

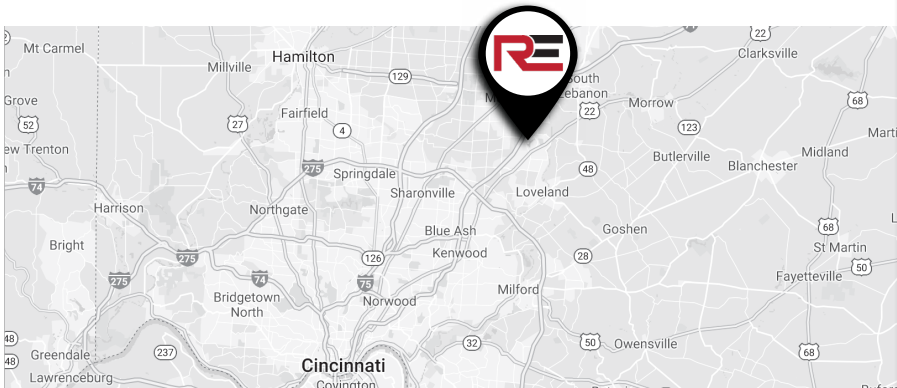
LEASING OPPORTUNITY

1,524 - 5,634 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

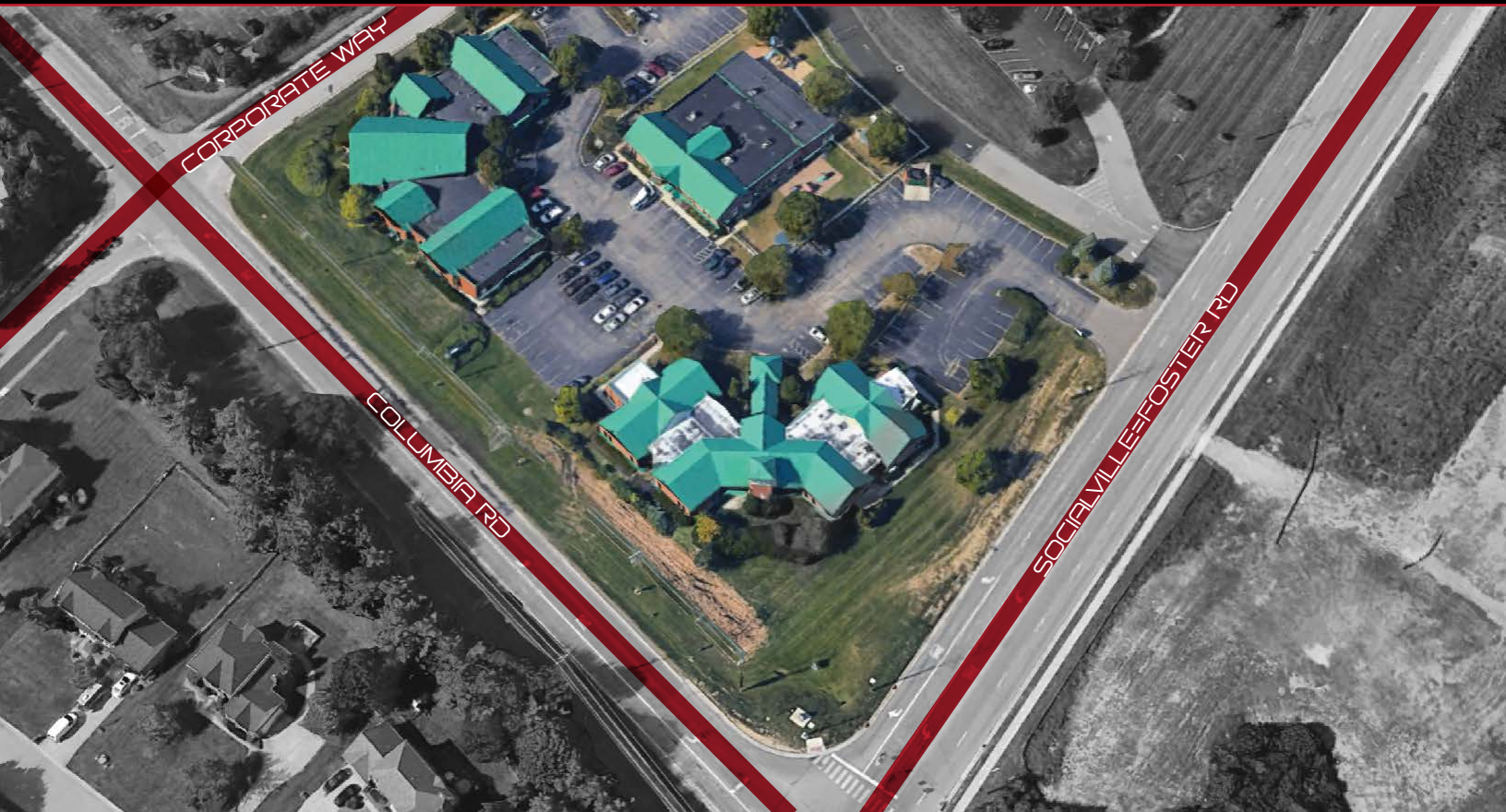


PROPERTY FEATURES

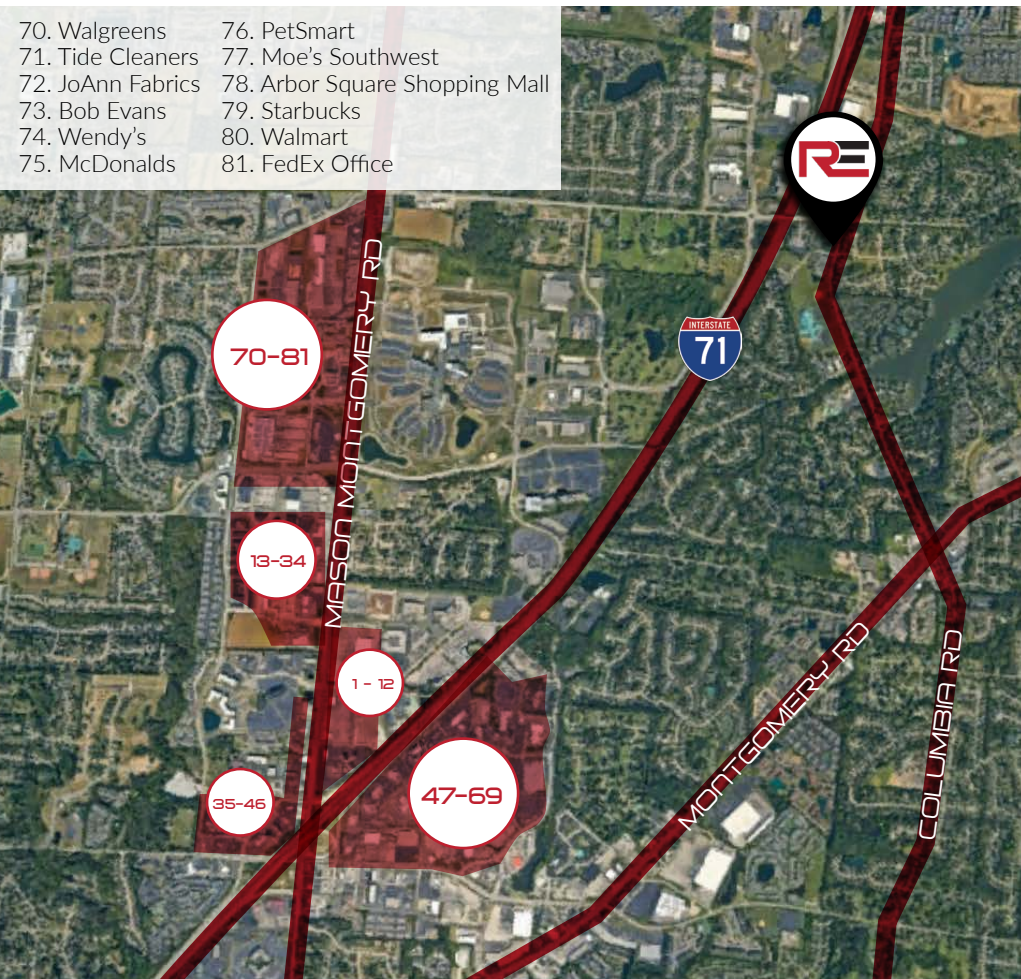
- ✓ 1,524 - 5,634 SF Available
- ✓ Quality Single Story
- ✓ Signage Opportunity
- ✓ 0% Earning Tax
- ✓ Built in 2000
- ✓ Class A Finishes

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

RE
RATH EQUITY, LTD.

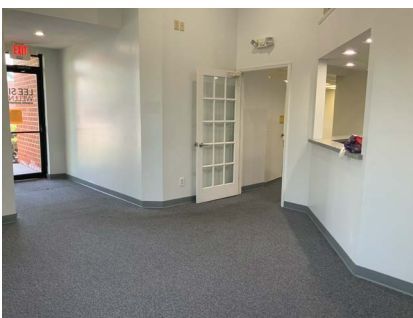
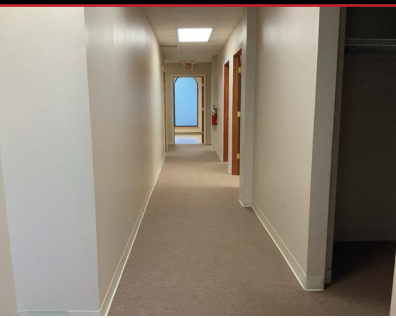


