

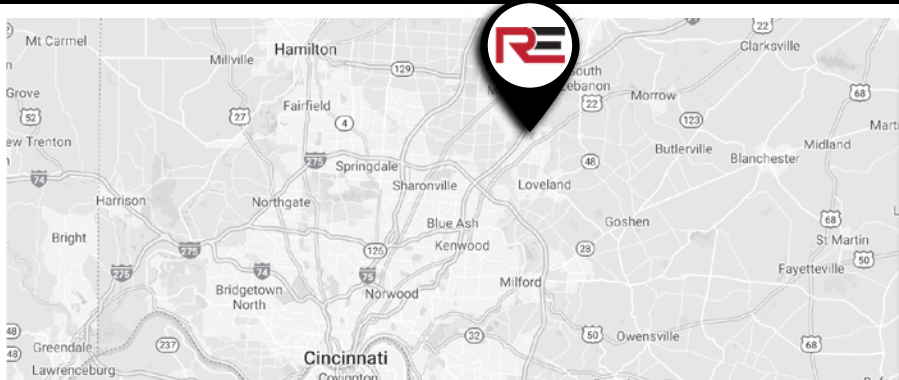
LEASING OPPORTUNITY

1,350 - 9,950 SF AVAILABLE

3611 Socialville Foster Rd | Mason, OH 45040



LEASE RATE:
\$14.50 MG



LOCATION DETAILS

- ✓ 16,028 Vehicles Per Day
- ✓ Numerous Nearby Amenities
- ✓ Strong Demographics
- ✓ Easy Access to I-71, only minutes away
- ✓ Highly Desirable Corner Location
- ✓ Cross Street: Columbia Ave

