



FOR SALE

**KINGS MILLS ROAD
KINGS MILLS, OH 45034**

Property Highlights

- 4.57 +/- ACRES OF PRIME DEVELOPMENT LAND
- LOCATED IN DEERFIELD TOWNSHIP, OH - NO CITY INCOME TAX!
- EXCEPTIONAL DEMOGRAPHICS, AVG HOUSEHOLD INCOME, AND TRAFFIC COUNTS
- 575' FRONTAGE ON COLUMBIA RD & 160' FRONTAGE ON KINGS MILLS RD
- LOCATED 1,000' FROM NEW MERCY HEALTH/MEDICAL CAMPUS
- APPROX. 0.5 MILE TO FULL INTERCHANGE AT I-71/KINGS MILLS RD
- APPROX. 1.25 MILES FROM NATIONALLY RECOGNIZED KINGS ISLAND AMUSEMENT PARK
- ACTIVE MEDICAL, RETAIL, MULTI-FAMILY, HOTEL, & RESTAURANT DEVELOPMENT NEARBY
- ZONED PUD - GENERAL BUSINESS & GENERAL OFFICE
- IDEAL FOR SERVICE RETAIL, RESTAURANTS, OFFICE, MEDICAL AND MORE

Offered at: \$1,300,000



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2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	15,833	106,274	328,903
HOUSEHOLDS	5,851	39,305	119,396
HH INCOME	\$153,618	\$135,764	\$128,731

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