

FOR LEASE

New Retail Development



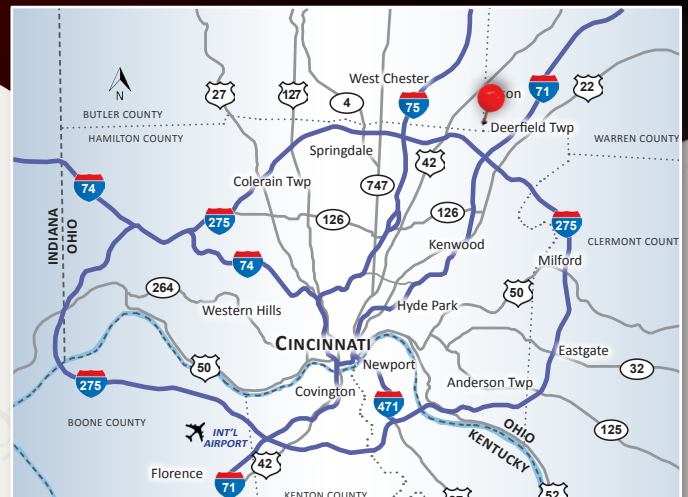
SEC Mason Montgomery Road & Western Row Road
Mason, OH 45040

PROPERTY HIGHLIGHTS

- Proposed 20,500 SF of Multi-Tenant and Retail/Restaurant Buildings
- Adjacent to New Largest Dorothy Lane Market Grocery Store (Now Open)
- Monument Signage Available
- Close Proximity to Luxottica, Anthem, Cintas, Proctor & Gamble, & Kings Island
- Traffic Counts:
Mason Montgomery Road - 26,063 ADT
Western Row Road - 7,520 ADT

DEMOGRAPHICS

Year 2025	One Mile	Three Mile	Five Mile
Estimated Population	9,296	63,703	149,776
Median Income	\$128,628	\$131,090	\$129,007
Average HH Income	\$173,604	\$171,126	\$169,524
Daytime Population	5,381	46,189	85,095