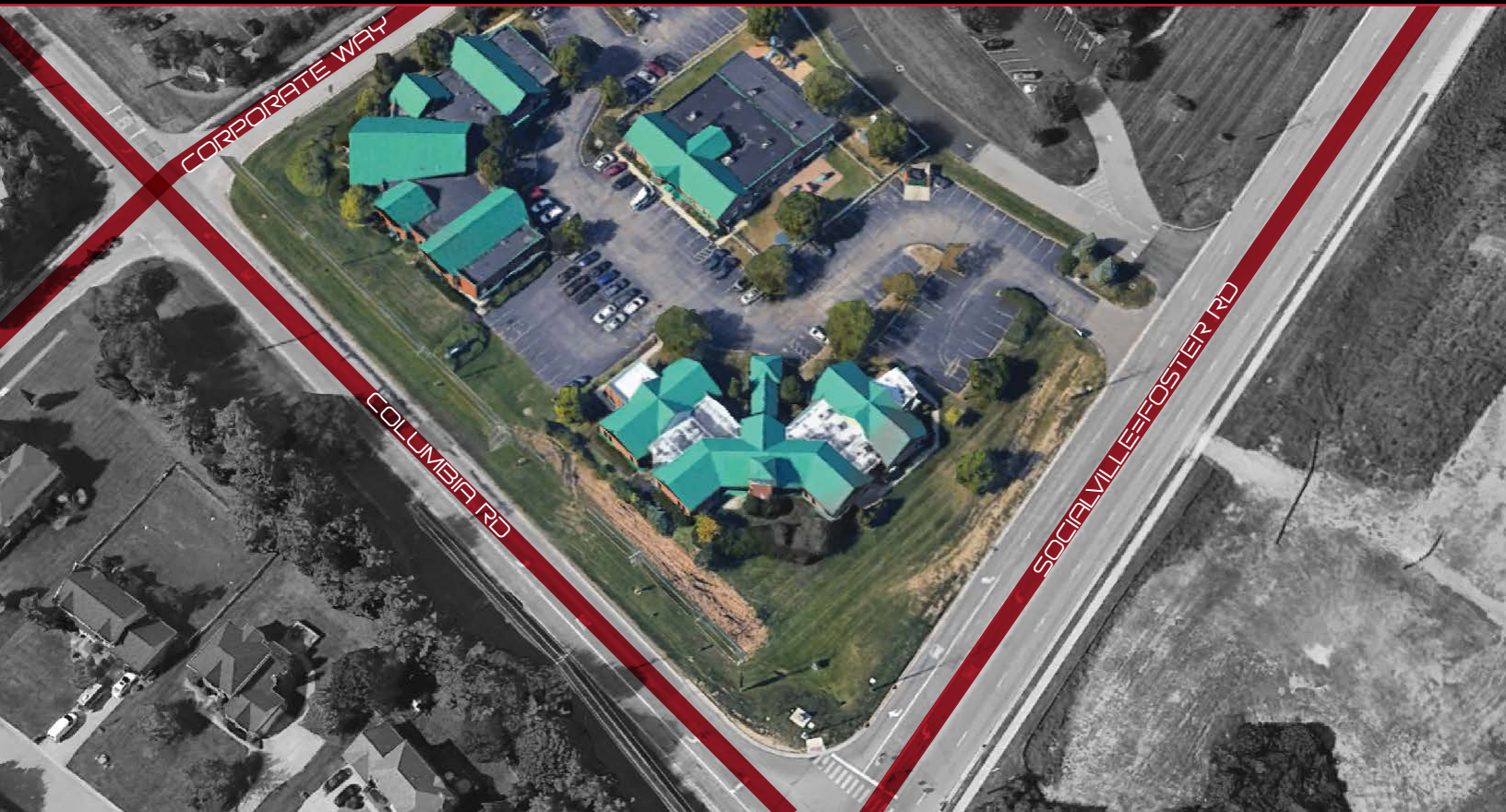


PROPERTY FEATURES

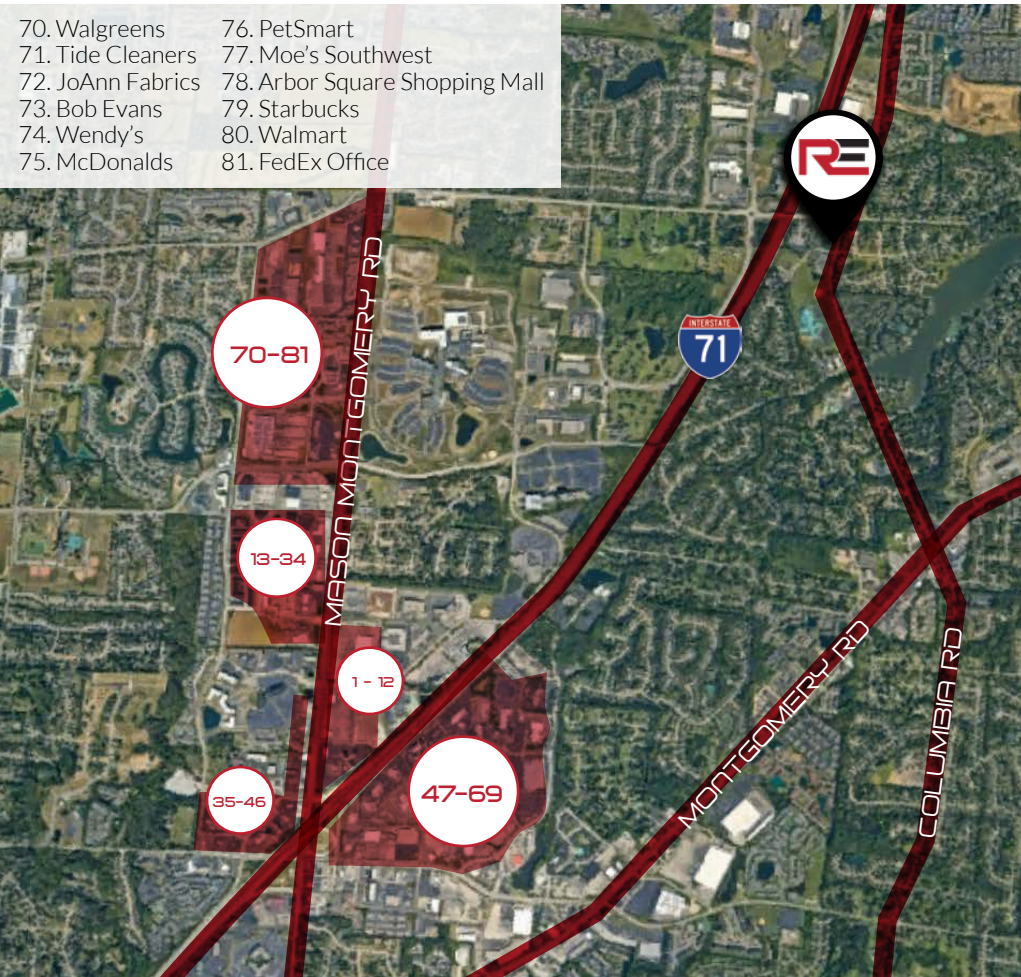
- ✓ 1,350 SF - 9,950 SF Available
- ✓ Quality Single Story
- ✓ Signage Opportunity
- ✓ 0% Earning Tax
- ✓ Built in 2000
- ✓ Class A Finishes

ADAM RATH | BROKER
ADAM@RATHEQUITY.COM
513.888.8669
RATHEQUITY.COM

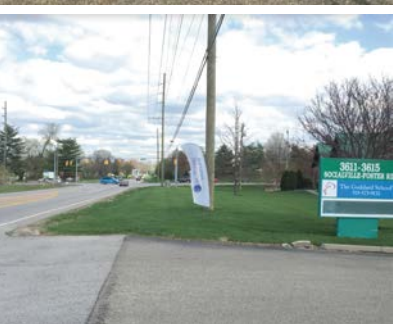
RE
RATH EQUITY, LTD.

