

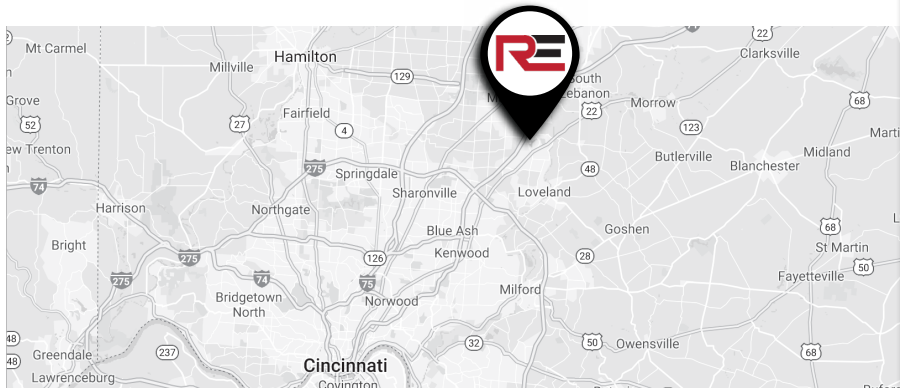
# LEASING OPPORTUNITY

## 1,524 - 8,727 SF AVAILABLE

3611-3615 Socialville Foster Rd | Mason, OH 45040



LEASE RATE:  
**\$15.95 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



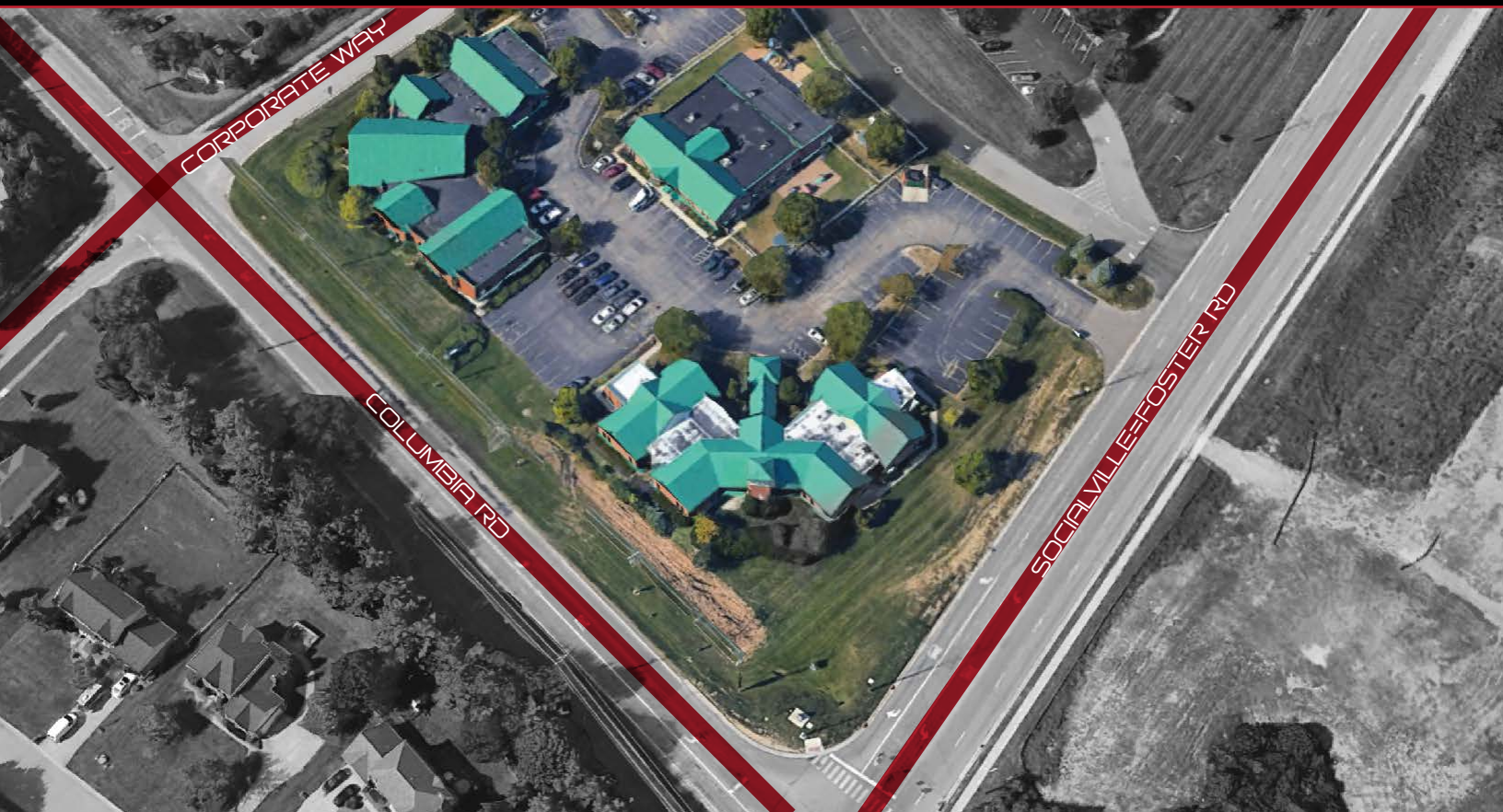
### PROPERTY FEATURES

- ✓ 1,524 - 8,727 SF Available
