



6396 THORNBERRY CT, SUITE 710

Mason, OH 45040



PROPERTY DESCRIPTION

Introducing 6396 Thornberry Ct, Suite 710, Mason, OH - a prime opportunity for owners and investors. This 3,680 SF property offers a compelling investment in the Cincinnati area. 3 Private Offices and 9 Exam Rooms, previously a Medical Office. Its contemporary design and strategic location make it an attractive prospect for those seeking a solid commercial real estate investment. With a proven track record and the potential for growth, this property represents a promising opportunity for Owner Occupied or Investors looking to expand their portfolio in the thriving office space market.

PROPERTY HIGHLIGHTS

- Flexible and functional layout
- Ample parking for tenants and visitors
- Contemporary design and finishes
- 3 Private Offices - 9 Exam Rooms
- Strategic location in Cincinnati area

OFFERING SUMMARY

Sale Price:	\$599,000
Lease Rate:	\$14 SF/yr (NNN)
Available SF:	3,680 SF
Lot Size:	0.08 Acres
Building Size:	3,680 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	167	638	2,904
Total Population	396	1,530	7,146
Average HH Income	\$161,401	\$152,761	\$140,608

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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OFFICE FOR SALE & LEASE

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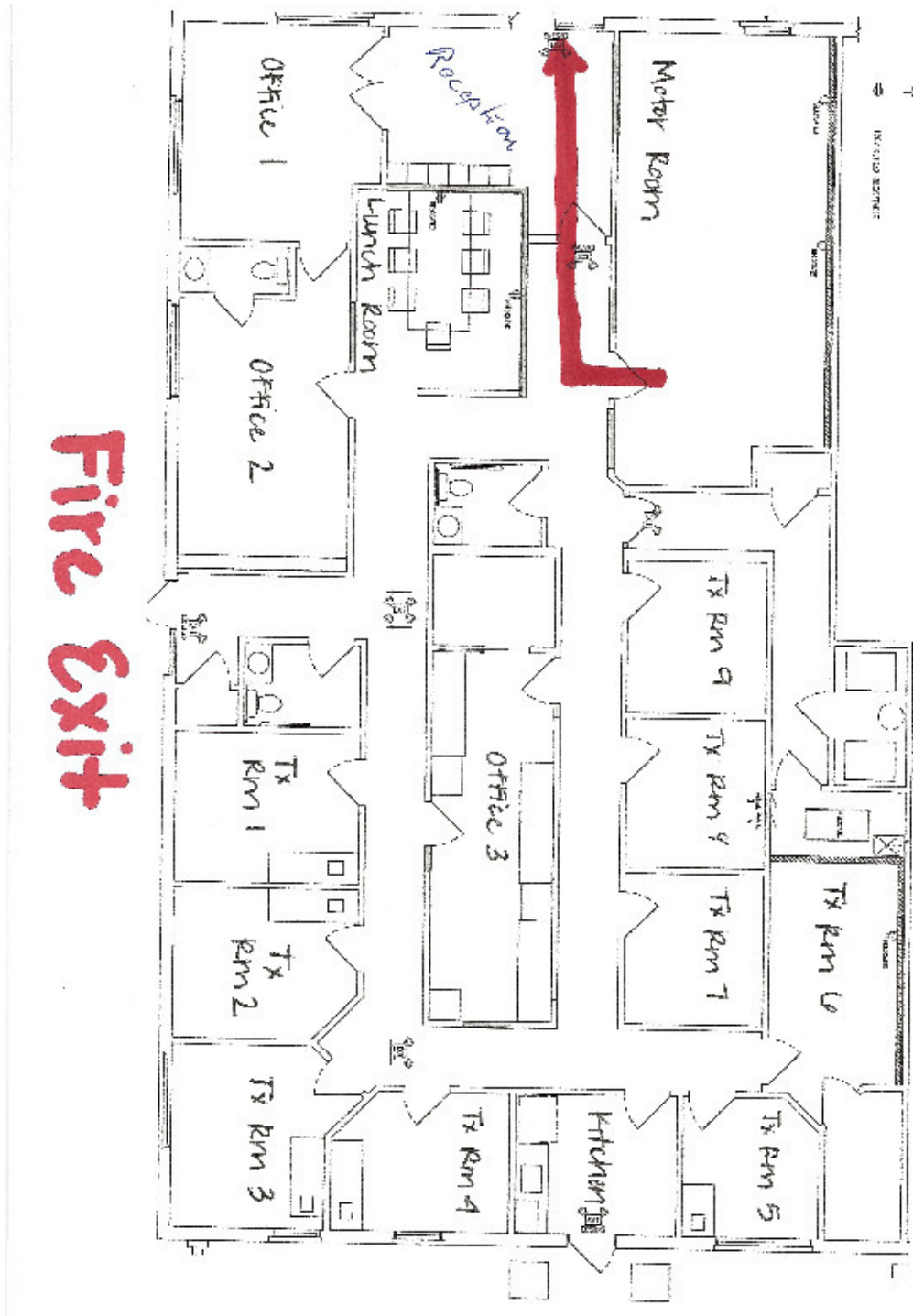
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Each Office Independently Owned and Operated kwcommercialagent.com

