

CLASS A, 5-STORY BUILDING AVAILABLE FOR SUBLEASE



4241 IRWIN SIMPSON RD

MASON, OHIO 45040

>> PROPERTY HIGHLIGHTS

- Located in Deerfield Township - No Local Income Tax
- Entire Building Available: 223,533 square feet
- Lease Expiration: November 30, 2026
- On-Site Fitness Center with Lockers and Showers
- On-Site Property Management
- Building Signage and Monument Signage

Building size: 223,533 square feet

Floor Plates: Approximately 44,707 square feet

Lot size: 13.37 acres

Parking ratio: 4.3 / 1,000

Year built: 2004

HVAC system type: Water source heat pumps

Number of elevators: 4

Generator: Kohler generator servicing the entire building

Telecommunication provider with fiber entering building: Cincinnati Bell

Floor to ceiling grid height: 10' on first floor, 9' on others

Loading dock: 1 loading dock with a garage door

Electric power: Duke Energy

CONTACT >>

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VCRE VETERANS
COMMERCIAL
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4241 IRWIN SIMPSON RD AERIAL



IRWIN SIMPSON RD

DUKE BLVD

>> IDEALLY SITUATED

- **1.8 MILES** northeast of Cincinnati Children's Mason
- **5 MILES** south of the new **Mercy Health Hospital** located on the corner of Kings Island Drive and Kings Mills Road. The hospital will provide emergency care, as well as general and orthopedic surgery. The hospital will have 60 beds including a 15-bed emergency department, four operating rooms, three procedure suites, and a level-two cath lab. It is set to open in 2024.
- **6.7 MILES** north of Bethesda North hospital



4241 IRWIN SIMPSON RD NEARBY AMENITIES

PET SMART
Kroger
LIFETIME

HALF PRICE BOOKS
JOANN
Bob Evans RESTAURANT

Walmart **Red Robin**
MISSION BBQ **ihop** **STARBUCKS COFFEE**

IRWIN SIMPSON RD

DEERFIELD TOWNE CENTER

DICK'S SPORTING GOODS **REGAL**
BED BATH & BEYOND **WHOLE FOODS MARKET** **BARNES & NOBLE**
DUCK DONUTS **QDOBA MEXICAN EATS**
ULTA BEAUTY **Panera BREAD** **McALISTER'S DELI**

Cincinnati Children's **HOBBY LOBBY**
LOWE'S **Marshalls**
Staples **Chick-fil&**

COSTCO WHOLESALE **BEST BUY** **ALDI** **TARGET** **planet fitness**
KOHL'S **DUNKIN'** **CHIPOTLE MEXICAN RESTAURANT** **Michael's** **McDonald's**
Cracker Barrel **LONGHORN RESTAURANT** **petco**
Wendy's **Olive Garden** **OLD NAVY** **BURGER KING**

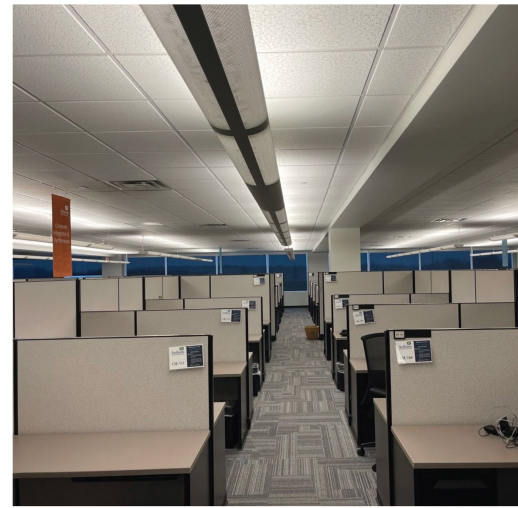
MENARDS **Walgreens**
meijer **at home** **DOLLAR TREE**

