



KINGS MILLS RD (16,262 VPD)



RATH EQUITY, LTD.

6,014 - 14,525 SF
KINGS ISLAND
OFFICE SPACE
FOR LEASE

5300 KINGS ISLAND DRIVE
MASON, OH 45040

SUBURBAN
INTERIOR
PARKING

PROPERTY OVERVIEW

Kings Island Office Park is a 159,421 square-foot office building. The location of the Kings Island Office Park is exceptional for a building of its size. Just turns off of Interstate-71, the property offers large bays and leasing spaces for Cincinnati's growing businesses. The Kings Island Office park was built in 1984 and renovated in 2000.

LOCATION OVERVIEW

Mason, Ohio, is one of Cincinnati's fastest-growing markets. Situated within Warren County, Mason is known for its strong retail corridor, impressive demographics, and international business representation, including companies such as Atos, Gensuite, Ensemble Health Partners, Proctor & Gamble and Luxottica.

SQ FT
14,525
Contiguous SF

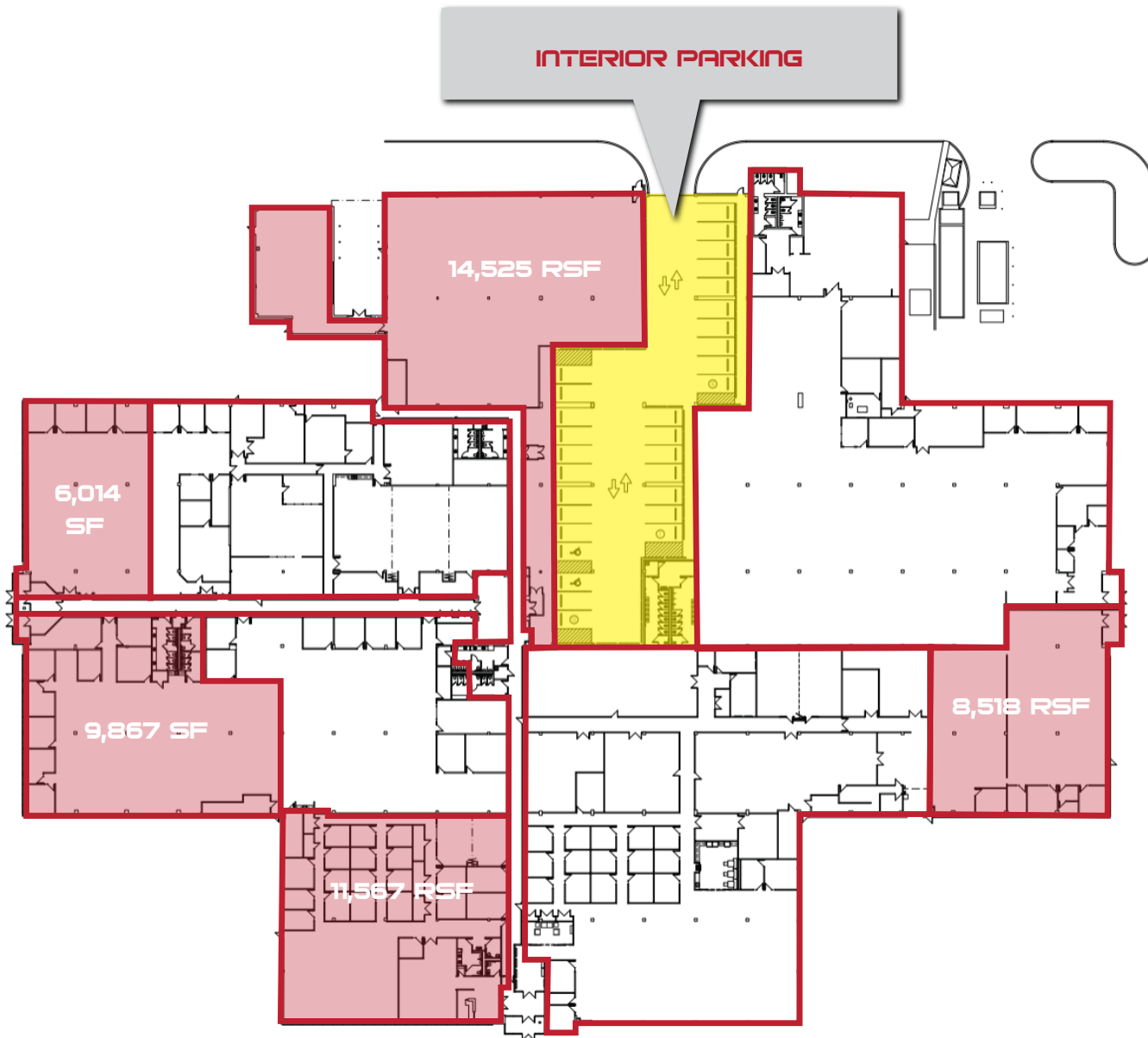
TOTAL SQ FT
6,014 SF to
14,525 SF

LOT SIZE
15.20 Acres

LEASE HIGHLIGHTS

- > 159,421 square-foot office building
- > Large bays & leasing spaces
- > Renovated in 2000
- > Spaces Ranging from 6,014 SF to 14,525 SF
- > 933 Parking Spaces (10/1,000 SF Leased)
- > Immediate proximity to Kings Island Amusement Park, Great Wolf Lodge, and multiple new developments
- > Easy Access to I-71 and 30 minutes to the NKY/Cincinnati International Airport
- > Well positioned within the largest city in Warren County

FLOOR PLAN



PROPERTY OVERVIEW VIDEO



AREA HOTSPOT MAP



AERIAL VIEWS



EXTERIOR BUILDING



INTERIOR PHOTOS



MAPS & AERIALS



 **MERCY
HEALTH**

KINGS MILLS DR (20,410 VPD)

KINGS MILLS RD (16,262 VPD)



AREA DEVELOPMENT

MERCY HEALTH HOSPITAL OPENING LATE 2023