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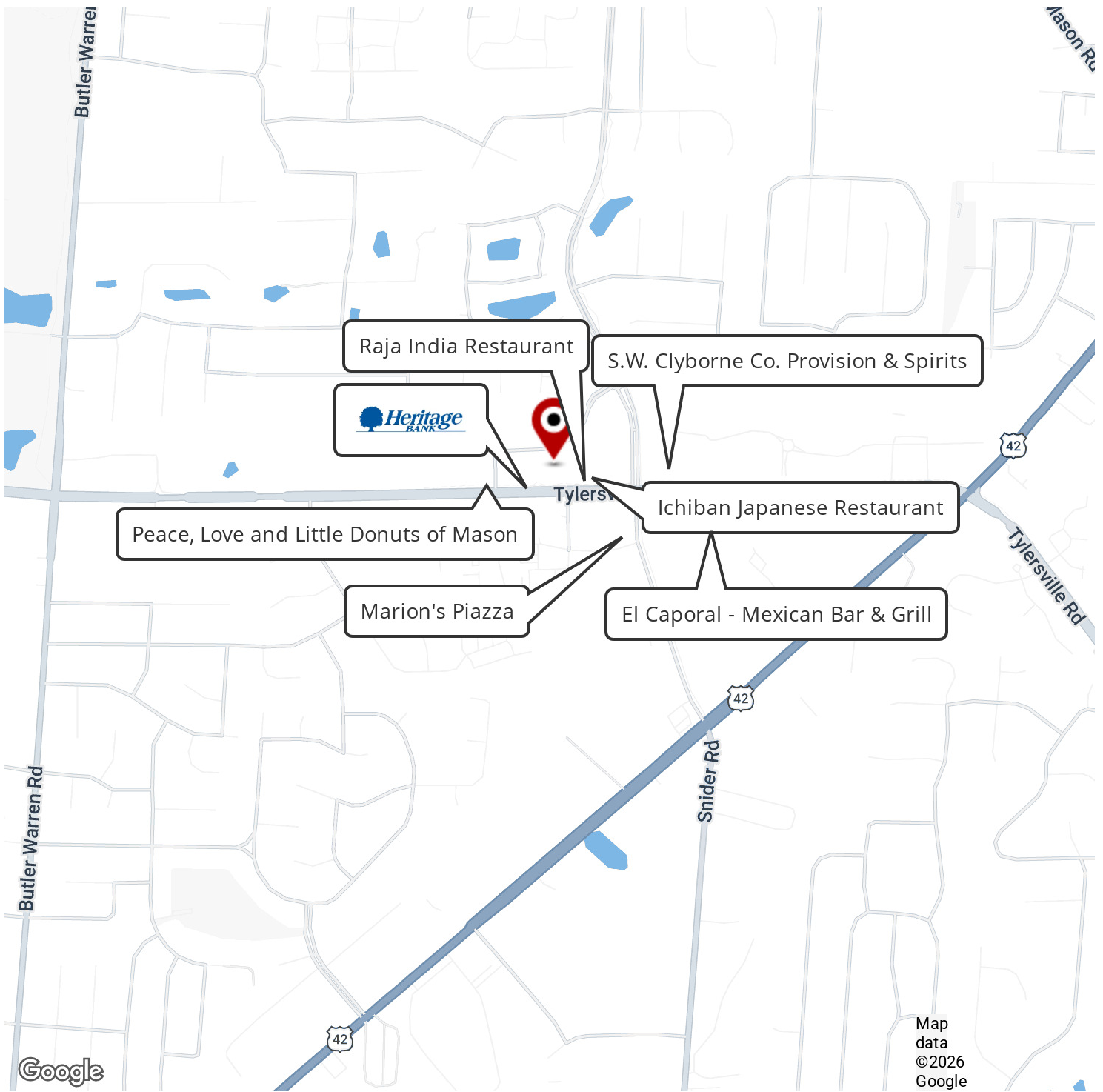
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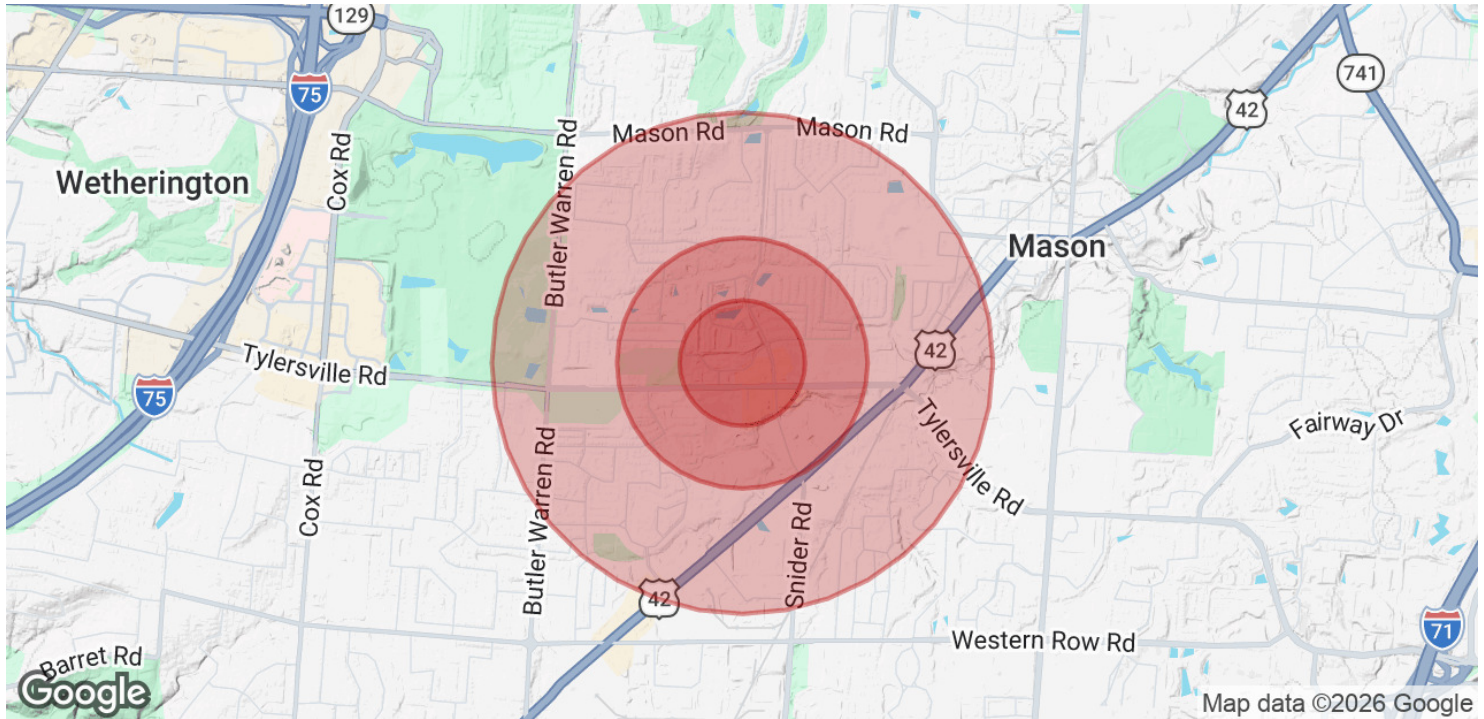
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	396	1,530	7,146
Average Age	50.0	49.0	44.9
Average Age (Male)	48.3	47.6	44.5
Average Age (Female)	50.8	49.6	46.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	167	638	2,904
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$161,401	\$152,761	\$140,608
Average House Value	\$394,593	\$375,341	\$343,655

2023 American Community Survey (ACS)

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