

5300 Kings Island Drive
Deerfield Township, OH 45040

FOR SALE/LEASE

OFFICE SPACE | 159,421 SF

Multiple Spaces Available
8,508 SF - 19,321 SF

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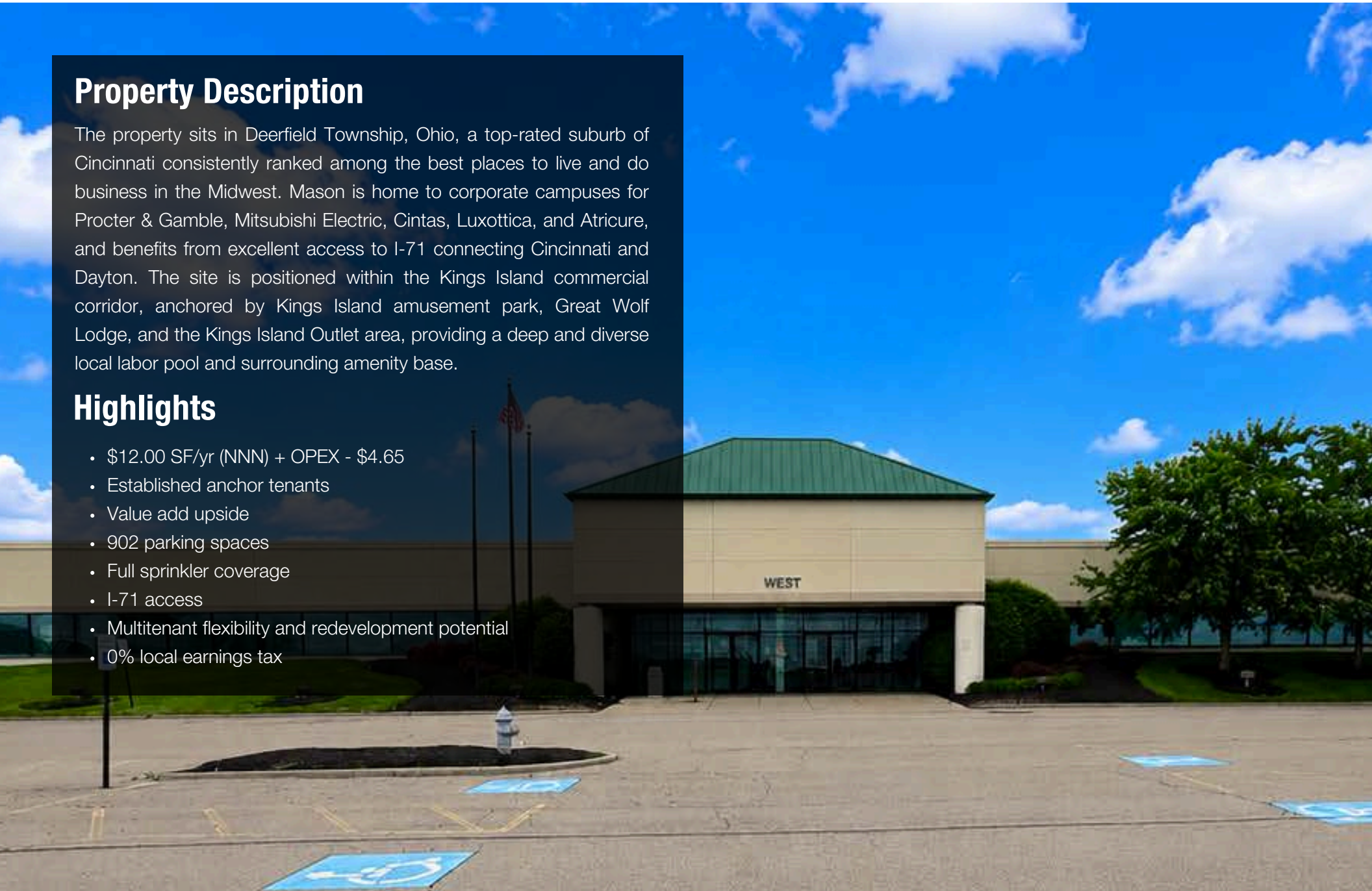
4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