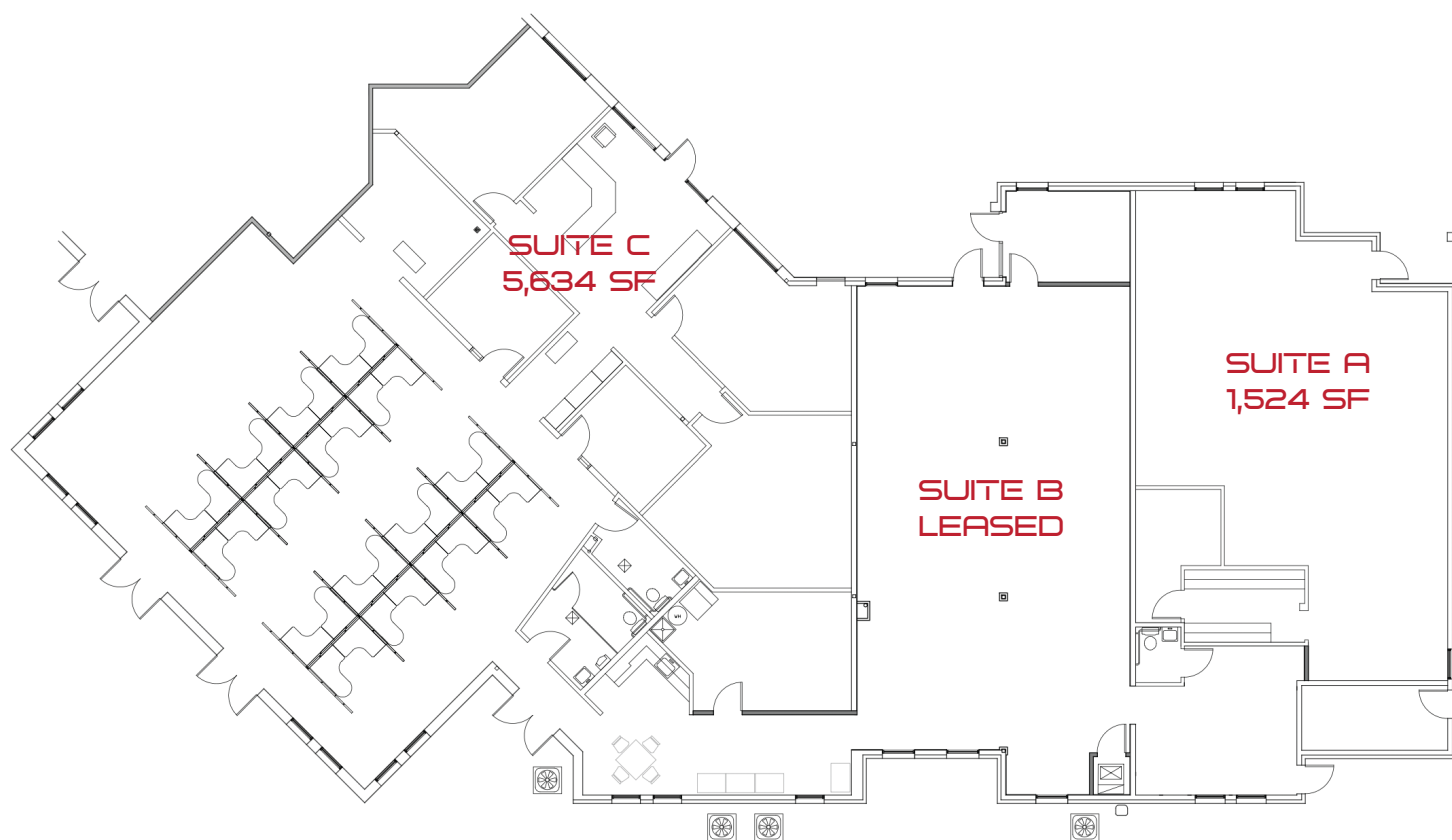
- | | |
|-------------------|--------------------------------|
| 70. Walgreens | 76. PetSmart |
| 71. Tide Cleaners | 77. Moe's Southwest |
| 72. JoAnn Fabrics | 78. Arbor Square Shopping Mall |
| 73. Bob Evans | 79. Starbucks |
| 74. Wendy's | 80. Walmart |
| 75. McDonalds | 81. FedEx Office |



- | | |
|---------------------------|------------------------------|
| 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 |