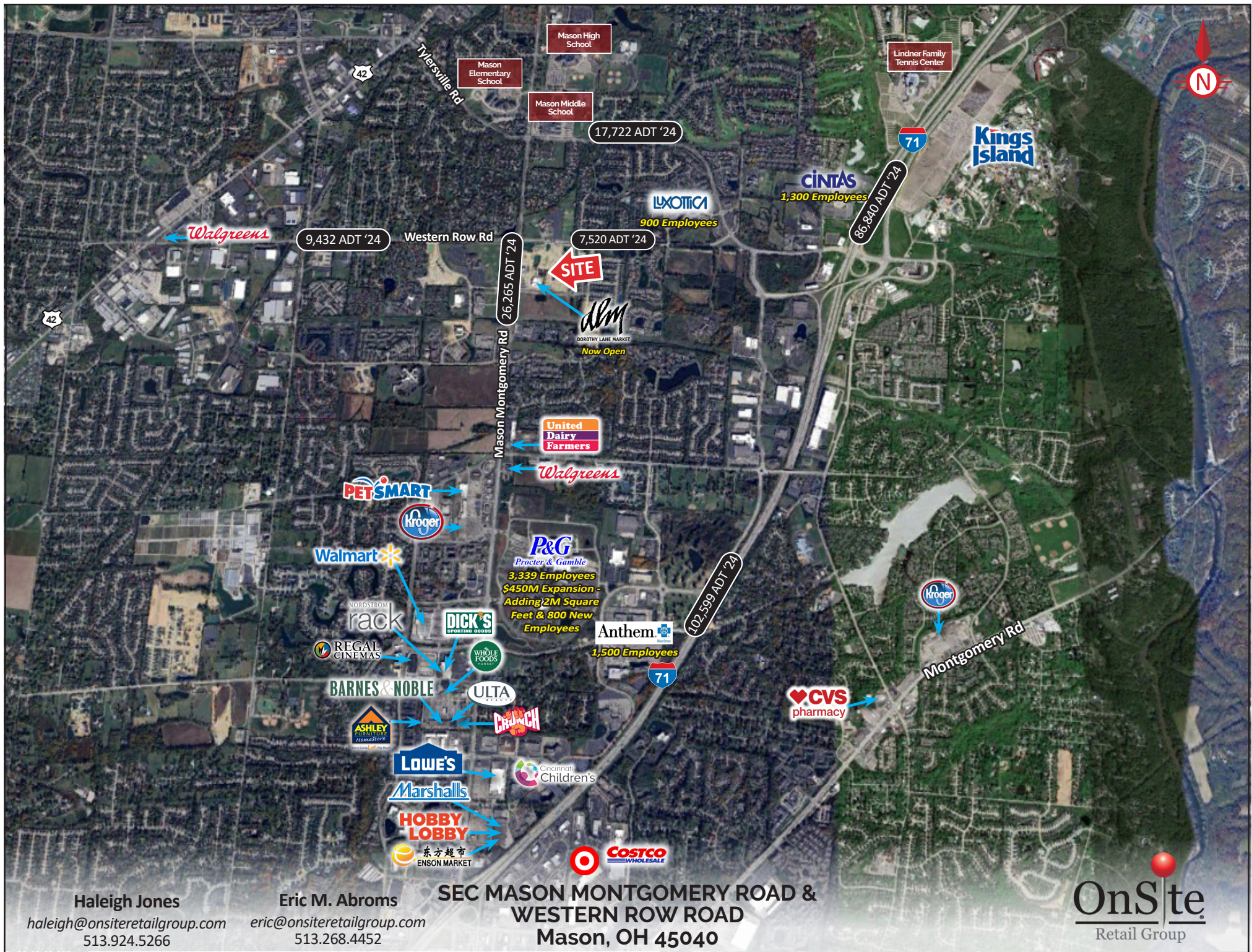
Haleigh Jones

haleigh@onsiteretailgroup.com
513.924.5266

Eric M. Abrams

eric@onsiteretailgroup.com
513.268.4452

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haleigh@onsiteretailgroup.com
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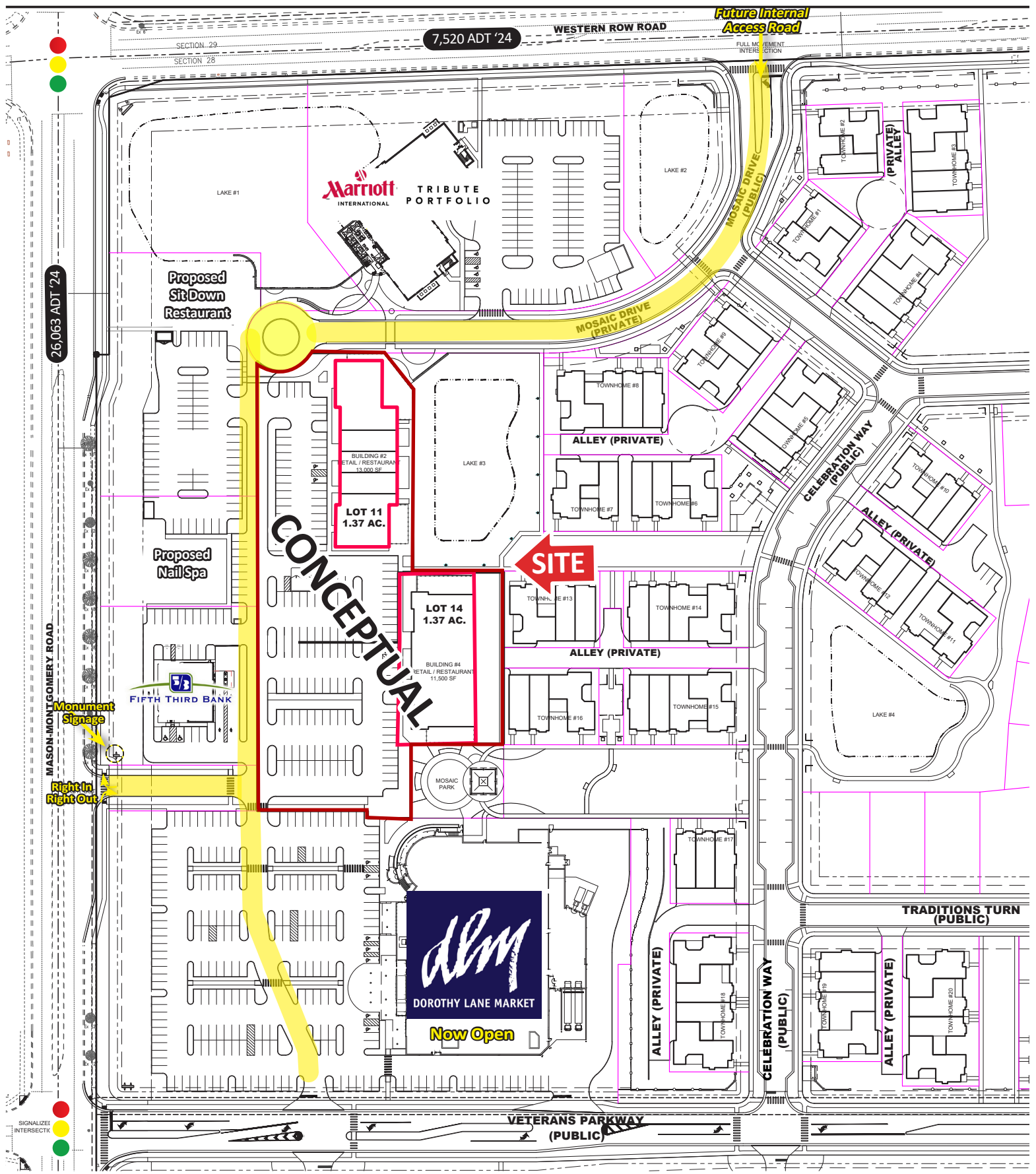
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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3374/-84.3112

