

FOR LEASE

DEERFIELD PROFESSIONAL

9313 MASON MONTGOMERY ROAD | MASON, OH 45040

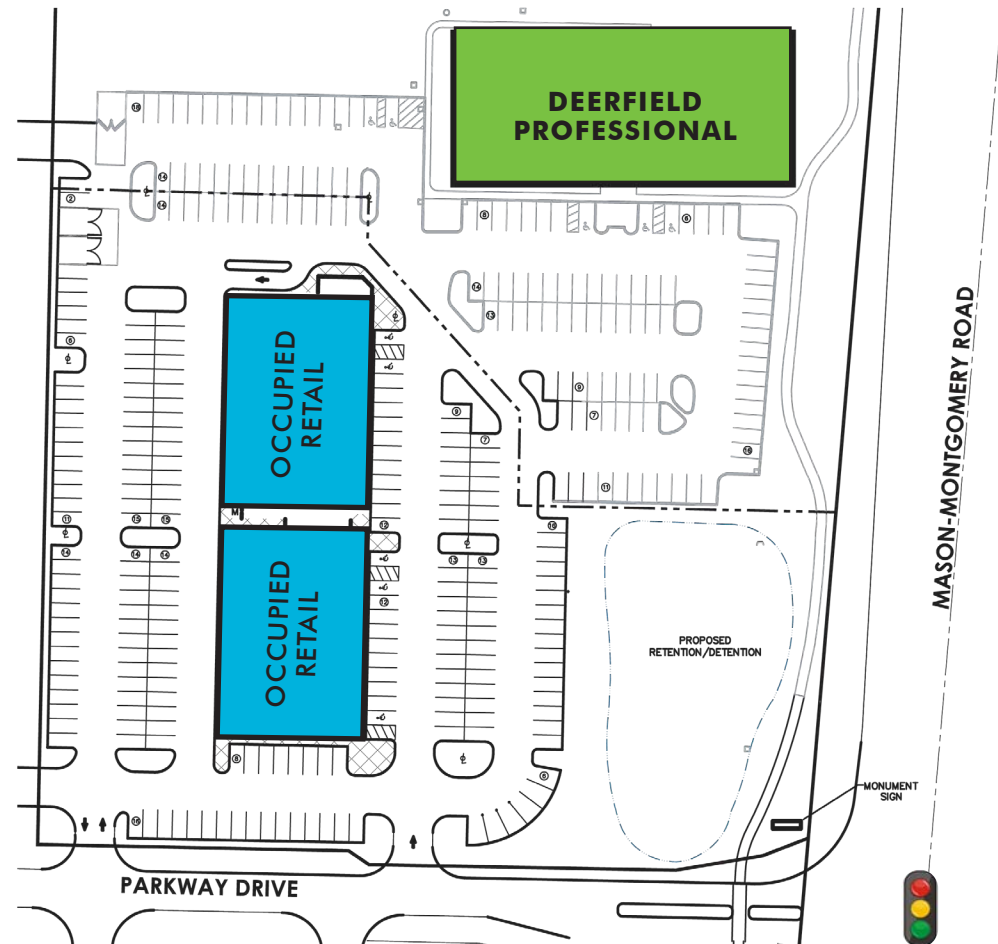


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PROPERTY HIGHLIGHTS

- Class A Office Building in Deerfield Township
- 2nd Floor 4,141 sq. ft.: \$12.95-\$16.95 NNN
- Janitorial & medical waste removal not included in OPEX (\$8.95)
- 0% Earnings Tax
- Amenity rich environment of office & retail
- Parking: 4:1,000
- High visibility on Mason Montgomery Road
- Easy access to I-71
- Mason was Voted #17 best places to live in the United States by Time Magazine
- Main employers in Mason include: Luxottica USA, Cintas, Proctor & Gamble, Vantiv and Macy's (Call Center)



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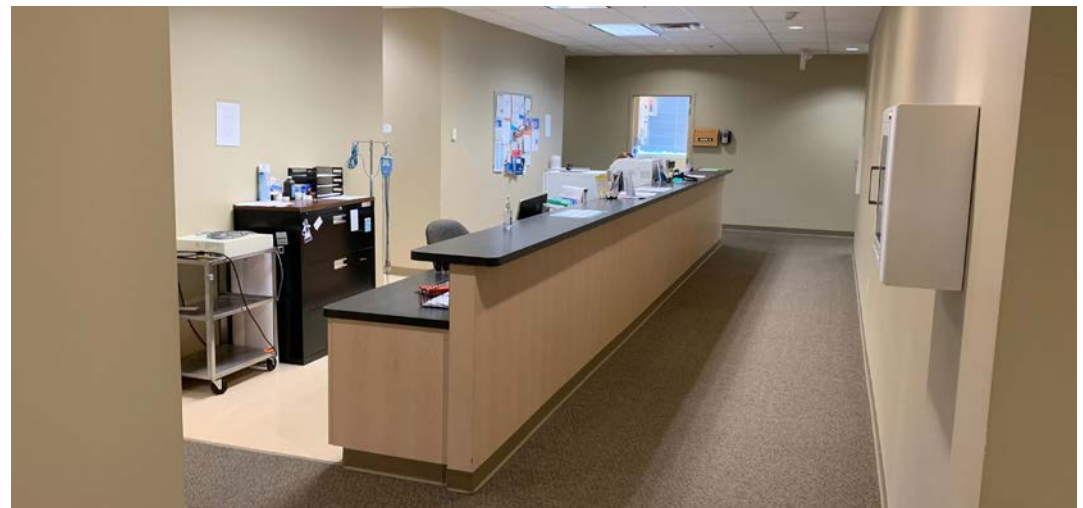
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FLOOR PLAN SUITE 250