- ✓ Quality Single Story
- ✓ Signage Opportunity
- ✓ 0% Earning Tax
- ✓ Built in 2000
- ✓ Class A Finishes

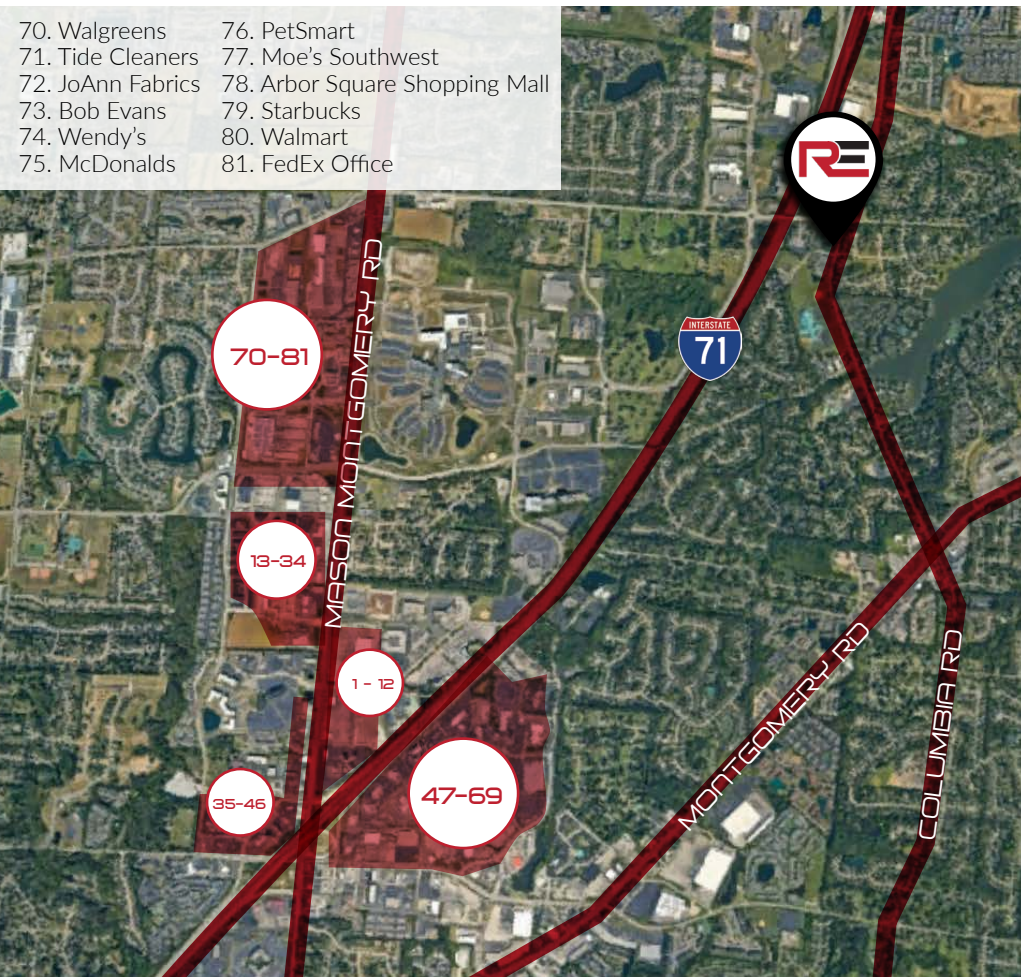
ADAM RATH | BROKER  
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513.888.8669  
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**RE**  
RATH EQUITY, LTD.