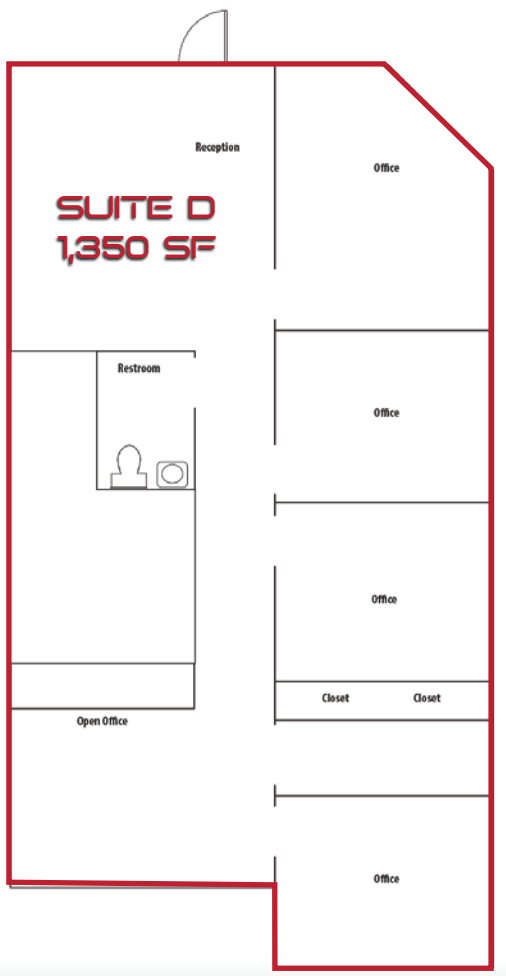
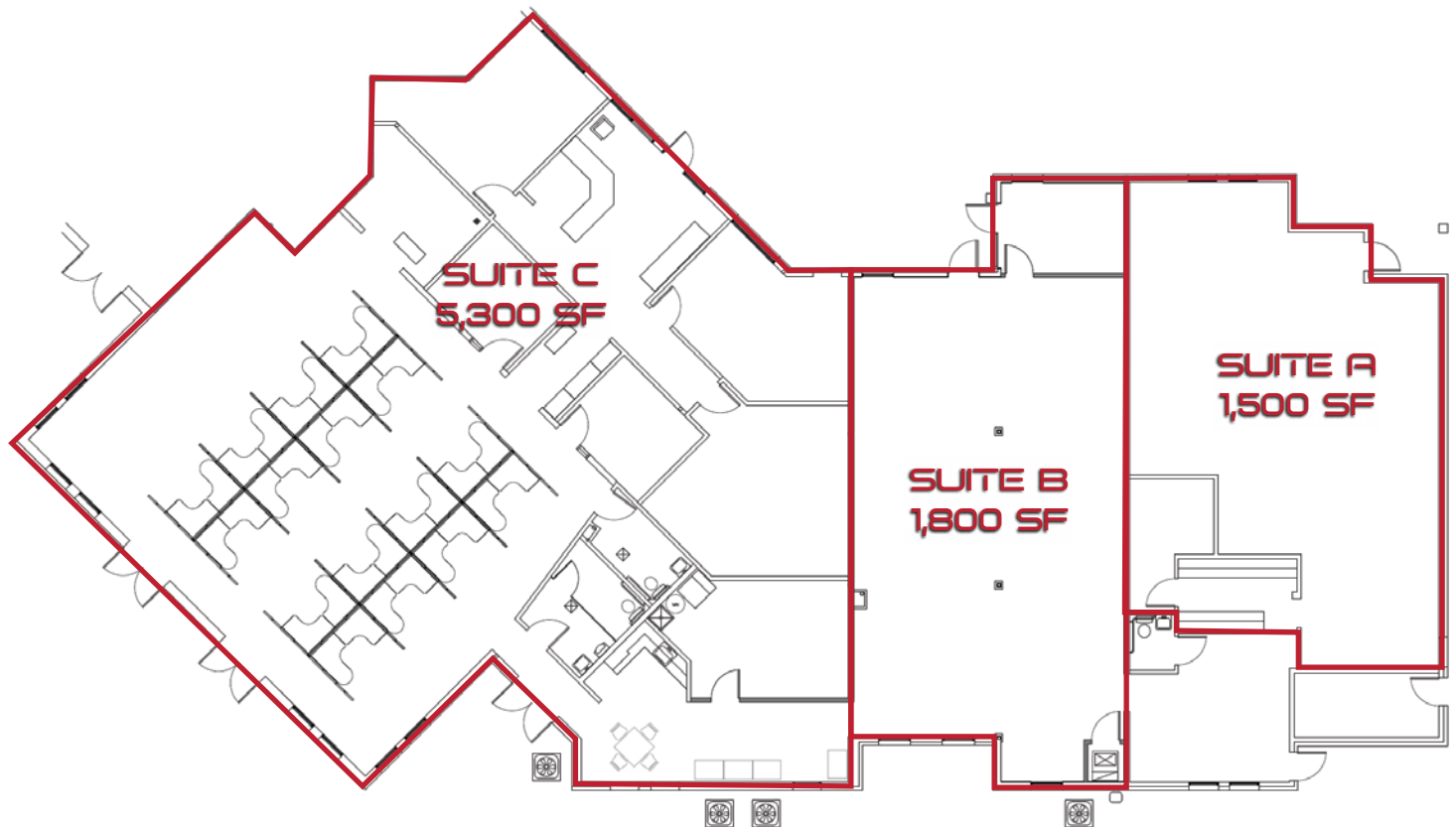


