

LAND FOR SALE LAND AT MASON-MONTGOMERY AND BETHANY ROADS

Mason-Montgomery Road, Mason, OH 45040



SALE OFFERING:

SALE PRICE: \$935,000

PROPERTY INFORMATION:

LOT SIZE: +/- 2.2 acres

ZONING: B-2

COUNTY: Warren

MARKET: Cincinnati

SUBMARKET: Mason

PROPERTY HIGHLIGHTS:

- Sale price: \$935,000; \$425,000 per acre.
- Pad-ready parcel with all utilities to site; share drive with new UDF.
- Prime location in Mason – the largest city in Warren County and home to a prestigious local business community that includes Procter & Gamble, Luxottica and Mitsubishi Electrical Automotive America.
- Mason businesses employ an estimated 23,800 people, including about three quarters of the city's nighttime population. With 12,000 of these employees working within three miles of the property, the site offers a vast customer base from which to draw.
- Mason offers creative innovation centers to help grow business including The Campus Technology District & Business Accelerator.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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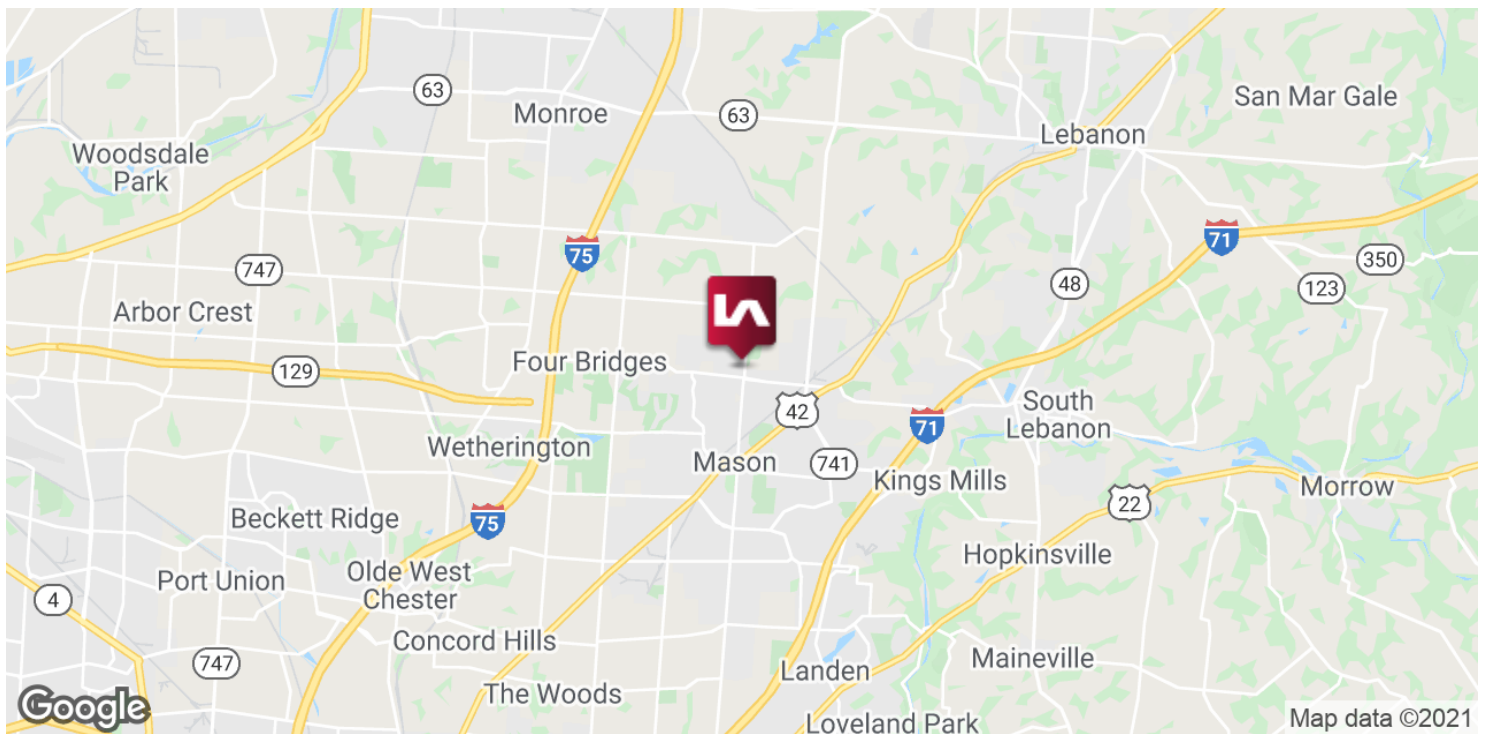
