

GOVERNOR'S POINTE

More Information:



9380-9600 Mason-Montgomery Rd., Mason, OH 45040



PROPERTY FEATURES

- Anchored by Hobby Lobby, Burlington, Marshalls and Dayou Asian Market in addition to a diverse national credit tenant line-up.
- Governor's Pointe is strategically located in one of Cincinnati's strongest submarkets supported by phenomenal demographics.
- Mason is home to worldwide and corporate headquarters for Proctor & Gamble, Lenscrafters and Cintas. These major employers provide a solid employment and income base for the area, and drive significant daytime traffic to the property.



DEMOGRAPHICS

(2022 estimates)

	Population 	Households 	Average HH Income 	Daytime Population
1 Mile	6,716	2,759	\$139,999	17,983
3 Miles	67,614	26,387	\$143,396	53,640
5 Miles	151,881	58,570	\$148,182	111,357
Trade Area	167,575	63,293	\$155,535	112,242

TRAFFIC COUNTS

35,410 VPD - on Mason-Montgomery Road directly in front of the site.

KEY TENANTS

Marshalls

HOBBY LOBBY

Burlington



SELECT STRATEGIES REALTY

BRIAN NELTNER

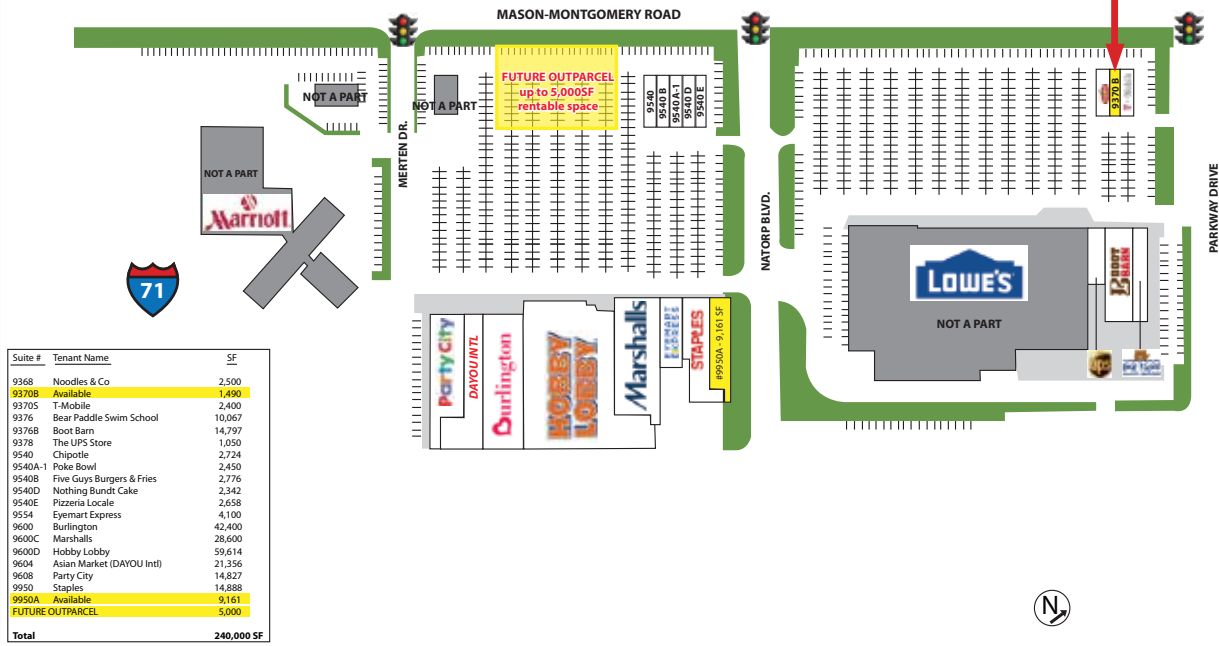
400 Techne Center Drive
Suite 320
Milford, OH 45150
Direct: 513.535.8506
brian@selectstrat.com
www.selectstrat.com

SITE PLAN

Governor's Pointe

9380 Mason Montgomery Road
Mason, OH 45040

Featured Space
1,490 SF



Suite #	Tenant Name	SF
9368	Noodles & Co	2,500
9370B	Available	1,490
9370S	T-Mobile	2,400
9376	Bear Paddle Swim School	10,067
9376B	Boot Barn	14,797
9378	The UPS Store	1,050
9540	Chipotle	2,724
9540A-1	Poke Bowl	2,450
9540B	Five Guys Burgers & Fries	2,776
9540D	Nothing Bundt Cake	2,342
9540E	Pizzeria Locale	2,658
9554	Ejemark Express	4,100
9600	Burlington	42,400
9600C	Marshalls	28,600
9600D	Hobby Lobby	59,614
9604	Asian Market (DAYOU Intl)	21,356
9608	Party City	14,827
9950	Staples	14,888
9950A	Available	9,161
FUTURE OUTPARCEL		5,000
Total		240,000 SF



RETAIL AERIAL