- 70. Walgreens
- 71. Tide Cleaners
- 72. JoAnn Fabrics
- 73. Bob Evans
- 74. Wendy's
- 75. McDonalds
- 76. PetSmart
- 77. Moe's Southwest
- 78. Arbor Square Shopping Mall
- 79. Starbucks
- 80. Walmart
- 81. FedEx Office



- 1. Lowe's
- 2. The UPS Store
- 3. Chipotle
- 4. Staples
- 5. Marshalls
- 6. Hobby Lobby
- 7. Burlington
- 8. Party City
- 9. Taziki's Cafe
- 10. Nothing Bundt Cakes
- 11. Jason's Deli
- 12. Marriot
- 13. Regal Deerfield
- 14. Bed Bath & Beyond
- 15. Ashley HoeStore
- 16. Dick's Sporting Goods
- 17. Dick's
- 18. McAlister's Deli
- 19. Joella's Hot Chicken
- 20. Whole Foods Market
- 21. Talbots
- 22. Chico's
- 23. LOFT
- 24. Altar'd State
- 25. Jos A. Bank
- 26. BuyBuy Baby
- 27. Ulta
- 28. Five Below
- 29. Panera Bread
- 30. Firebirds
- 31. Rusty Bucket
- 32. Panda Express
- 33. Blaze Pizza
- 34. DiBella's Subs
- 35. Carrabba's Italian Grill
- 36. Chick-fil-A
- 37. Waffle House
- 38. Popeyes
- 39. Dunkin'
- 40. Skyline Chili
- 41. Wendy's
- 42. Hooters
- 43. Gordan Food Service
- 44. Home Depot
- 45. NAPA Auto Parts
- 46. O'Charleys
- 47. Performance Lexus
- 48. McCluskey Chevrolet
- 49. Costco
- 50. Target
- 51. Bath & Body Works
- 52. Best Buy
- 53. Old Navy
- 54. Barnes & Noble
- 55. Play it Again Sports
- 56. Planet Fitness
- 57. Penn Station
- 58. Kings Toyota
- 59. Olive Garden
- 60. Cracker Barrel
- 61. Subura of Kings
- 62. Kings Nissan
- 63. Porsche of Kings
- 64. Kings Ford
- 65. Kings Volkswagen
- 66. Kings Kia
- 68. Kings Buick
- 69. Mazda