Construction planning continues for a new \$156 million, 60-bed hospital and medical office complex to be built in Mason by Mercy Health–Cincinnati. The hospital was granted a variance this week by Warren County for access points to the new hospital on Kings Island Drive. A new traffic signal will be located about 550 feet south of Kings Mills Drive, which is much less than the 1,760 feet that is required by the plan. It will consist initially of a 156,000-square-foot hospital and a 45,000-square-foot medical office building with 611 parking spaces total.

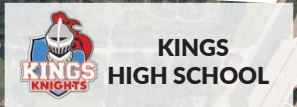
A later phase will add 45,000 square feet plus 3,500 square feet of medical offices and 321 parking spaces, according to documents submitted by Mercy Health. The new health care campus will feature an Emergency Department; a Level II Cath Lab; 60 inpatient beds; eight ICU beds; four operating rooms; create 275 new jobs over five years; and provide convenient access to full-service comprehensive care for Warren County residents, Mercy Health officials said.





Kings Mill Rd

King Ave



30-acre site that will be home to a 156,900 square foot Mercy Health hospital and medical office complex.



Kings Island

SPECIFICATIONS



LOCATION

| | |
|---------------|--|
| Address | 5300 Kings Island Dr |
| Building Size | 159,971 SF |
| Parking | 933 Spaces (10 Spaces/1,000 SF Leased) |
| Site Size | 15.20 Acres |
| Access | Kings Island Drive off of I-71 |

FEATURES

| | |
|---------------------|----------------------|
| Number of Buildings | One (1) |
| Number of Units | Six (6) |
| Roof | Flat |
| Year Build | 1982; Renovated 2000 |
| Number of Floors | One (1) |
| Elevators | None |

AMENITIES

| | |
|-----------------------|----------------------|
| Conferencing Facility | Yes |
| Parking | 10 Spaces / 1,000 SF |

ZONING

| | |
|-----------------|-----------|
| Municipality | Mason, OH |
| Income Tax Rate | 1.12% |

BUILDING SYSTEMS

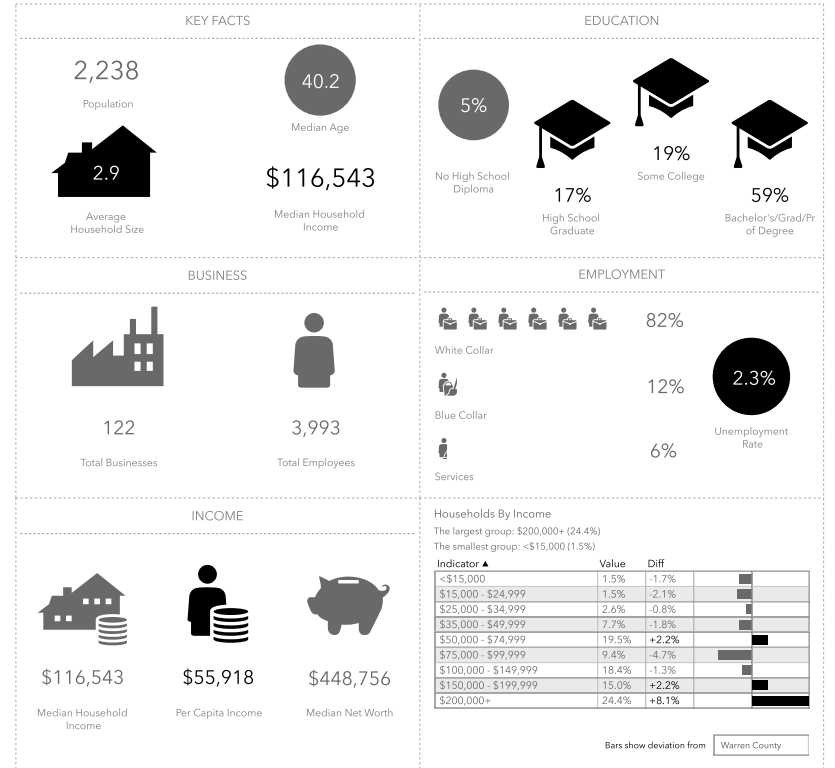
| | |
|-----------------|------------------|
| HVAC | Roof Mounted |
| Fire Protection | Sprinkler System |