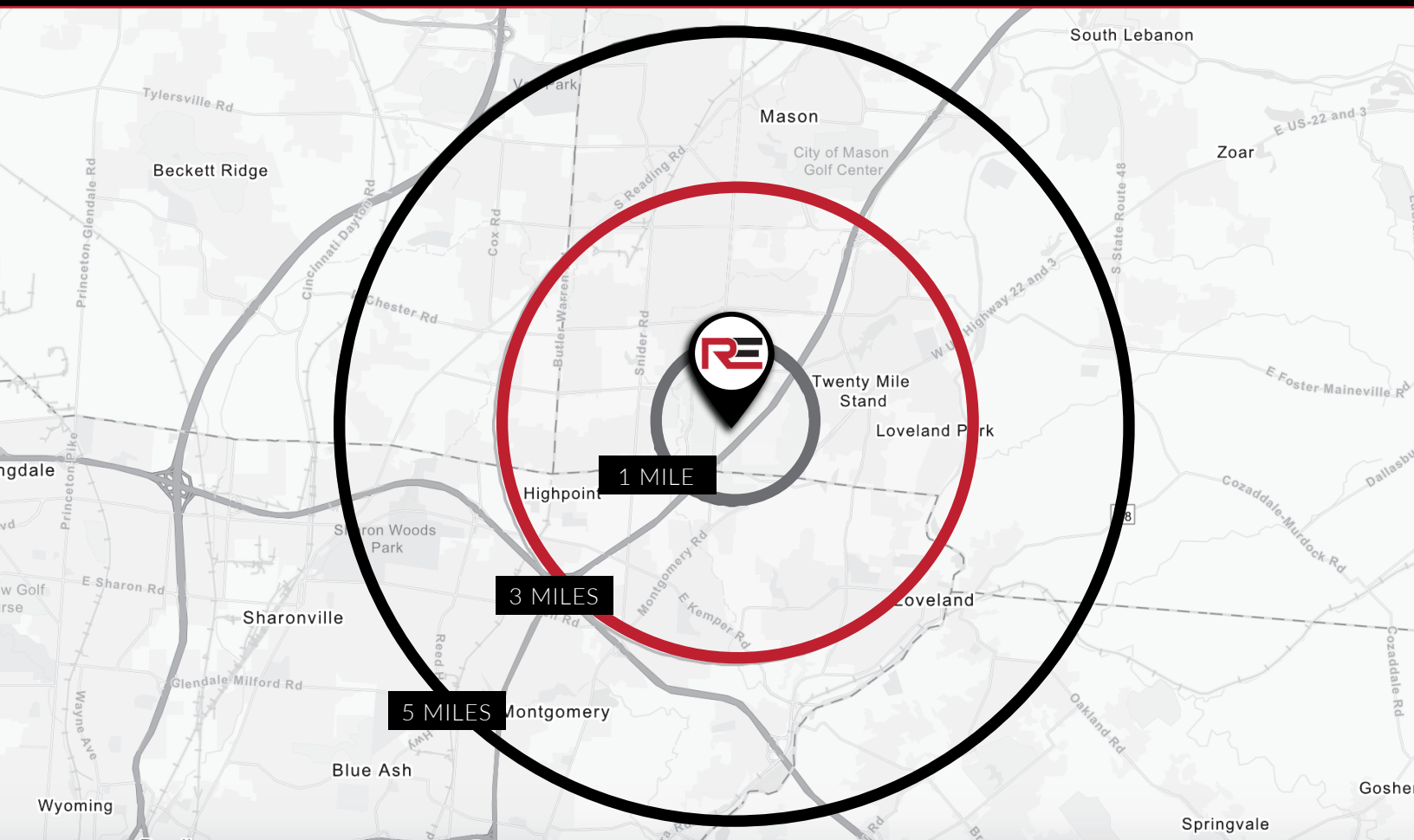




SUITE A: 1,524 SF

SUITE C: 5,634 SF

TOTAL AVAILABLE: 7,158 SF



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	8,446	58,116	147,405
Households	3,479	23,531	55,509
Families	2,327	15,543	39,564
Average Household Size	2.43	2.45	2.64
Owner Occupied Housing Units	2,482	16,076	42,817
Renter Occupied Housing Units	997	7,455	12,692
Median Age	40.8	40.8	40.5
Median Household Income	\$111,767	\$111,299	\$117,676
Average Household Income	\$144,522	\$151,250	\$158,002

2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	8,753	60,052	150,966
Households	3,662	24,643	57,448
Families	2,424	16,110	40,595
Average Household Size	2.39	2.42	2.61
Owner Occupied Housing Units	2,616	16,977	44,659
Renter Occupied Housing Units	1,046	7,666	12,788
Median Age	42.2	41.8	41.4
Median Household Income	\$122,900	\$125,593	\$135,699
Average Household Income	\$161,322	\$170,348	\$179,743

