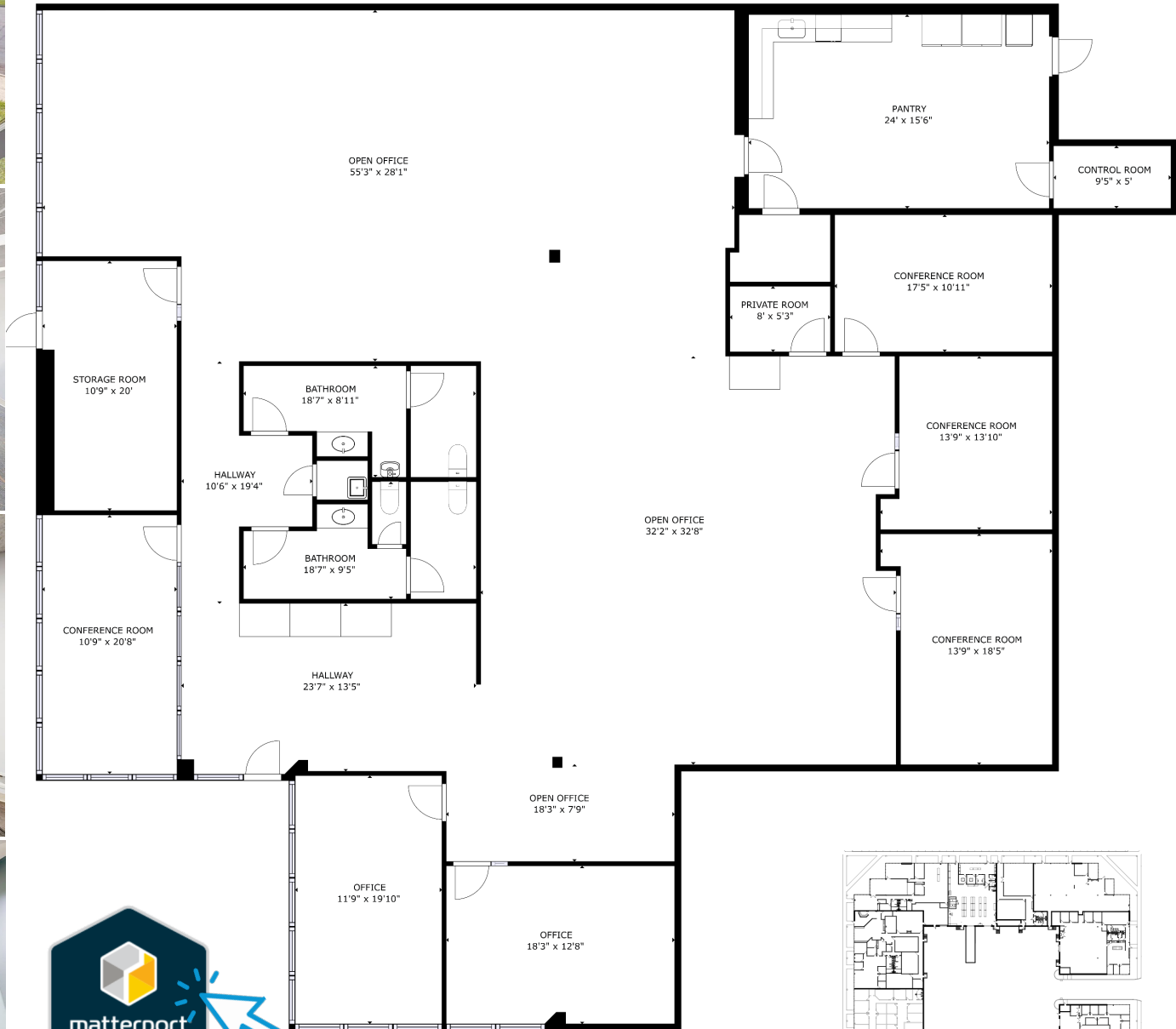
AVAILABLE
SUITE 125
5,483 SF



TOTAL RSF: 77,155 SF



SUITE 125



Socialville - Fosters Rd

DEERFIELD TOWN CENTER

- REGAL SPORTING GOODS
- DICK'S WHOLE FOODS
- McAlister's Deli
- Ashley
- Barnes & Noble
- Joella's Hot Chicken
- White Black
- Crunch
- Lane Bryant
- Ulta
- Five Below
- Firebirds
- Panera Bread
- Crumb

- Pins
- 101 Beer Kitchen
- Fifty West
- Bakersfield

- JO-ANN
- PetSmart
- Wendy's
- Kroger
- McDonald's

P&G
Approx. 3,000 Employees

- Walmart
- Red Robin
- ihop
- Mission BBQ

MASON MONTGOMERY ROAD

SITE

- 242 Luxury Apartments
- Mercy Health
- Hilton Garden Inn
- HomeWood Suites
- Lowes

