

# 6951 Cintas

6951 Cintas Blvd., Mason, OH 45040

For Sale and For Lease





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## Property Highlights



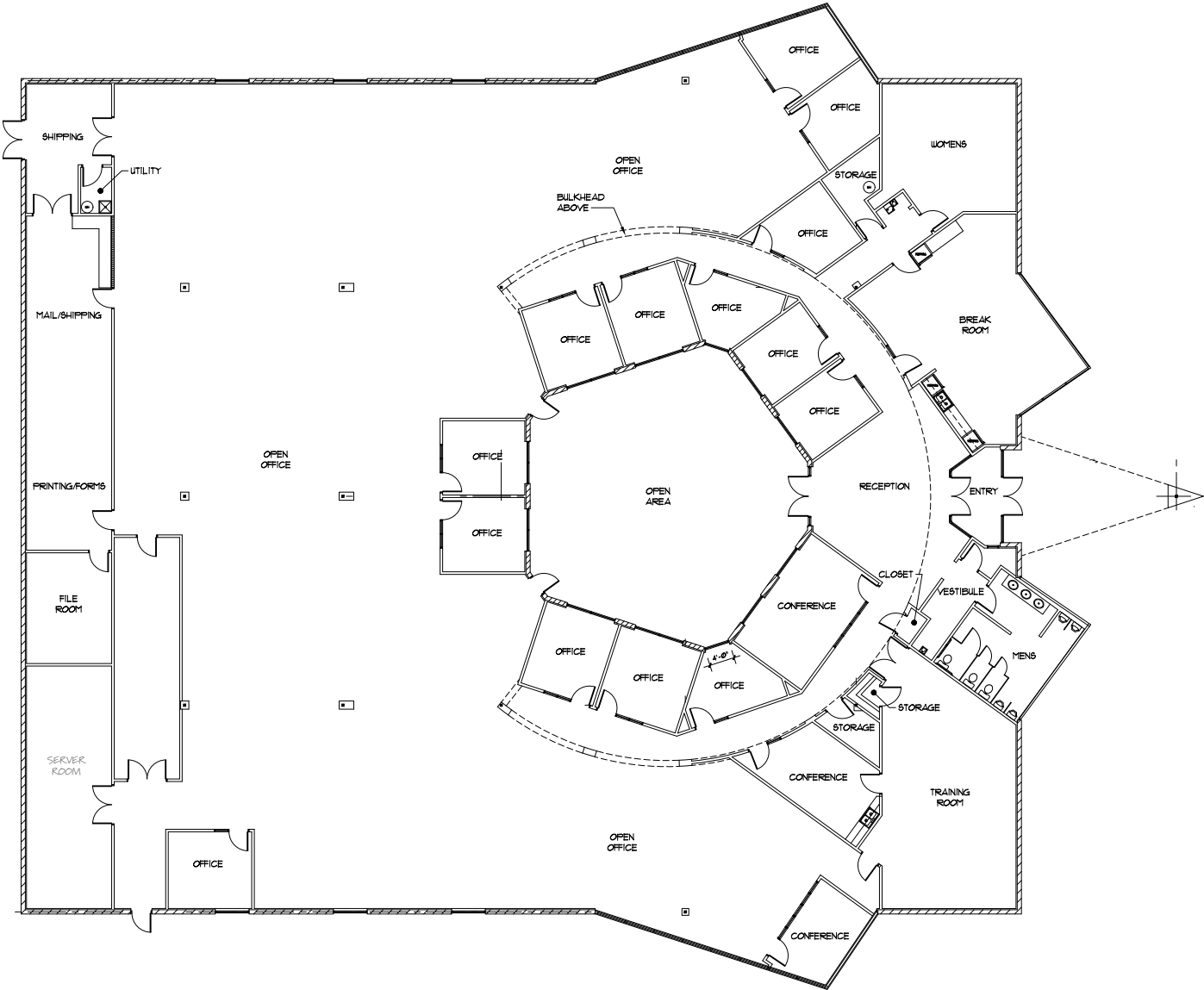
- 23,064 sf single-story office building
- Newly renovated
- Single-tenant occupancy
- Ideal for call center
- Central courtyard extends outdoor view to several offices and conference rooms
- Redundant power
- Large storage garage with 4 double-size doors
- 174 parking spaces on 2.66 acres (generous 8:1,000 ratio)
- Building and monument signage
- High visibility from Western Row Road with 22,325 average daily vehicle count
- Immediate access to I-71
- Rental rate \$13.00/sf Net plus \$6.25/sf OpEx + janitorial and utilities
- Sale price \$2,750,000



