

# Former Restaurant Space for Sale

1061 Reading Road | Mason, OH | 45040



| COUNTY | PROPERTY TYPE | ZONING | SPACE AVAILABLE        | PRICING     |
|--------|---------------|--------|------------------------|-------------|
| Warren | Restaurant    | B2     | 2,938 SF   1.054 Acres | \$1,290,000 |

## Property & Location Highlights:

- Located on a highly visible corner lot on State Route 42 with over 500' of frontage
- Nearly 50 parking spaces
- Lighted roadside store sign in front
- Green area (100' x 80') included in the lot for future expansion
- Full liquor license (D1, D2, D3, & D6) included with the sale
- Store includes three (3) 7.5 ton roof top HVAC: 2 (11-years-old) for the dining area and 1 (6-years old) for the kitchen
- Duro-last white PVC roofing system with 20-years transferable warranty from 2023
- 16' exhaust hood and walk-in cooler & freezer, designated dish washing area & food prep area, manager's office
- Tenant's equipment & personal property available for sale separately, negotiable between buyer & tenant

For more information, contact:



**Henkle Schueler**  
COMMERCIAL REAL ESTATE

**Jeff Baumgardner**  
Commercial Sales Associate

O: 513.228.6209  
C: 937.684.2023  
[jbaumgardner@hsabh.com](mailto:jbaumgardner@hsabh.com)