22

INTERSTATE
71

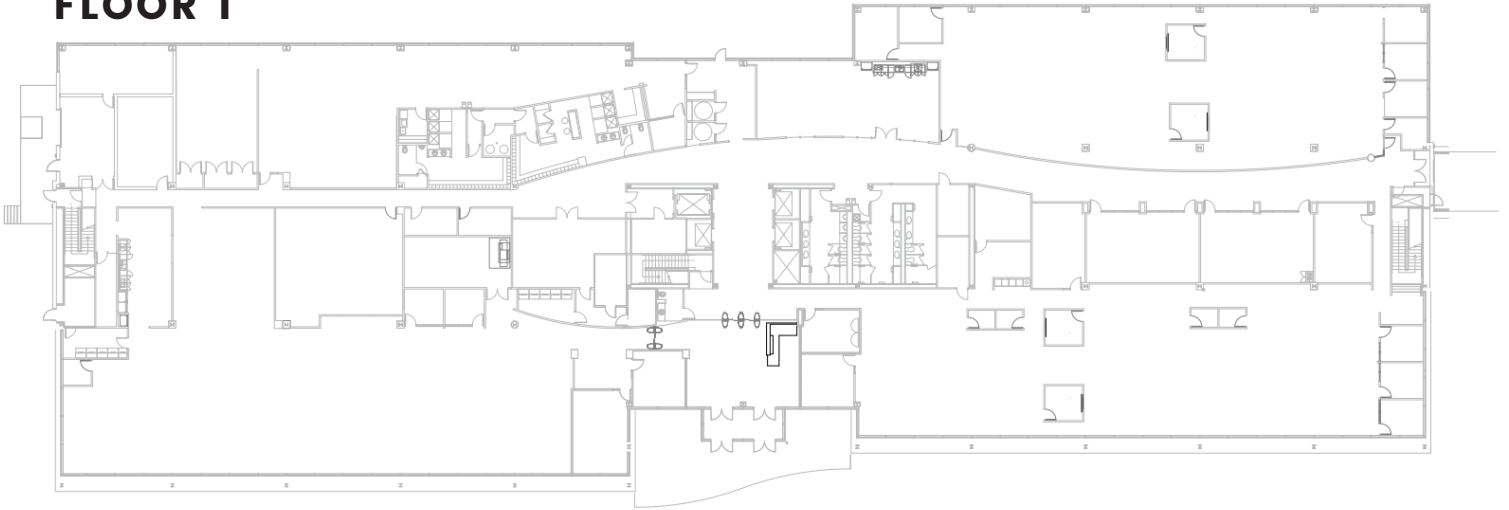
MASON RD

4241 IRWIN SIMPSON RD PHOTOS



4241 IRWIN SIMPSON RD FLOORPLANS

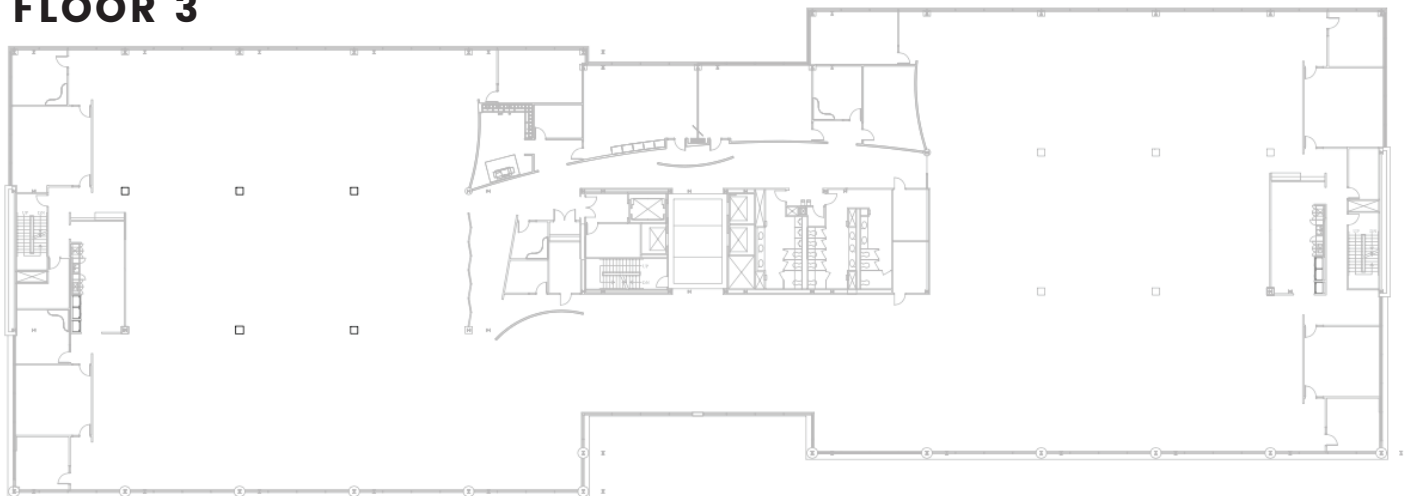
FLOOR 1



FLOOR 2

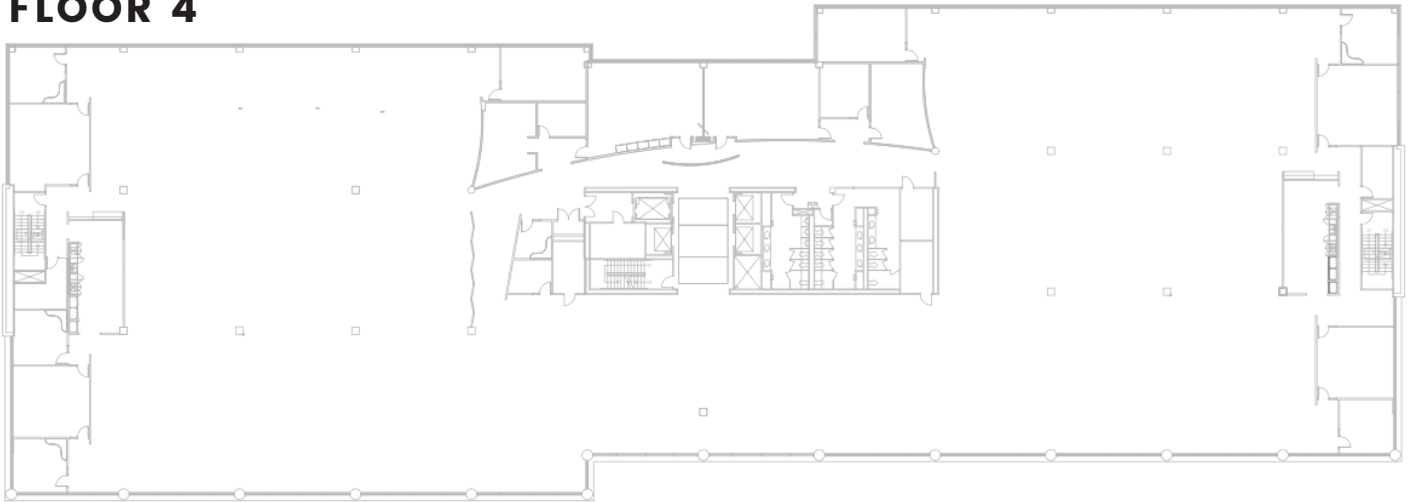


FLOOR 3

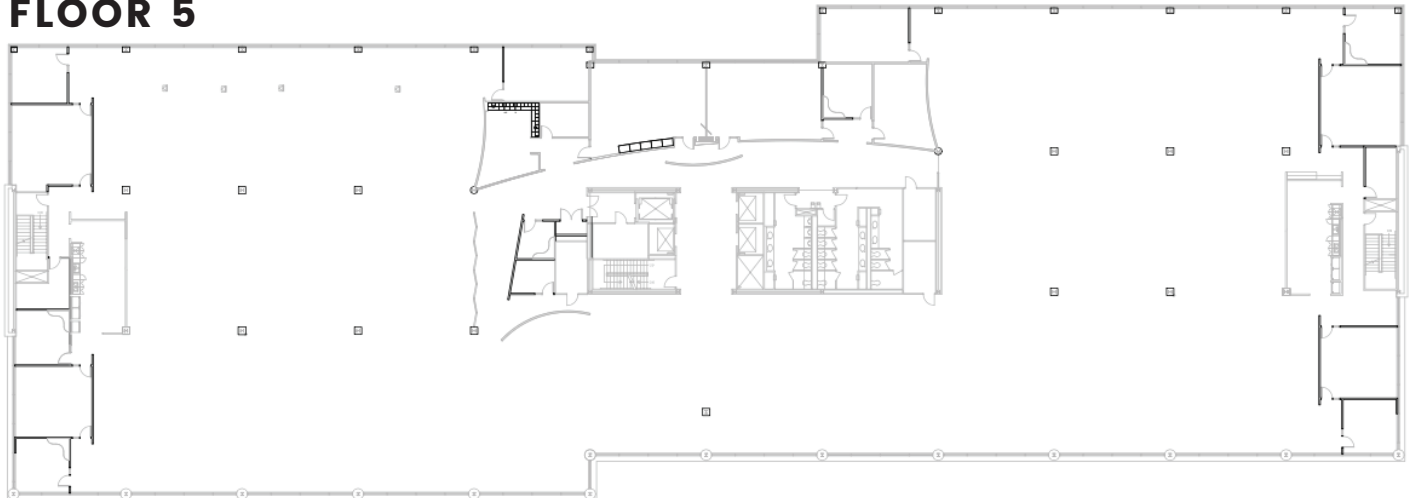


4241 IRWIN SIMPSON RD FLOORPLANS

FLOOR 4



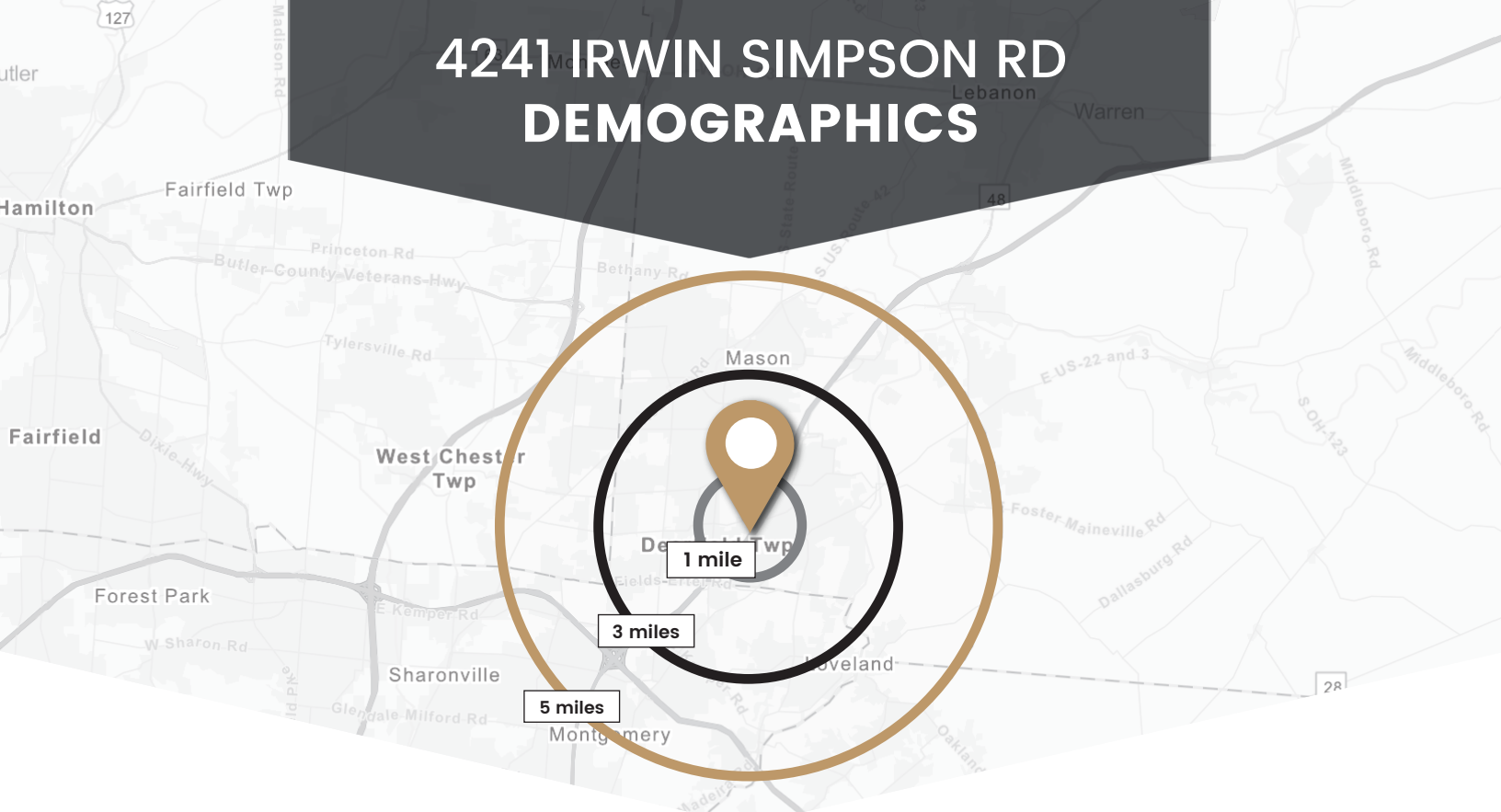
FLOOR 5



ON-SITE FITNESS CENTER WITH LOCKERS AND SHOWERS



4241 IRWIN SIMPSON RD DEMOGRAPHICS



| 2021 Summary | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------|-----------|-----------|
| Population | 6,066 | 60,747 | 145,862 |
| Households | 2,628 | 24,035 | 55,638 |
| Families | 1,615 | 16,271 | 39,695 |