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## Space Plan



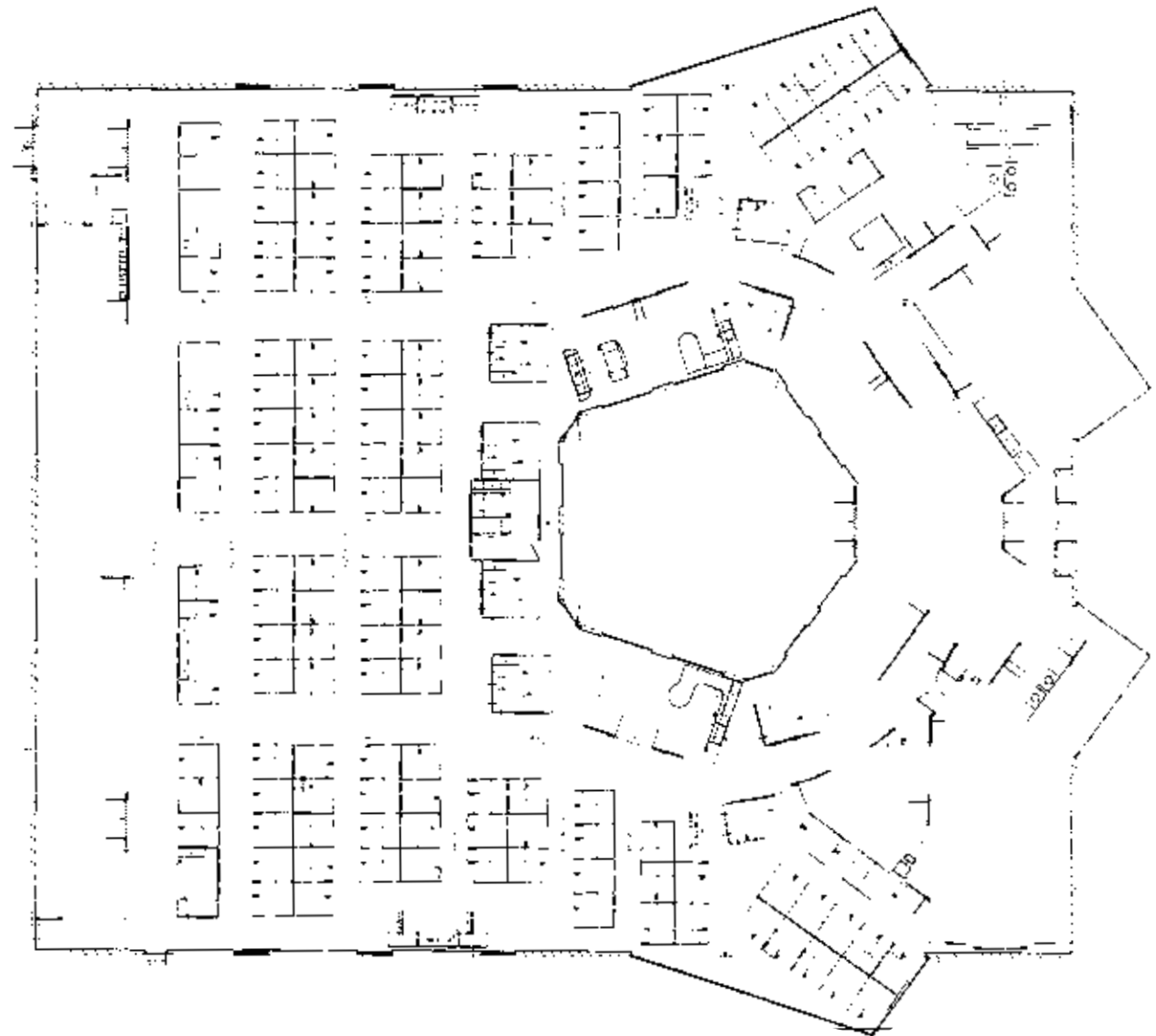
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## Furniture Plan