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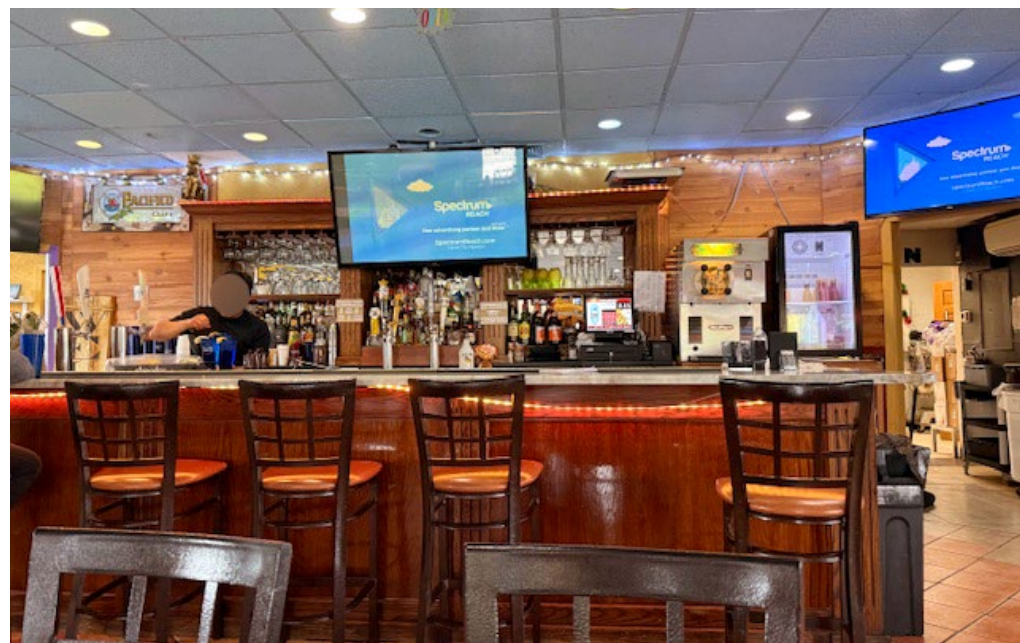
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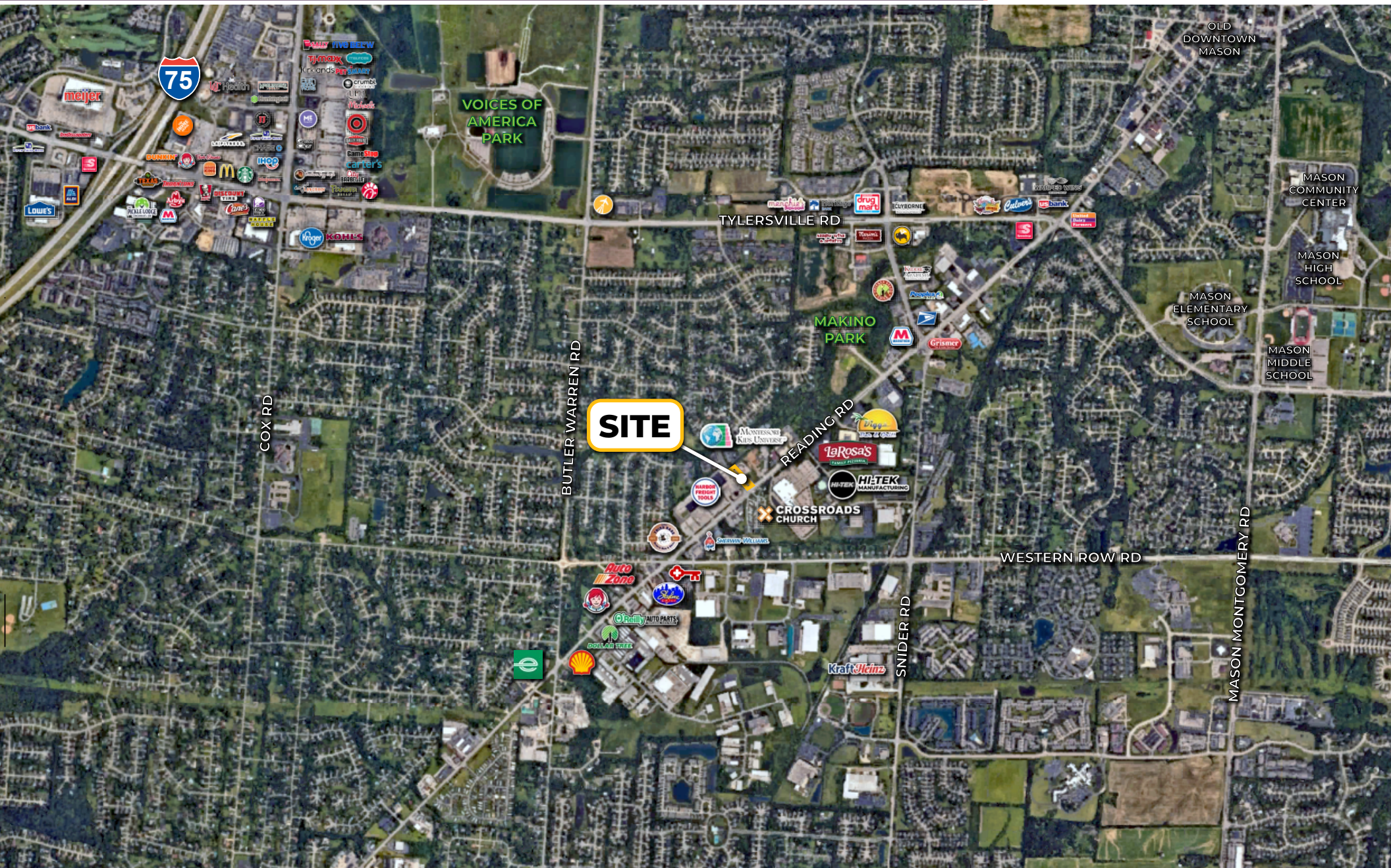
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## DEMOGRAPHICS

