

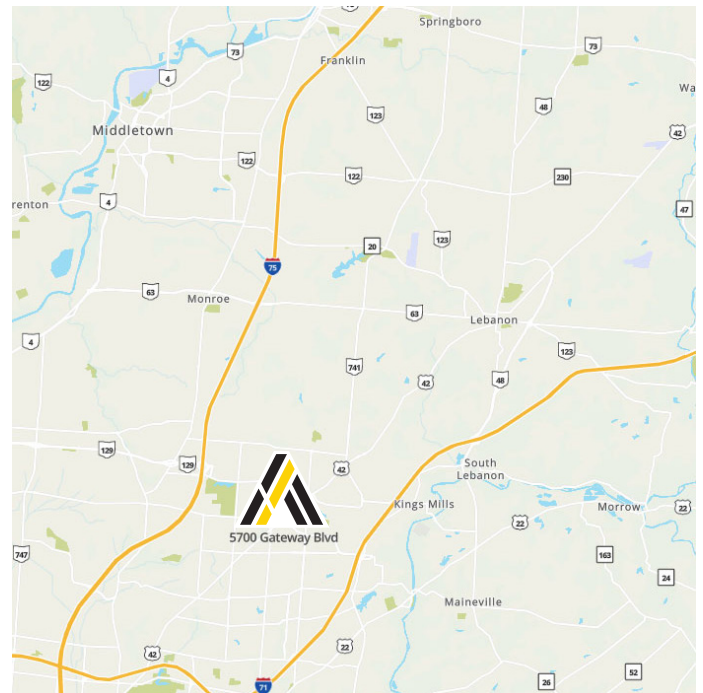


5700 Gateway Boulevard

Mason, Ohio 45040

Property Highlights

- 4,093± SF Medical Office Condo for sale - Investment Sale
- **Prime Location:** High-demand area with strong demographics ideal for medical professionals
- **Long-Term Lease:** 10-Year lease with a reliable, credit-worthy tenant
- **High NOI:** Attractive high Net Operating Income ensuring strong cash flow
- **Modern Facility:** Well-maintained, state-of-the-art medical office space with multiple exam rooms, surgical suite, and ADA compliant restrooms
- **Ample Parking:** Convenient parking for both patients and staff with 68 spots - 4/1,000
- **Operating Memorandum:** Please contact us for additional information



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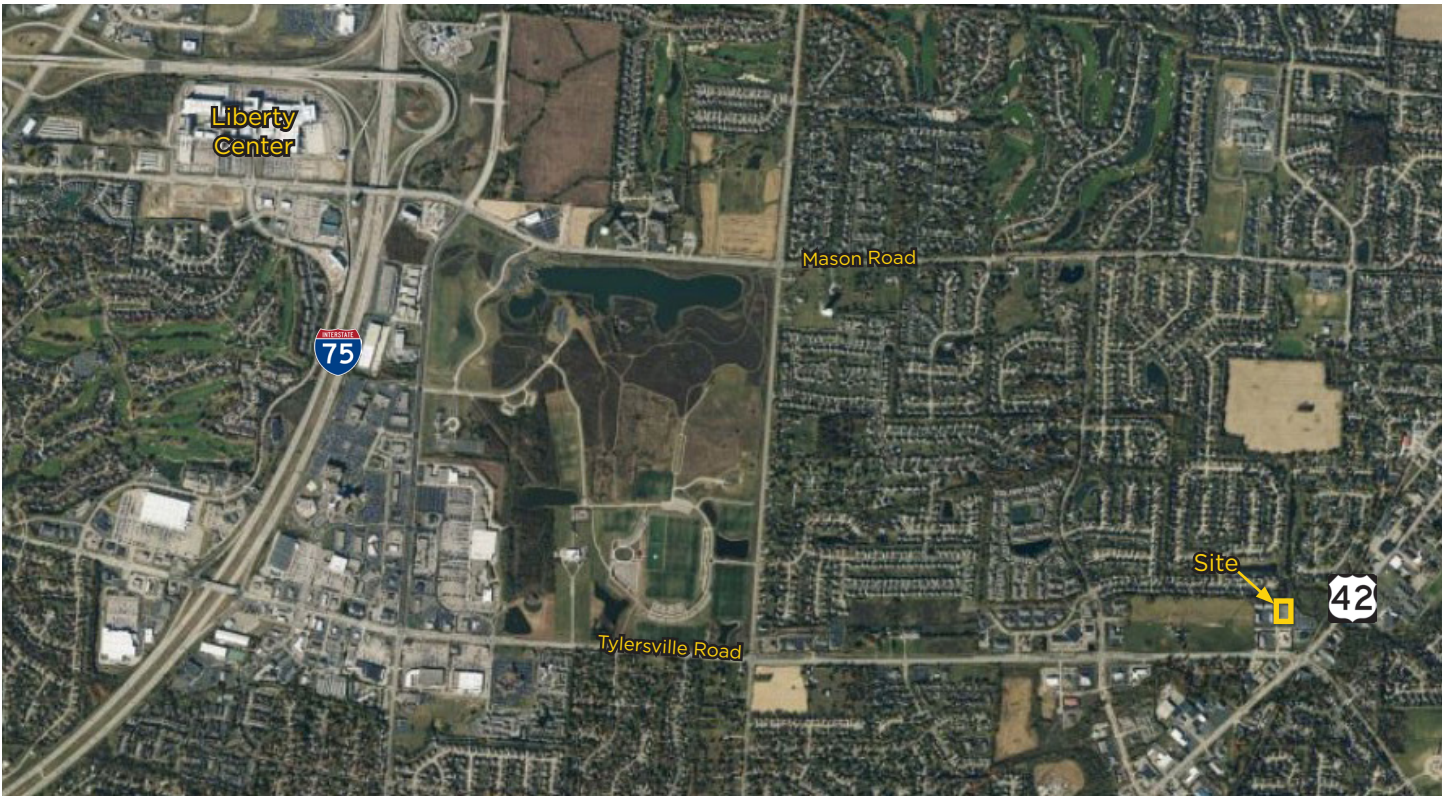
Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,761	65,277	143,784
Total Households	4,363	23,834	54,372

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Aerial



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