Property Description

The property sits in Deerfield Township, Ohio, a top-rated suburb of Cincinnati consistently ranked among the best places to live and do business in the Midwest. Mason is home to corporate campuses for Procter & Gamble, Mitsubishi Electric, Cintas, Luxottica, and Atricure, and benefits from excellent access to I-71 connecting Cincinnati and Dayton. The site is positioned within the Kings Island commercial corridor, anchored by Kings Island amusement park, Great Wolf Lodge, and the Kings Island Outlet area, providing a deep and diverse local labor pool and surrounding amenity base.

Highlights

- \$12.00 SF/yr (NNN) + OPEX - \$4.65
- Established anchor tenants
- Value add upside
- 902 parking spaces
- Full sprinkler coverage
- I-71 access
- Multitenant flexibility and redevelopment potential
- 0% local earnings tax



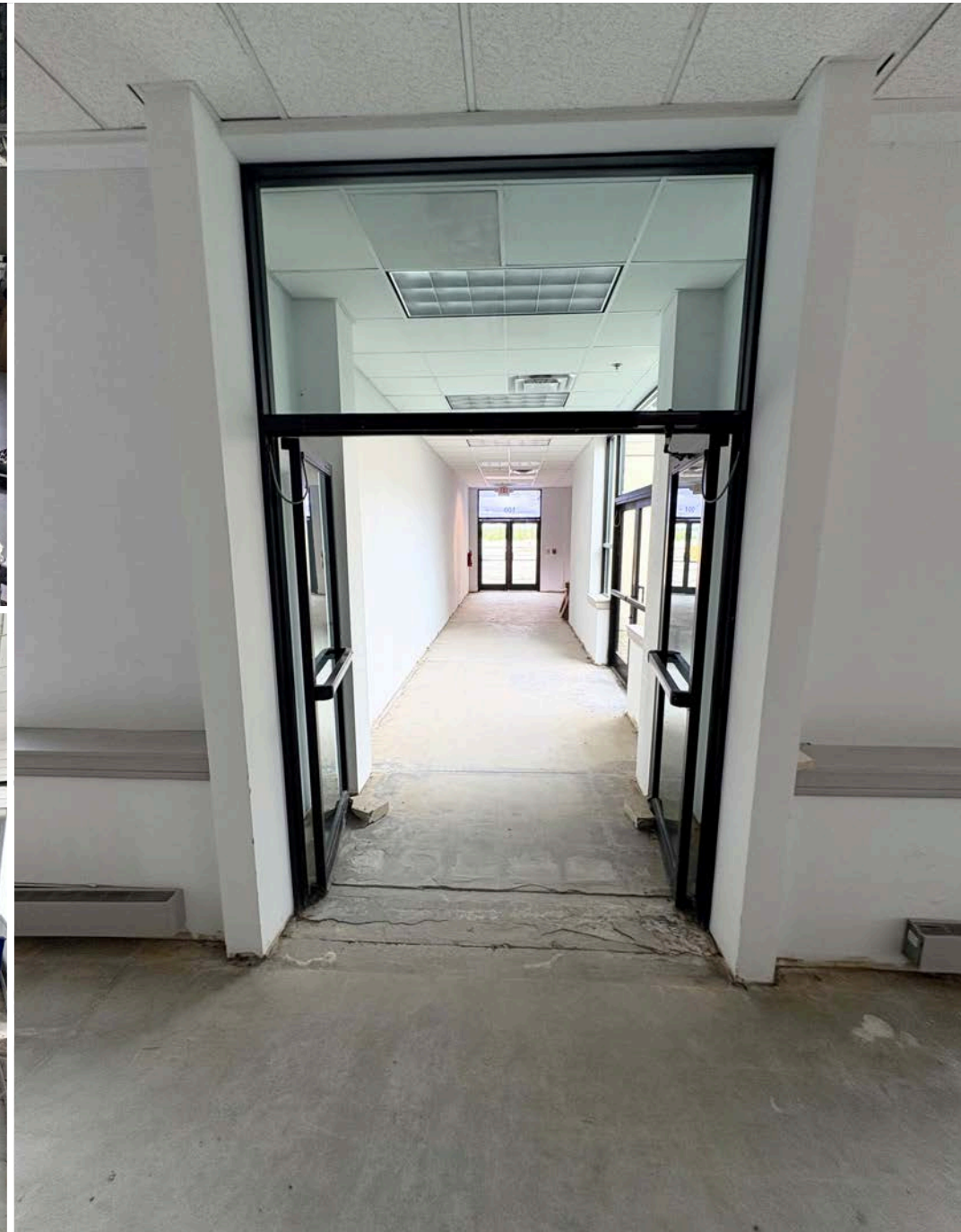
Aerial Map

5300 Kings Island Drive | 03



Space 100

5300 Kings Island Drive | 04



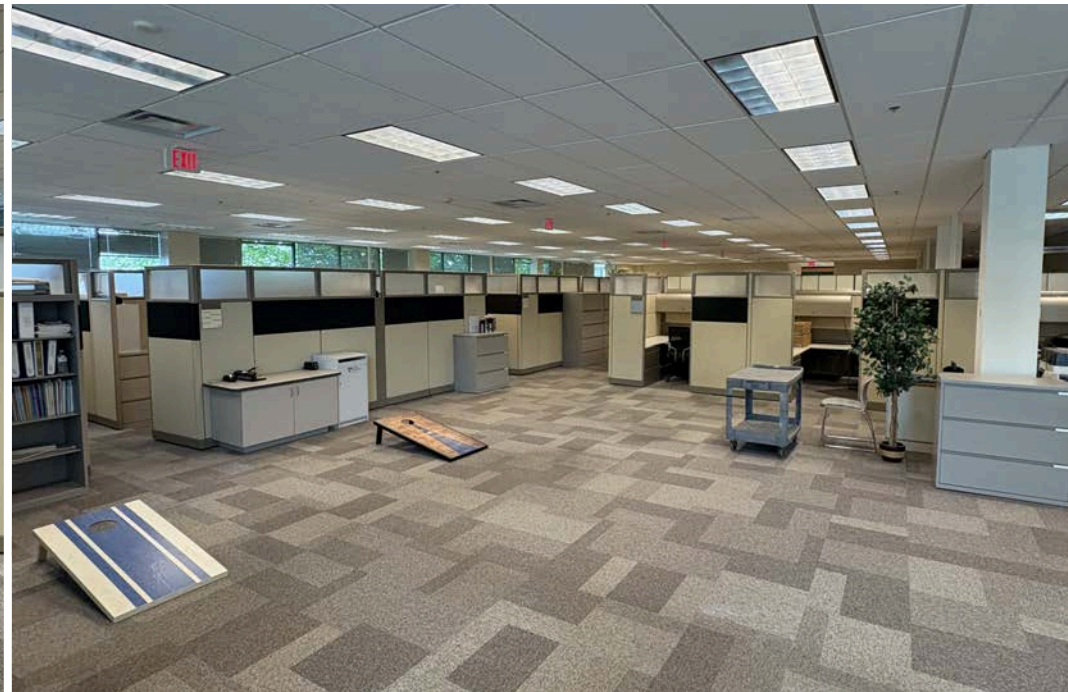
Space 102A

5300 Kings Island Drive | 05



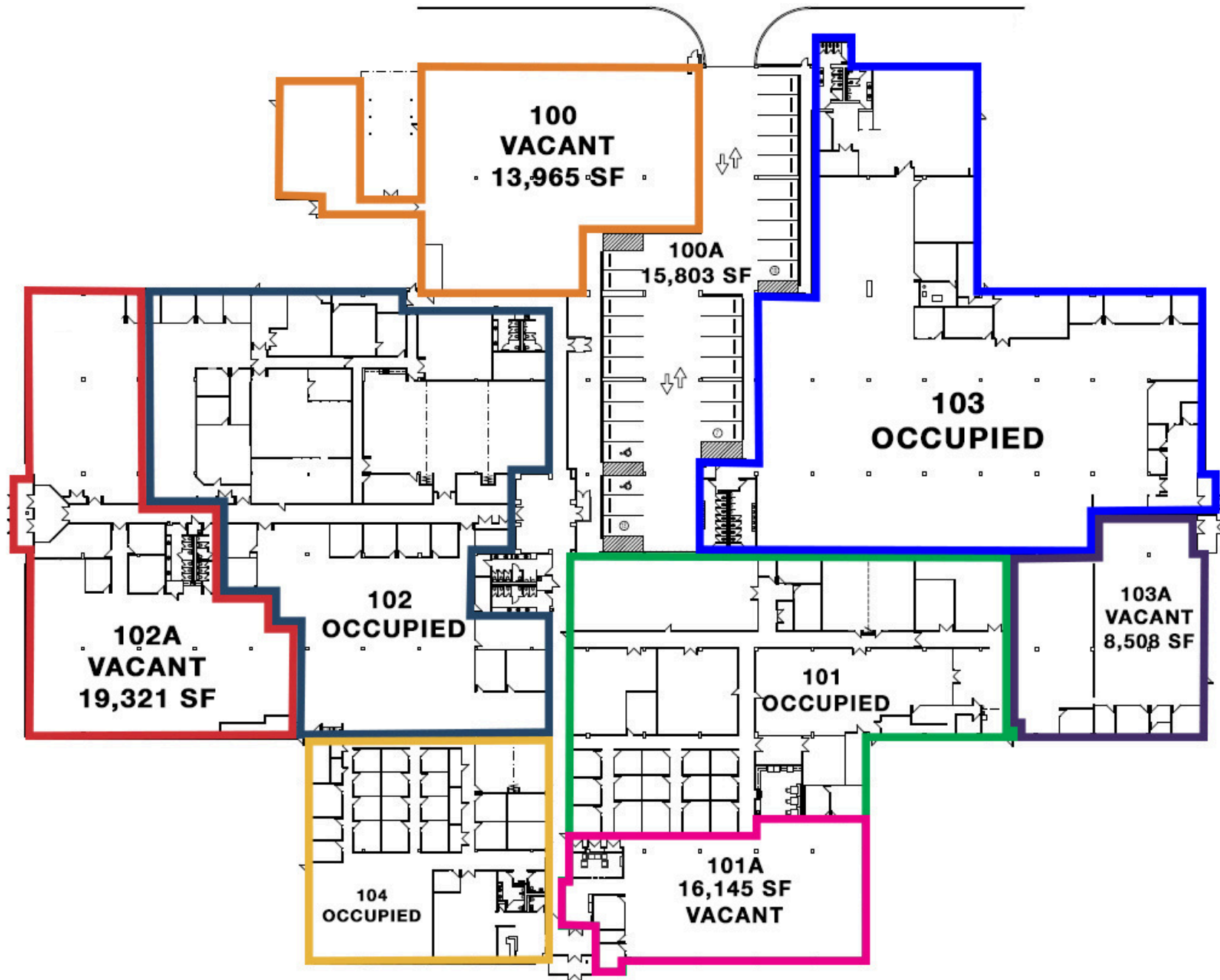
Space 101A

5300 Kings Island Drive | 06



FLOOR PLAN