| Radius                             | 1 Mile    |        | 5 Mile    |        | 10 Mile   |        |
|------------------------------------|-----------|--------|-----------|--------|-----------|--------|
| Population                         |           |        |           |        |           |        |
| 2029 Projection                    | 8,715     |        | 162,073   |        | 463,835   |        |
| 2024 Estimate                      | 8,176     |        | 154,517   |        | 449,246   |        |
| 2020 Census                        | 8,186     |        | 151,861   |        | 441,384   |        |
| Growth 2024 - 2029                 | 6.59%     |        | 4.89%     |        | 3.25%     |        |
| Growth 2020 - 2024                 | -0.12%    |        | 1.75%     |        | 1.78%     |        |
| 2024 Population by Hispanic Origin | 425       |        | 7,794     |        | 24,051    |        |
| 2024 Population                    | 8,176     |        | 154,517   |        | 449,246   |        |
| White                              | 5,875     | 71.86% | 111,585   | 72.22% | 329,252   | 73.29% |
| Black                              | 418       | 5.11%  | 8,419     | 5.45%  | 43,855    | 9.76%  |
| Am. Indian & Alaskan               | 17        | 0.21%  | 192       | 0.12%  | 654       | 0.15%  |
| Asian                              | 1,162     | 14.21% | 21,530    | 13.93% | 36,650    | 8.16%  |
| Hawaiian & Pacific Island          | 5         | 0.06%  | 124       | 0.08%  | 262       | 0.06%  |
| Other                              | 699       | 8.55%  | 12,666    | 8.20%  | 38,572    | 8.59%  |
| U.S. Armed Forces                  | 18        |        | 97        |        | 330       |        |
| Households                         |           |        |           |        |           |        |
| 2029 Projection                    | 3,245     |        | 60,694    |        | 173,055   |        |
| 2024 Estimate                      | 3,042     |        | 57,922    |        | 167,705   |        |
| 2020 Census                        | 3,043     |        | 57,088    |        | 164,642   |        |
| Growth 2024 - 2029                 | 6.67%     |        | 4.79%     |        | 3.19%     |        |
| Growth 2020 - 2024                 | -0.03%    |        | 1.46%     |        | 1.86%     |        |
| Owner Occupied                     | 2,075     | 68.21% | 42,682    | 73.69% | 121,237   | 72.29% |
| Renter Occupied                    | 968       | 31.82% | 15,240    | 26.31% | 46,469    | 27.71% |
| 2024 Households by HH Income       | 3,042     |        | 57,921    |        | 167,707   |        |
| Income: <\$25,000                  | 127       | 4.17%  | 3,351     | 5.79%  | 15,125    | 9.02%  |
| Income: \$25,000 - \$50,000        | 340       | 11.18% | 6,170     | 10.65% | 22,006    | 13.12% |
| Income: \$50,000 - \$75,000        | 403       | 13.25% | 7,783     | 13.44% | 23,811    | 14.20% |
| Income: \$75,000 - \$100,000       | 539       | 17.72% | 8,718     | 15.05% | 23,760    | 14.17% |
| Income: \$100,000 - \$125,000      | 675       | 22.19% | 6,765     | 11.68% | 20,552    | 12.25% |
| Income: \$125,000 - \$150,000      | 316       | 10.39% | 5,896     | 10.18% | 14,563    | 8.68%  |
| Income: \$150,000 - \$200,000      | 367       | 12.06% | 8,687     | 15.00% | 20,847    | 12.43% |
| Income: \$200,000+                 | 275       | 9.04%  | 10,551    | 18.22% | 27,043    | 16.13% |
| 2024 Avg Household Income          | \$117,374 |        | \$136,396 |        | \$124,975 |        |
| 2024 Med Household Income          | \$104,148 |        | \$110,859 |        | \$99,106  |        |

| Business Employment by Type      | # of Businesses | # Employees  | #Emp/Bus  |
|----------------------------------|-----------------|--------------|-----------|
| <b>Total Businesses</b>          | <b>530</b>      | <b>5,359</b> | <b>10</b> |
| Retail & Wholesale Trade         | 72              | 1,238        | 17        |
| Hospitality & Food Service       | 27              | 413          | 15        |
| Real Estate, Renting, Leasing    | 21              | 107          | 5         |
| Finance & Insurance              | 36              | 154          | 4         |
| Information                      | 7               | 56           | 8         |
| Scientific & Technology Services | 42              | 270          | 6         |
| Management of Companies          | 0               | 0            | 0         |
| Health Care & Social Assistance  | 144             | 929          | 6         |
| Educational Services             | 17              | 238          | 14        |
| Public Administration & Sales    | 1               | 6            | 6         |
| Arts, Entertainment, Recreation  | 15              | 138          | 9         |
| Utilities & Waste Management     | 18              | 204          | 11        |
| Construction                     | 21              | 76           | 4         |
| Manufacturing                    | 32              | 1,222        | 38        |
| Agriculture, Mining, Fishing     | 1               | 3            | 3         |
| Other Services                   | 76              | 305          | 4         |

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