- Marshall's
- Bibibop
- Hobby Lobby
- Cincinnati Children's
- Burlington Coat Factory
- Dunkin'
- Hampton Inn
- Marriott
- 39,595 VPD

- Gordon Food Service
- Wendy's
- Cracker Barrel
- Planet Fitness
- Arby's
- Red Roof Inn
- Potbelly
- McDonald's
- Taco Bell
- KFC
- Longhorn
- Kohls
- Tire Discounters
- DSW

Anthem

KINGS AUTOMALL

- Mazda
- Jeep
- RAM
- Kia
- Ford
- Toyota
- Porsche

- Target
- Best Buy
- Michaels
- Ross Dress For Less
- The Original Mattress Factory
- Old Navy
- Petco

- Chippole
- ALDI
- 30,823 VPD

- Tony's
- Furniture Fair

THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

COLUMBIA INTERMEDIATE SCHOOL
707 STUDENTS

JF BURNS ELEMENTARY SCHOOL
812 STUDENTS

LANDEN SQUARE

- Kroger
- the Y
- Kroger Fuel Center
- McDonald's
- Macys

- Dollar Tree
- Sonic
- CVS
- Shell
- LaRosa's
- us bank
- Marcos Pizzeria
- TSC Tractor Supply Co

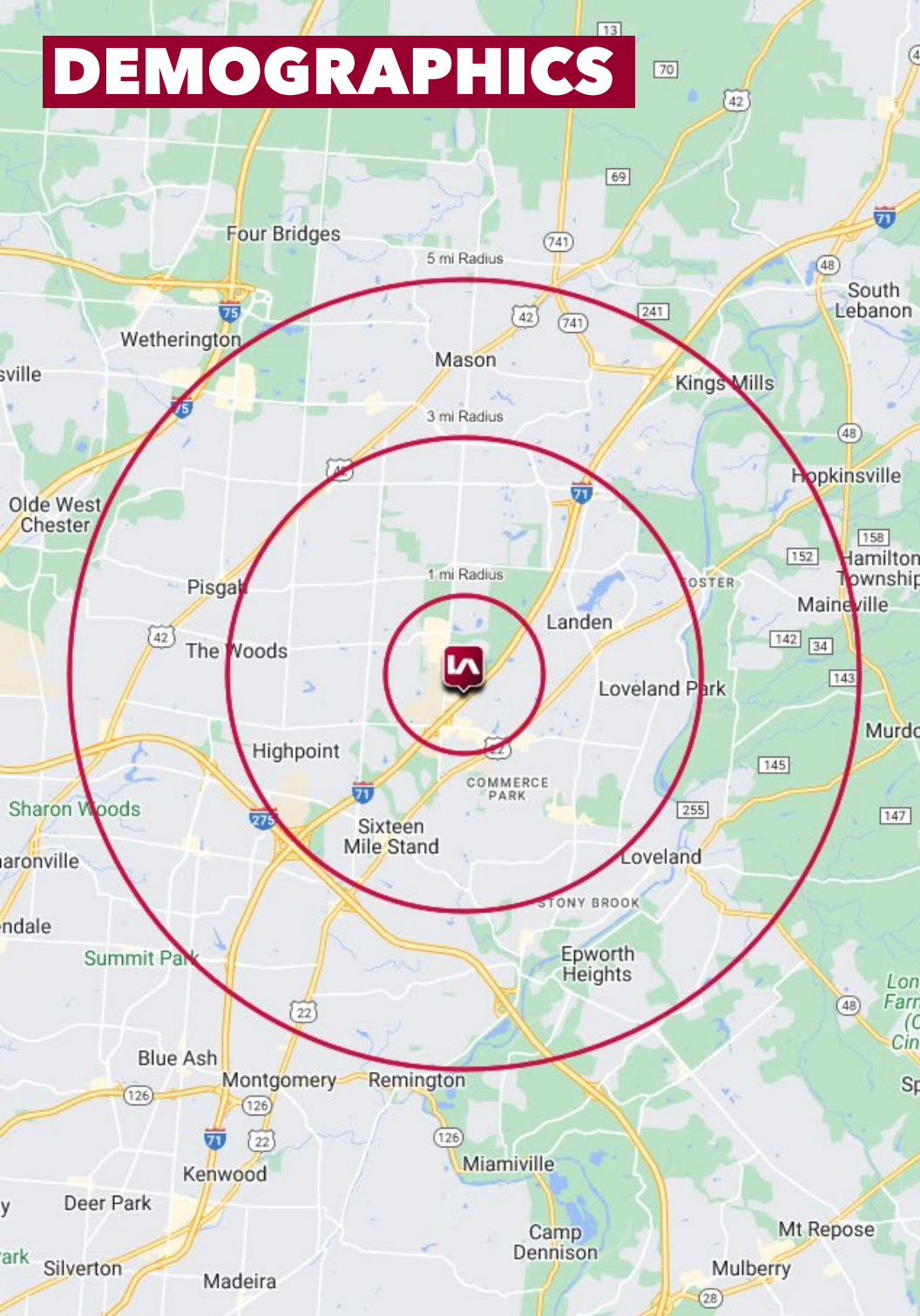
MONTGOMERY ROAD

22

- Dunkin'
- Menards
- O'Reilly
- Meijer

- at home

DEMOGRAPHICS



| | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|--|-------------|-------------|-------------|
| POPULATION | | | |
| 2025 Estimated Population | 6,147 | 68,805 | 151,869 |
| 2030 Projected Population | 6,034 | 68,202 | 150,405 |
| 2020 Census Population | 5,746 | 67,096 | 148,985 |
| 2010 Census Population | 4,521 | 61,731 | 138,304 |
| Projected Annual Growth 2025 to 2030 | -0.4% | -0.2% | -0.2% |
| Historical Annual Growth 2010 to 2025 | 2.4% | 0.8% | 0.7% |
| HOUSEHOLDS | | | |
| 2025 Estimated Households | 2,533 | 27,464 | 59,044 |
| 2030 Projected Households | 2,551 | 27,804 | 59,730 |
| 2020 Census Households | 2,314 | 26,275 | 57,107 |
| 2010 Census Households | 1,830 | 24,172 | 52,605 |
| Projected Annual Growth 2025 to 2030 | 0.1% | 0.2% | 0.2% |
| Historical Annual Growth 2010 to 2025 | 2.6% | 0.9% | 0.8% |