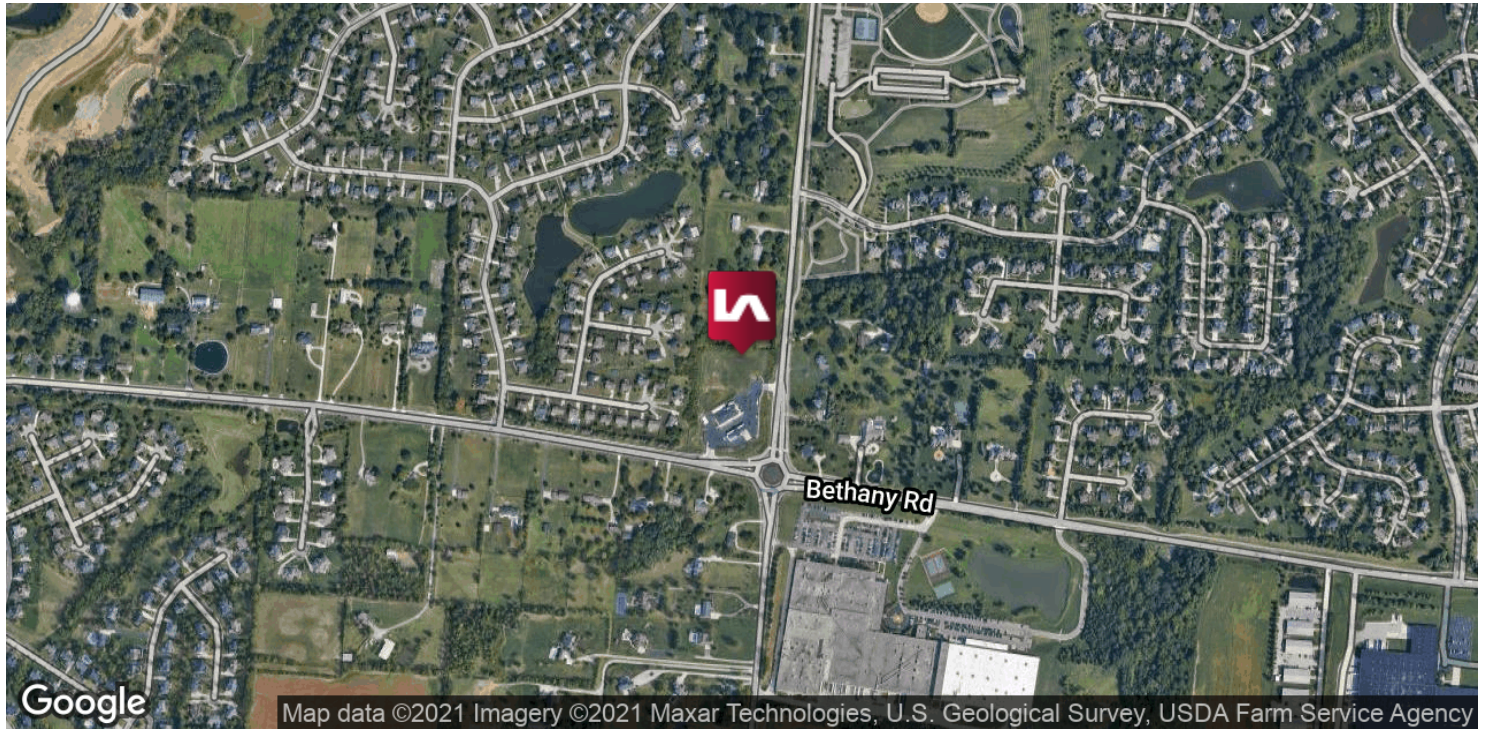
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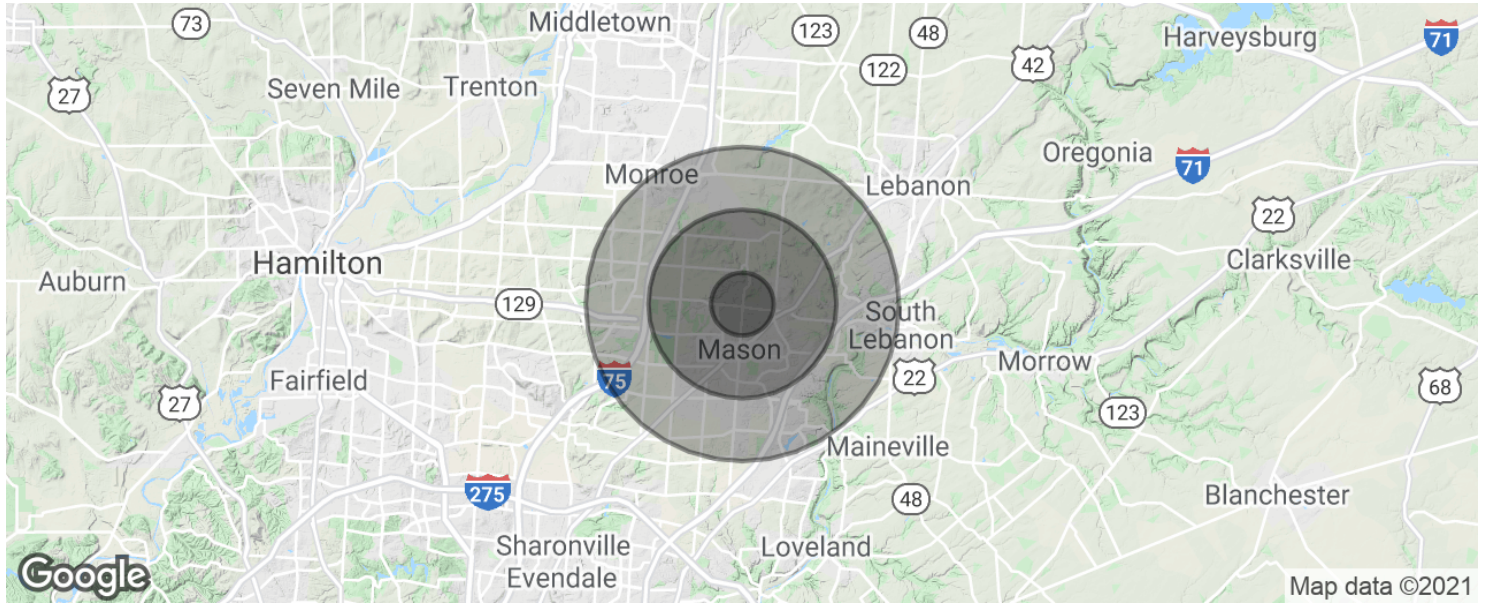
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,123	50,361	112,894
Median age	35.9	36.0	36.7
Median age (Male)	34.2	34.6	35.6
Median age (Female)	36.5	36.4	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,108	17,824	40,989
# of persons per HH	2.9	2.8	2.8
Average HH income	\$110,828	\$103,304	\$98,205
Average house value		\$259,756	\$285,481

* Demographic data derived from 2010 US Census

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