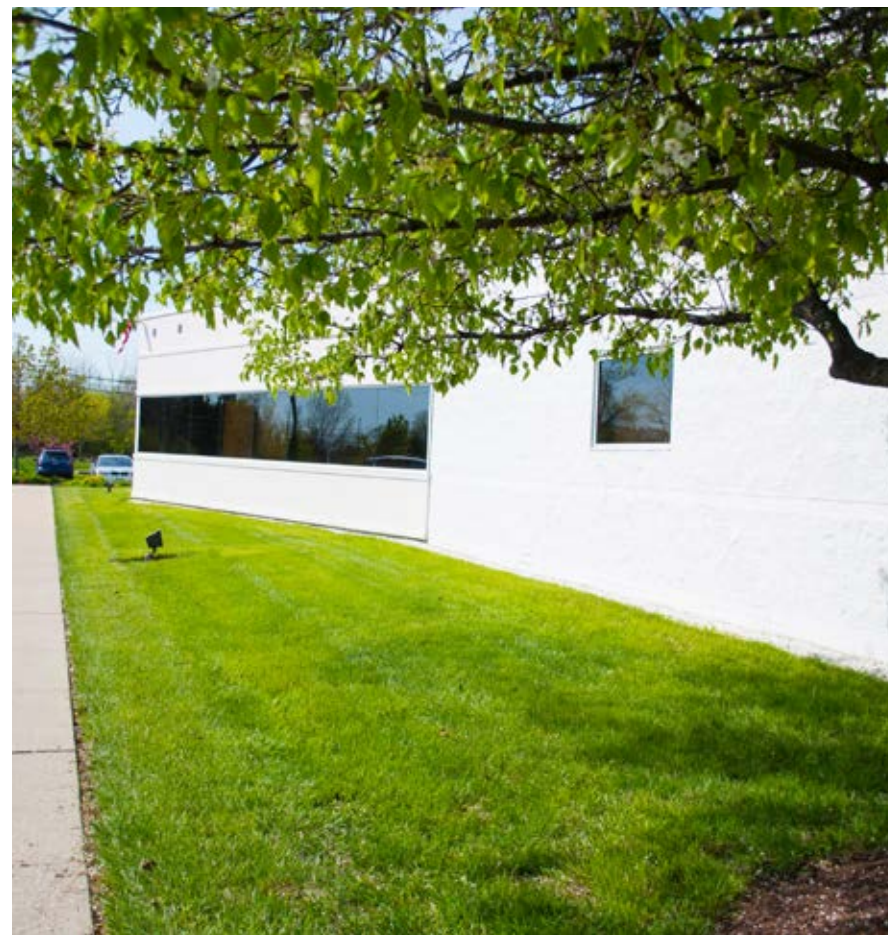


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## Property Specs

<b>Submarket</b>	Mason
<b>Address</b>	6951 Cintas Boulevard, Mason, OH 45040
<b>Year Built</b>	1994
<b>Building SF</b>	23,064
<b>Garage</b>	2,208
<b>Total Parking</b>	166 Spaces + 8 Garage
<b>Available Parking Ratio</b>	8:1,000
<b>Acreage</b>	2.66
<b>Access</b>	Immediate access off I-71 & Kings Island Drive
<b>Ceiling Heights</b>	9.5'
<b>Building Systems</b>	
HVAC	8 rooftop units
Security Systems	In place
Sprinkler Systems	Wet system with dry in server room
Life/Safety	In place
<b>Signage</b>	Building + monument signage

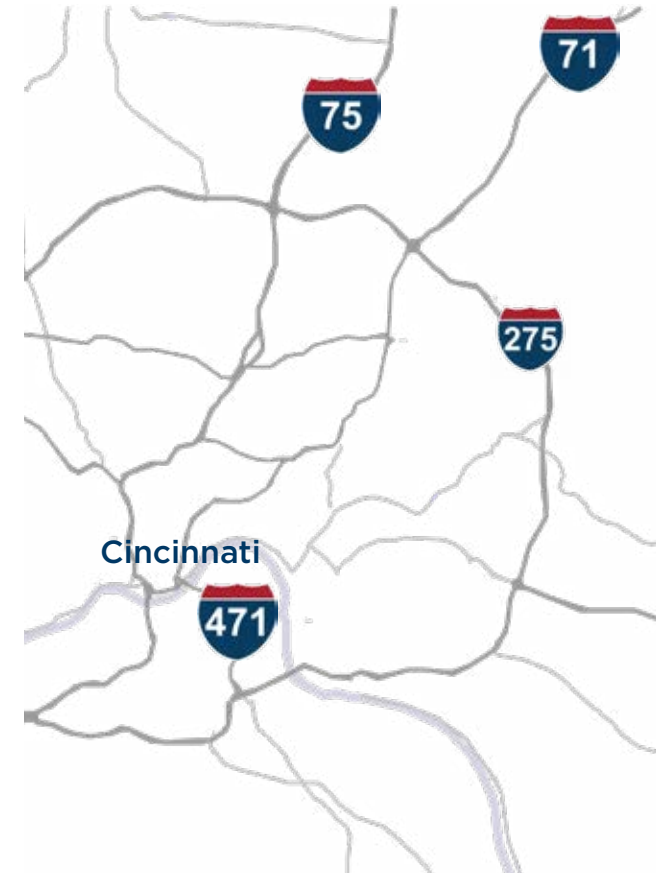


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## Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population (2019)	5,797	53,746	135,719
Projected Population (2024)	6,093	56,406	141,367
Estimated Households (2019)	2,509	21,717	52,489
Projected Households (2024)	2,656	22,985	54,800
Est. Avg. Household Income (2019)	\$116,672	\$117,063	\$123,697
Proj. Avg. Household Income (2024)	\$135,453	\$134,038	\$144,461
Est. Median Household Income (2019)	\$93,159	\$89,352	\$98,237
Proj. Median Household Income (2024)	\$106,269	\$103,135	\$113,071
Median Age	40.1 Years	38.1 Years	38.1 Years
<b>2019 Est. Annual Daily Traffic for Western Row Rd. at Cintas Blvd.:</b>			<b>22,481</b>
<b>2019 Est. Annual Daily Traffic for I-71 North of Western Row Rd.:</b>			<b>76,170</b>





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Location