| AGE | | | |
| 2025 Est. Population Under 10 Years | 13.2% | 12.5% | 12.3% |
| 2025 Est. Population 10 to 19 Years | 12.1% | 13.1% | 13.6% |
| 2025 Est. Population 20 to 29 Years | 11.9% | 10.9% | 10.3% |
| 2025 Est. Population 30 to 44 Years | 25.9% | 21.7% | 20.3% |
| 2025 Est. Population 45 to 59 Years | 17.7% | 18.9% | 19.5% |
| 2025 Est. Population 60 to 74 Years | 12.3% | 15.9% | 16.7% |
| 2025 Est. Population 75 Years or Over | 6.9% | 7.0% | 7.2% |
| 2025 Est. Median Age | 36.5 | 38.9 | 40.0 |
| MARITAL STATUS & GENDER | | | |
| 2025 Est. Male Population | 49.5% | 49.5% | 49.5% |
| 2025 Est. Female Population | 50.5% | 50.5% | 50.5% |
| 2025 Est. Never Married | 27.3% | 24.7% | 24.3% |
| 2025 Est. Now Married | 53.8% | 59.0% | 58.5% |
| 2025 Est. Separated or Divorced | 13.2% | 11.6% | 11.9% |
| 2025 Est. Widowed | 5.7% | 4.7% | 5.4% |
| INCOME | | | |
| 2025 Est. HH Income \$200,000 or More | 26.2% | 23.3% | 23.8% |
| 2025 Est. HH Income \$150,000 to \$199,999 | 14.8% | 13.1% | 13.1% |
| 2025 Est. HH Income \$100,000 to \$149,999 | 20.3% | 21.2% | 21.5% |
| 2025 Est. HH Income \$75,000 to \$99,999 | 16.7% | 13.2% | 11.6% |
| 2025 Est. HH Income \$50,000 to \$74,999 | 10.7% | 12.8% | 13.3% |
| 2025 Est. HH Income \$35,000 to \$49,999 | 3.4% | 5.7% | 6.4% |
| 2025 Est. HH Income \$25,000 to \$34,999 | 2.0% | 3.3% | 3.6% |
| 2025 Est. HH Income \$15,000 to \$24,999 | 4.0% | 3.3% | 2.8% |
| 2025 Est. HH Income Under \$15,000 | 1.8% | 4.1% | 3.9% |
| 2025 Est. Average Household Income | \$208,325 | \$171,791 | \$165,096 |
| 2025 Est. Median Household Income | \$131,663 | \$123,596 | \$125,778 |
| 2025 Est. Per Capita Income | \$85,922 | \$68,625 | \$64,250 |
| 2025 Est. Total Businesses | 642 | 2,798 | 6,696 |
| 2025 Est. Total Employees | 17,682 | 51,590 | 101,002 |