DEMOGRAPHICS

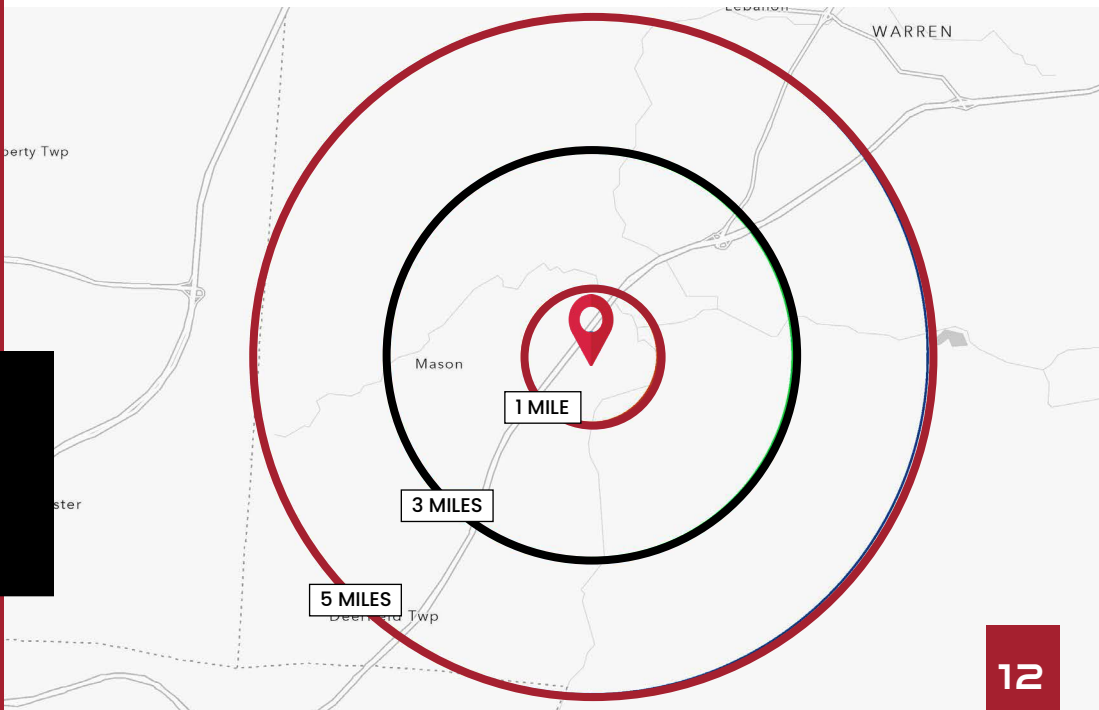
1 MILE KEY FACTS

| 2022 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| Population | 2,238 | 38,253 | 108,189 |
| Households | 779 | 14,492 | 39,807 |
| Families | 563 | 10,264 | 28,649 |
| Average Household Size | 2.87 | 2.63 | 2.70 |
| Owner Occupied Housing Units | 633 | 11,515 | 31,632 |
| Renter Occupied Housing Units | 145 | 2,978 | 8,176 |
| Median Age | 40.2 | 38.9 | 38.3 |
| Median Household Income | \$116,543 | \$108,902 | \$107,823 |
| Average Household Income | \$160,286 | \$150,721 | \$149,381 |

| 2027 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| Population | 2,343 | 40,005 | 112,307 |
| Households | 816 | 15,209 | 41,475 |
| Families | 586 | 10,714 | 29,745 |
| Average Household Size | 2.87 | 2.63 | 2.69 |
| Owner Occupied Housing Units | 669 | 12,169 | 33,230 |
| Renter Occupied Housing Units | 146 | 3,039 | 8,246 |
| Median Age | 41.3 | 39.7 | 39.1 |
| Median Household Income | \$121,551 | \$124,870 | \$121,927 |
| Average Household Income | \$172,290 | \$166,962 | \$166,866 |



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026. © 2021 Esri



108,189
5-Mile Population

\$107,823
5-Mile Median Household Income

39,807
5-Mile Households

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