| Average Household Size | 2.31 | 2.52 | 2.61 |
| Owner Occupied Housing Units | 1,638 | 17,080 | 42,966 |
| Renter Occupied Housing Units | 990 | 6,955 | 12,671 |
| Median Age | 38.6 | 39.5 | 40.4 |
| Median Household Income | \$101,380 | \$100,562 | \$101,667 |
| Average Household Income | \$130,884 | \$129,206 | \$134,201 |

| 2026 Summary | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------|-----------|-----------|
| Population | 6,469 | 63,006 | 150,993 |
| Households | 2,811 | 24,986 | 57,707 |
| Families | 1,716 | 16,792 | 40,935 |
| Average Household Size | 2.30 | 2.52 | 2.60 |
| Owner Occupied Housing Units | 1,783 | 17,905 | 44,693 |
| Renter Occupied Housing Units | 1,028 | 7,081 | 13,014 |
| Median Age | 39.0 | 40.4 | 41.2 |
| Median Household Income | \$107,154 | \$107,096 | \$109,308 |
| Average Household Income | \$142,313 | \$141,422 | \$147,089 |

KEY FACTS

- Population: 6,066
- Median Age: 38.6
- Average Household Size: 2.3
- Median Household Income: \$101,380

EDUCATION

- No High School Diploma: 2%
- High School Graduate: 10%
- Some College: 19%
- Bachelor's/Grad/Pr of Degree: 69%

INCOME

- Median Household Income: \$101,380
- Per Capita Income: \$54,991
- Median Net Worth: \$278,439

BUSINESS

- Total Businesses: 505
- Total Employees: 13,548

EMPLOYMENT

- White Collar: 88%
- Blue Collar: 6%
- Services: 6%
- Unemployment Rate: 1.8%

Households By Income

The largest group: \$100,000 - \$149,999 (22.8%)
The smallest group: <\$15,000 (2.4%)

| Indicator ▲ | Value | Diff |
|-----------------------|-------|-------|
| <\$15,000 | 2.4% | -1.4% |
| \$15,000 - \$24,999 | 4.7% | +0.5% |
| \$25,000 - \$34,999 | 2.5% | -1.2% |
| \$35,000 - \$49,999 | 5.3% | -5.1% |
| \$50,000 - \$74,999 | 18.2% | -0.2% |
| \$75,000 - \$99,999 | 15.9% | +1.7% |
| \$100,000 - \$149,999 | 22.8% | +4.0% |
| \$150,000 - \$199,999 | 11.0% | -0.5% |
| \$200,000+ | 17.3% | +2.5% |

Bars show deviation from Warren County

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

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