5300 Kings Island Drive | 07



RETAILER MAP

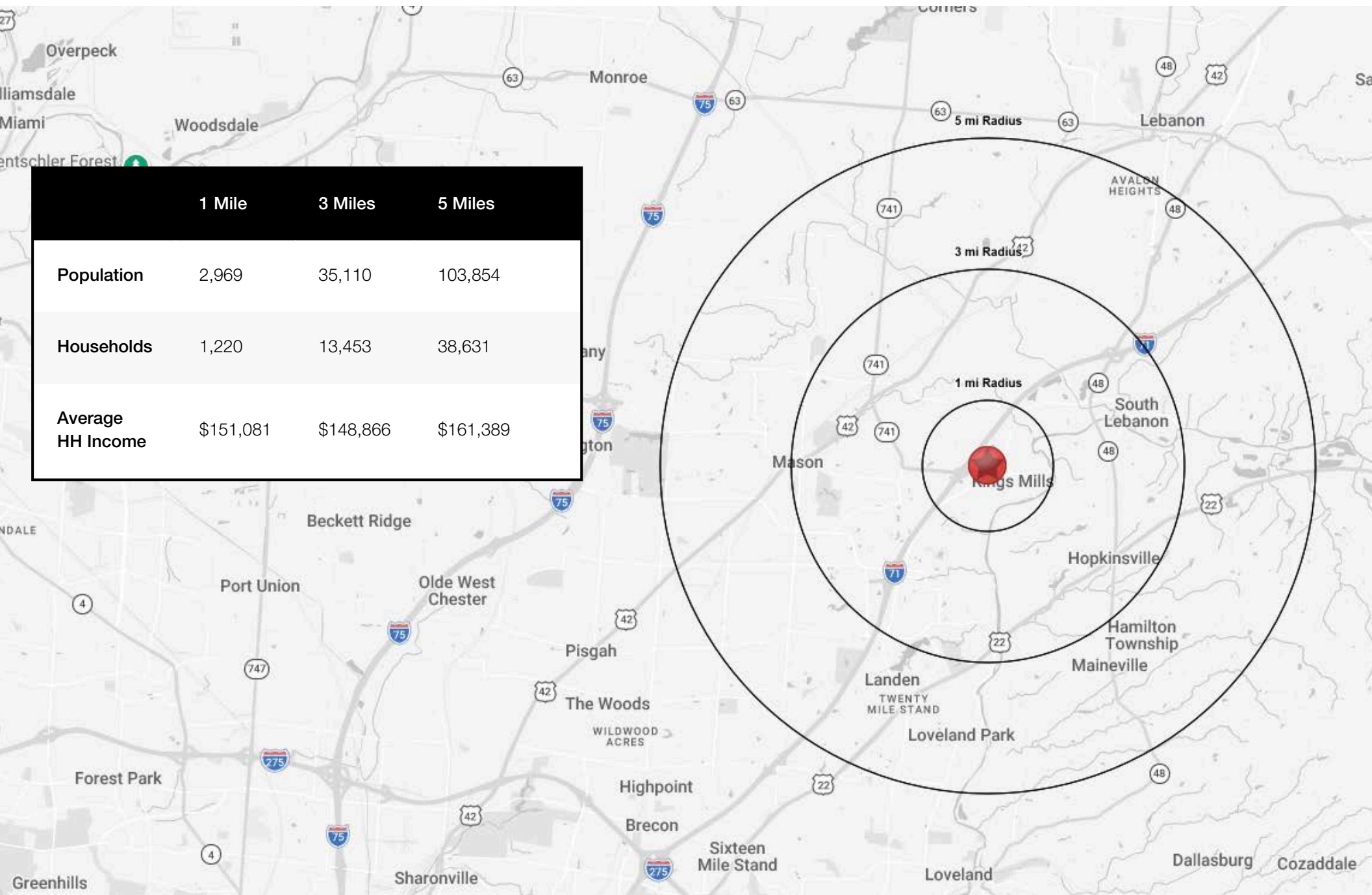
5300 Kings Island Drive | 08



DEMOGRAPHICS

5300 Kings Island Drive | 09

	1 Mile	3 Miles	5 Miles
Population	2,969	35,110	103,854
Households	1,220	13,453	38,631
Average HH Income	\$151,081	\$148,866	\$161,389



THANK YOU

STAY CONNECTED



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