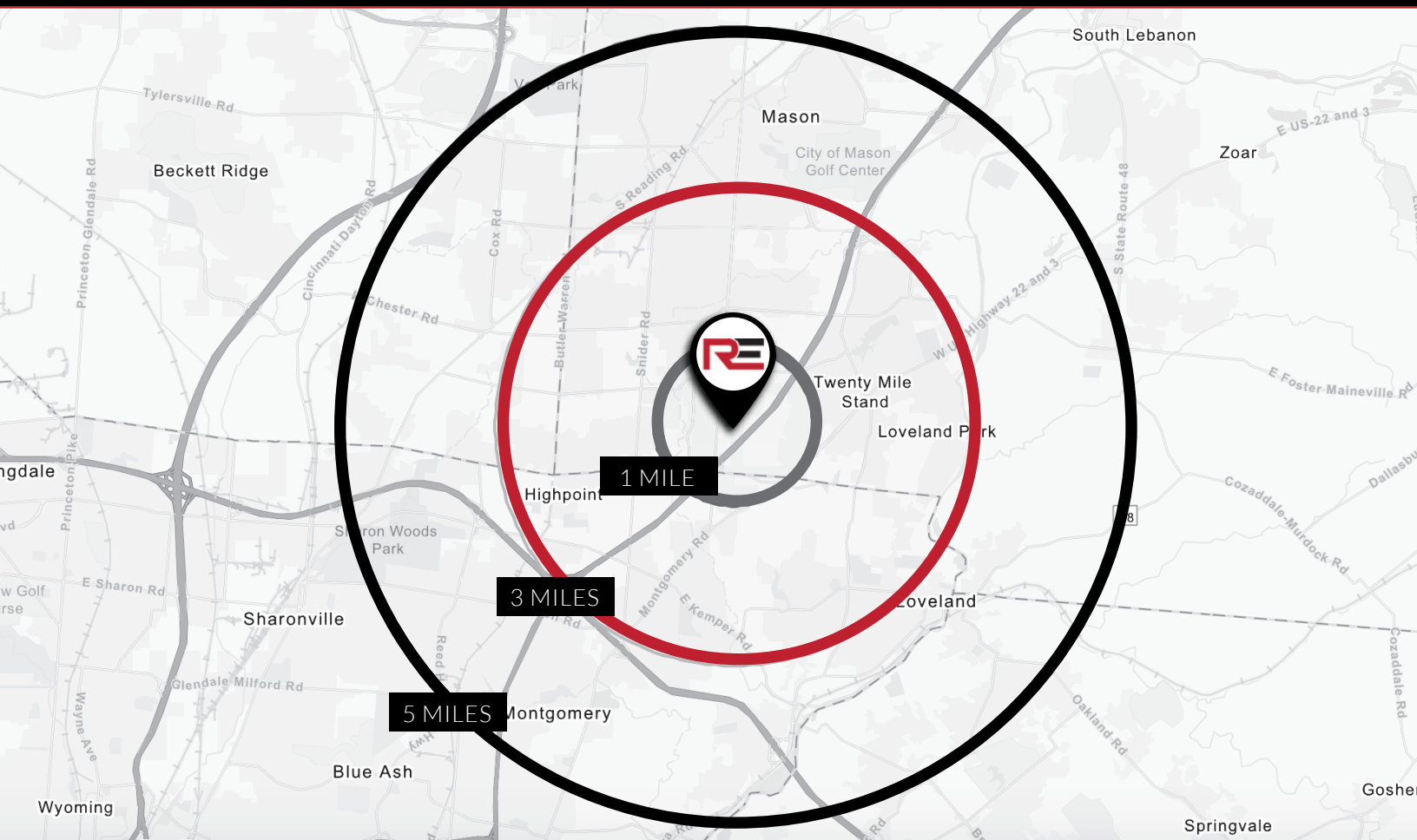




FLOOR PLAN NOTES:

Suites A, B, C, D are contiguous
MAX contiguous: 9,950 sf

Suites A: 1,500 sf
Suite B: 1,800 sf
Suite C: 5,300 sf
Suite D: 1,350 sf



2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,508	65,992	147,779
Households	2,367	26,050	57,044
Families	1,418	17,800	40,341
Average Household Size	2.33	2.53	2.58
Owner Occupied Housing Units	1,210	17,962	42,084
Renter Occupied Housing Units	1,157	8,088	14,960
Median Age	36.6	39.7	40.8
Median Household Income	\$84,906	\$92,227	\$92,707
Average Household Income	\$120,668	\$122,866	\$124,583

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,934	68,045	152,698
Households	2,553	26,936	59,062
Families	1,520	18,264	41,488
Average Household Size	2.32	2.52	2.57
Owner Occupied Housing Units	1,243	18,408	43,299
Renter Occupied Housing Units	1,309	8,528	15,762
Median Age	36.8	40.5	41.6
Median Household Income	\$90,118	\$99,150	\$99,950
Average Household Income	\$132,838	\$134,341	\$136,460

