

**5540 Kings Mills Road  
Mason, OH 45040**

**1,000 SF Office/Retail For  
Lease**



**AVAILABLE:**

1,000 SF

**USES:**

Retail/Office

**OFFERED AT:**

\$19 PSF NNN

\$5.00 PSF NNN estimated OpEx

**LOCATION:**

The property is situated in the city of Mason, one of Southwest Ohio's most economically vibrant and affluent business communities. This submarket features an exceptional corporate climate, top-tier public infrastructure, and a rapidly expanding residential base.

**SUMMARY:**

Retail/office space with excellent visibility on Kings Mills Road (OH 741) with easy access to I-71 - 0.2 miles to I-71 at the Kings Mills Road (OH 741) exit.



**North Ridge Realty Group**

7182 Liberty Centre Drive, Suite M  
West Chester, OH 45069

**Marshall Stretch**

VP Sales & Leasing  
513.504.8232 Mobile

# OVERVIEW

1,000 SF Office/  
Retail For Lease

**SUITE:**  
5540

**OCCUPANCY:**  
Immediate

**PROPERTY INFO:**

- 1,000 SF office/retail space available for lease
- Reception, 2 12'x12' offices, breakroom, IT/mechanical, & restroom
- Pylon signage available
- Highly developed commercial corridor
- Ample parking
- Over 22K VPD (2025)
- Co-tenants: Subway, Pizza Hut, Ameristop, & Liberty Tax



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# PHOTOS

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# AERIAL MAP

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