**4,141 Sq. Ft.
AVAILABLE**

INTERIOR SPACE SUITE 250



AREA AMENITIES



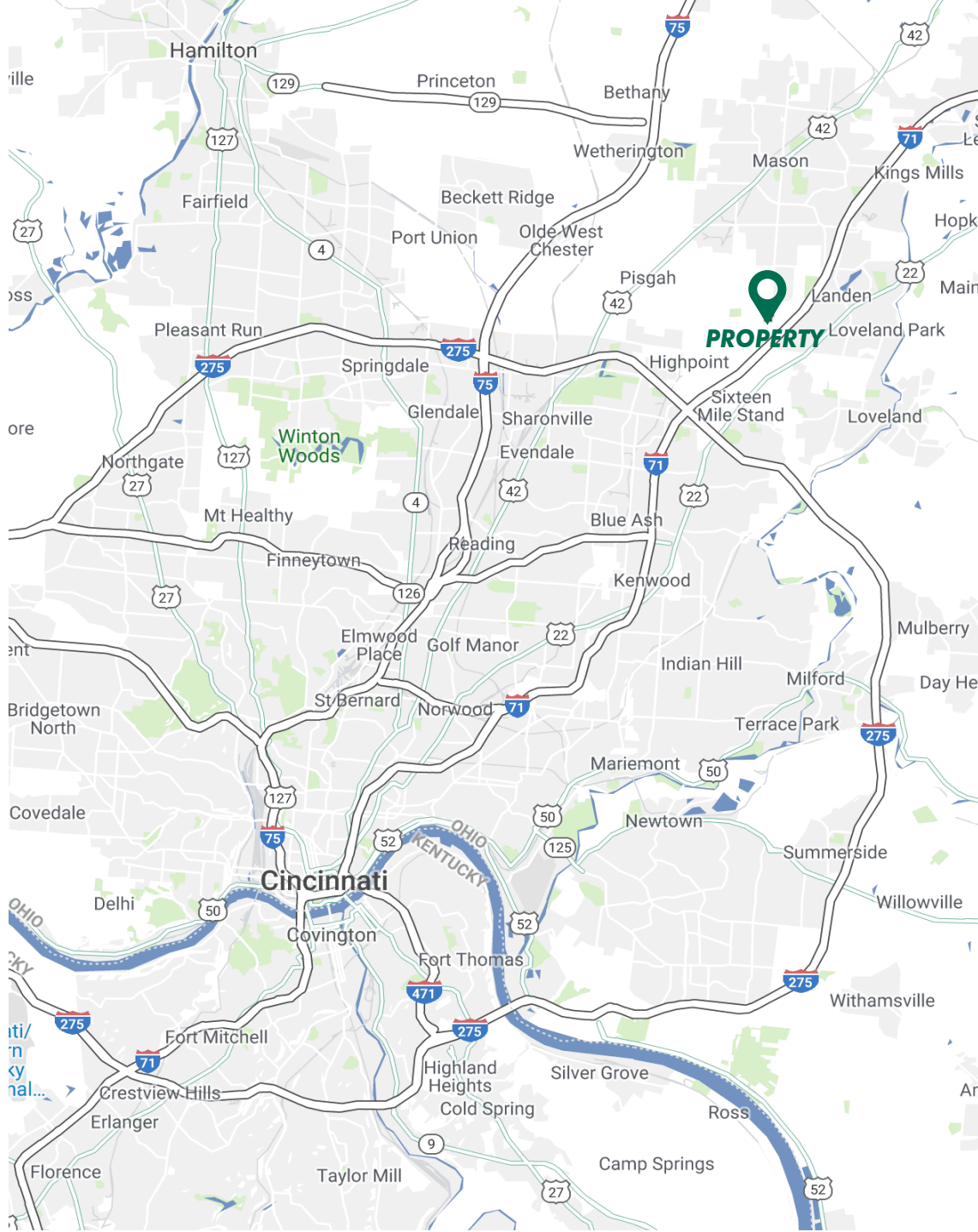
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LOCATION MAP

DEMOGRAPHICS 2020	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	8,311	64,959	147,326
AVERAGE HOUSEHOLD INCOME	\$120,385	\$122,945	\$124,081
ESTIMATED HOUSEHOLDS	3,224	25,677	58,856

TRAFFIC COUNTS	
MASON MONGOMERY ROAD	38,467 VPD
I-71	86,160 VPD





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