Mason, OH 45040	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,296	63,703	149,776
2030 Projected Population	9,132	63,132	149,511
2020 Census Population	8,956	62,359	145,068
2010 Census Population	8,301	55,988	130,337
Projected Annual Growth 2025 to 2030	-0.4%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.8%	0.9%	1.0%
2025 Median Age	41.5	38.9	39.8
Households			
2025 Estimated Households	3,701	24,495	57,310
2030 Projected Households	3,726	24,956	58,669
2020 Census Households	3,503	23,288	54,383
2010 Census Households	3,216	20,611	48,694
Projected Annual Growth 2025 to 2030	0.1%	0.4%	0.5%
Historical Annual Growth 2010 to 2025	1.0%	1.3%	1.2%
Race and Ethnicity			
2025 Estimated White	68.8%	71.3%	74.5%
2025 Estimated Black or African American	4.9%	4.8%	5.7%
2025 Estimated Asian or Pacific Islander	21.2%	18.4%	13.7%
2025 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2025 Estimated Other Races	5.0%	5.4%	6.0%
2025 Estimated Hispanic	4.4%	4.5%	5.1%
Income			
2025 Estimated Average Household Income	\$173,604	\$171,126	\$169,524
2025 Estimated Median Household Income	\$128,628	\$131,090	\$129,007
2025 Estimated Per Capita Income	\$69,274	\$65,862	\$64,917
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.0%	1.2%
2025 Estimated Some High School (Grade Level 9 to 11)	3.7%	2.0%	2.1%
2025 Estimated High School Graduate	13.3%	15.4%	16.2%
2025 Estimated Some College	11.3%	13.1%	13.5%
2025 Estimated Associates Degree Only	7.4%	7.0%	7.5%
2025 Estimated Bachelors Degree Only	39.3%	36.2%	33.9%
2025 Estimated Graduate Degree	24.2%	25.3%	25.5%
Business			
2025 Estimated Total Businesses	334	2,527	5,627
2025 Estimated Total Employees	5,381	46,189	85,095
2025 Estimated Employee Population per Business	16.1	18.3	15.1
2025 Estimated Residential Population per Business	27.8	25.2	26.6