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

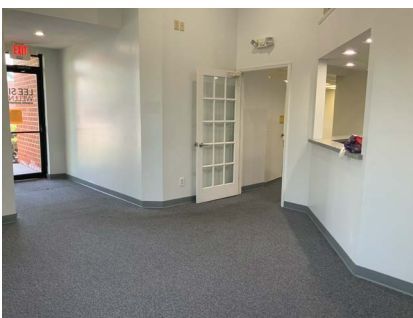
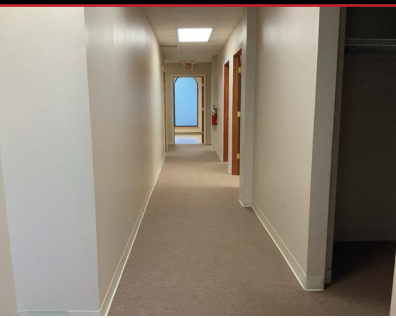


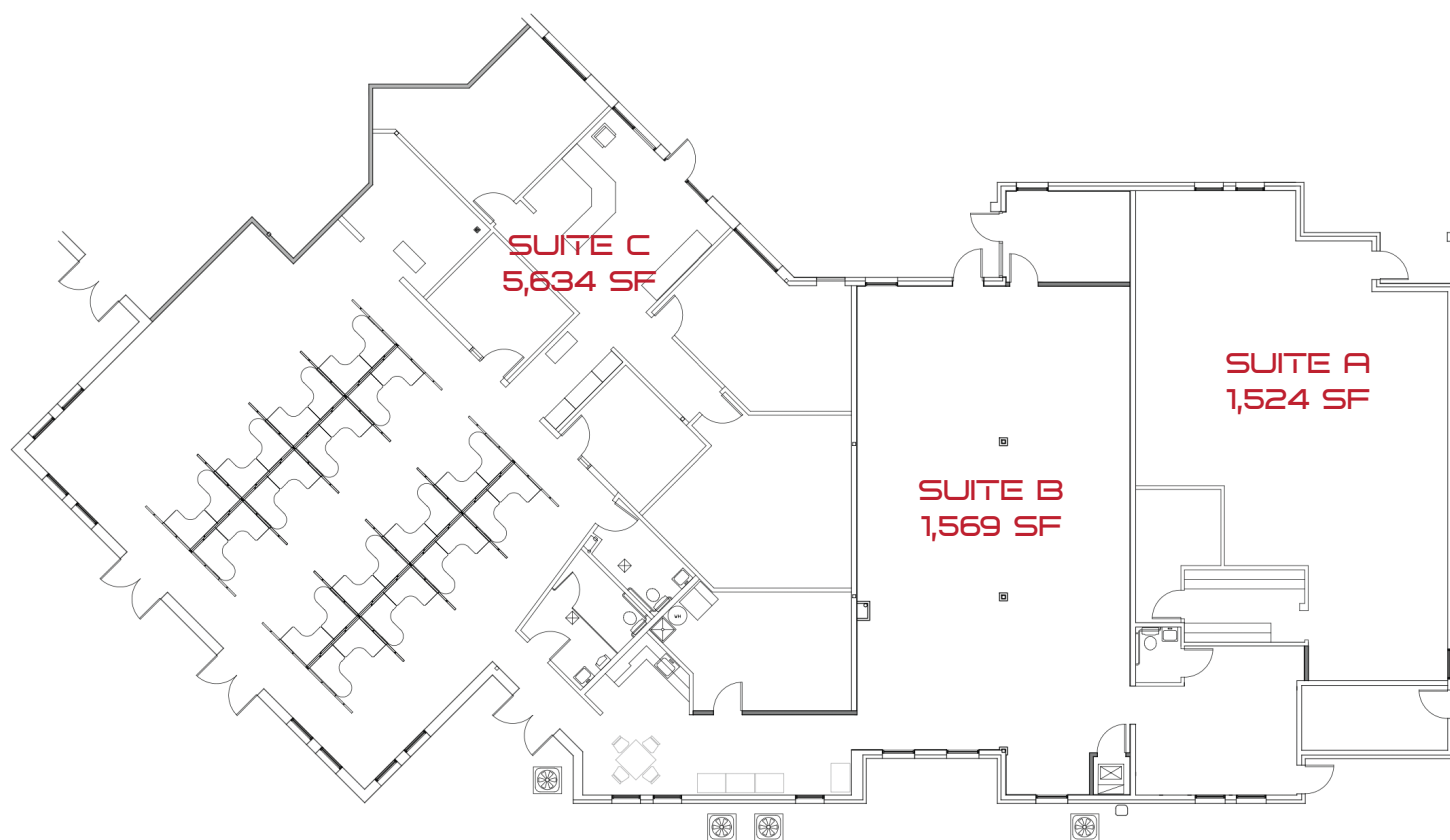
- |                           |                              |
|---------------------------|------------------------------|
| 1. Lowe's                 | 35. Carrabba's Italian Grill |
| 2. The UPS Store          | 36. Chick-fil-A              |
| 3. Chipotle               | 37. Waffle House        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











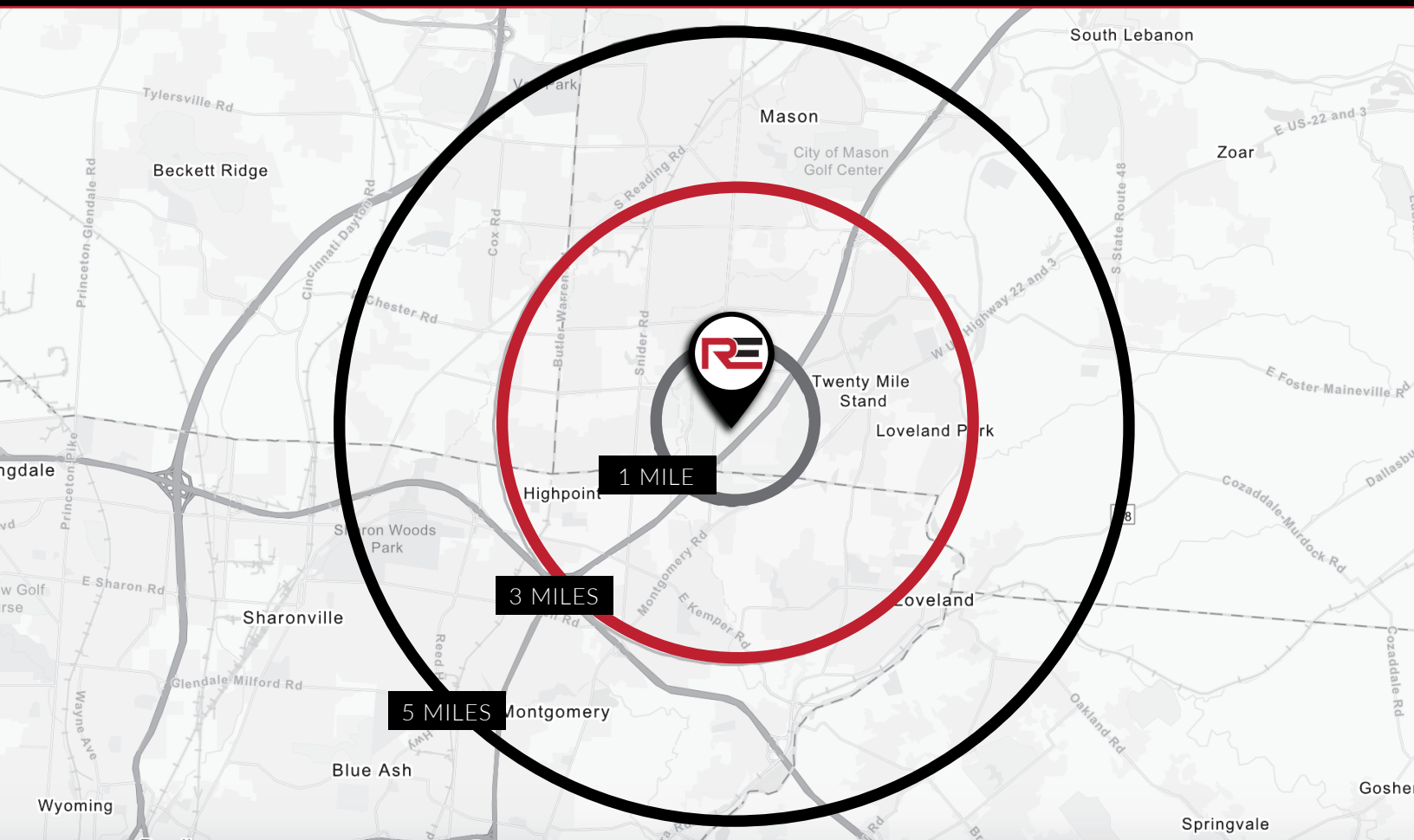
SUITE A: 1,524 SF

SUITE B: 1,569 SF

SUITE C: 5,634 SF

TOTAL: 8,727 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 |

