

# KROGER CENTER - INLINE SPACE

5208 - 5234 Kings Mills Road, Mason, OH 45040

1,400 SF For Lease



**CONFIDENTIAL**

**Do Not Enter Premises or Interact with Existing Tenant's Employees**

**Property Details:**

- Inline space available at this Kroger-anchored shopping center at the intersection of Kings Mills Road and SR 741 in Mason, Ohio
- Surrounded by high-income households and new residential and commercial development

**Area Traffic Generators:**

- Regional traffic drivers include Kings Island Amusement Park and Lindner Family Tennis Center (home to the Cincinnati Open)



**Demographics:**

2025 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	6,877	42,890	118,675	364,665
Households	2,654	15,879	44,607	135,853
Average HH Income	\$154,475	\$177,620	\$177,271	\$162,846
Total No. of Employees	1,613	20,918	61,972	195,535

**Traffic Counts:**

Kings Mills Road (SR 741)	26,000 ADT (ODOT 2025)
I-71	94,126 ADT (Regis Inrix 2024)

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Site Plan



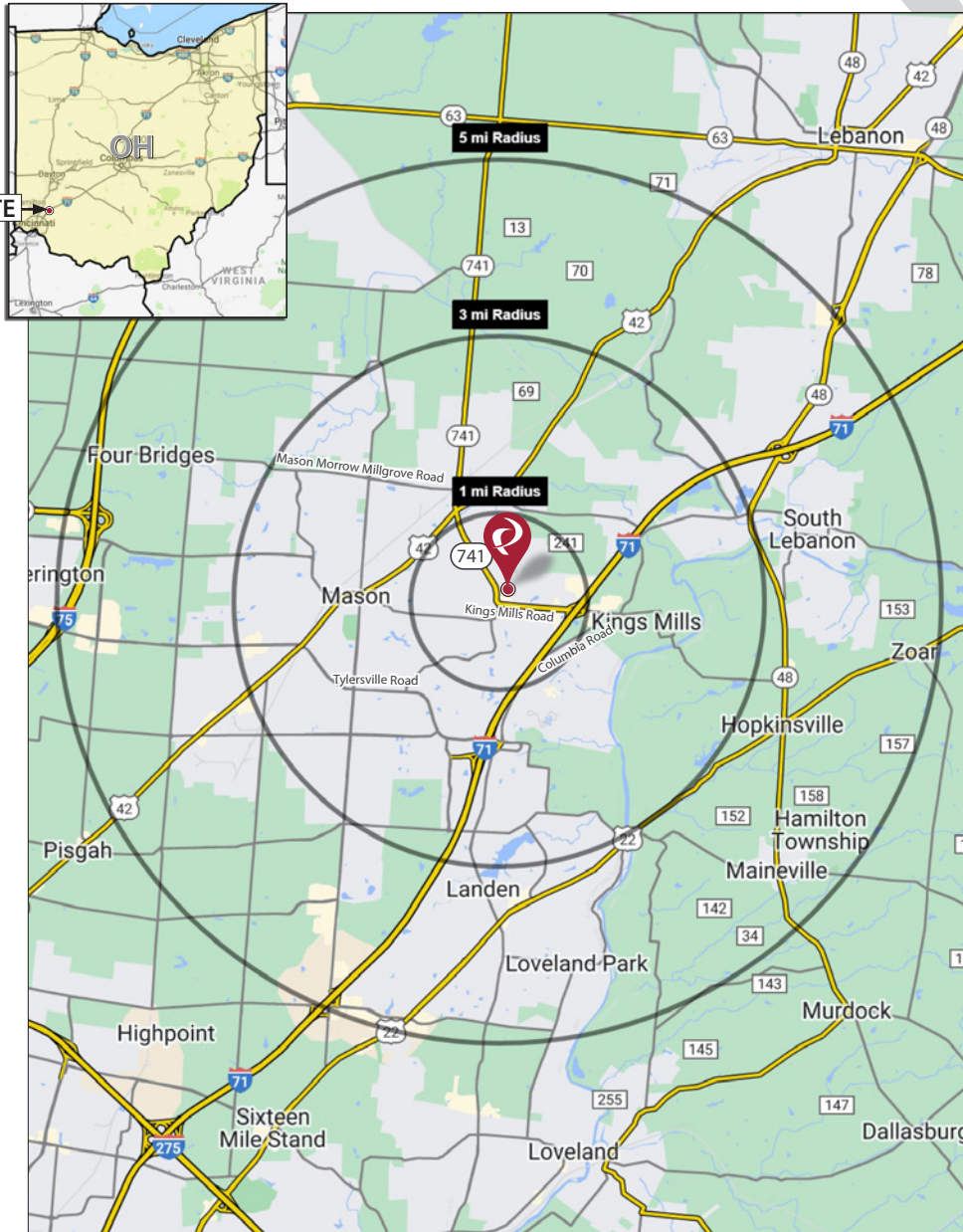
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## Market Map and Demographics



### Summary Profile

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



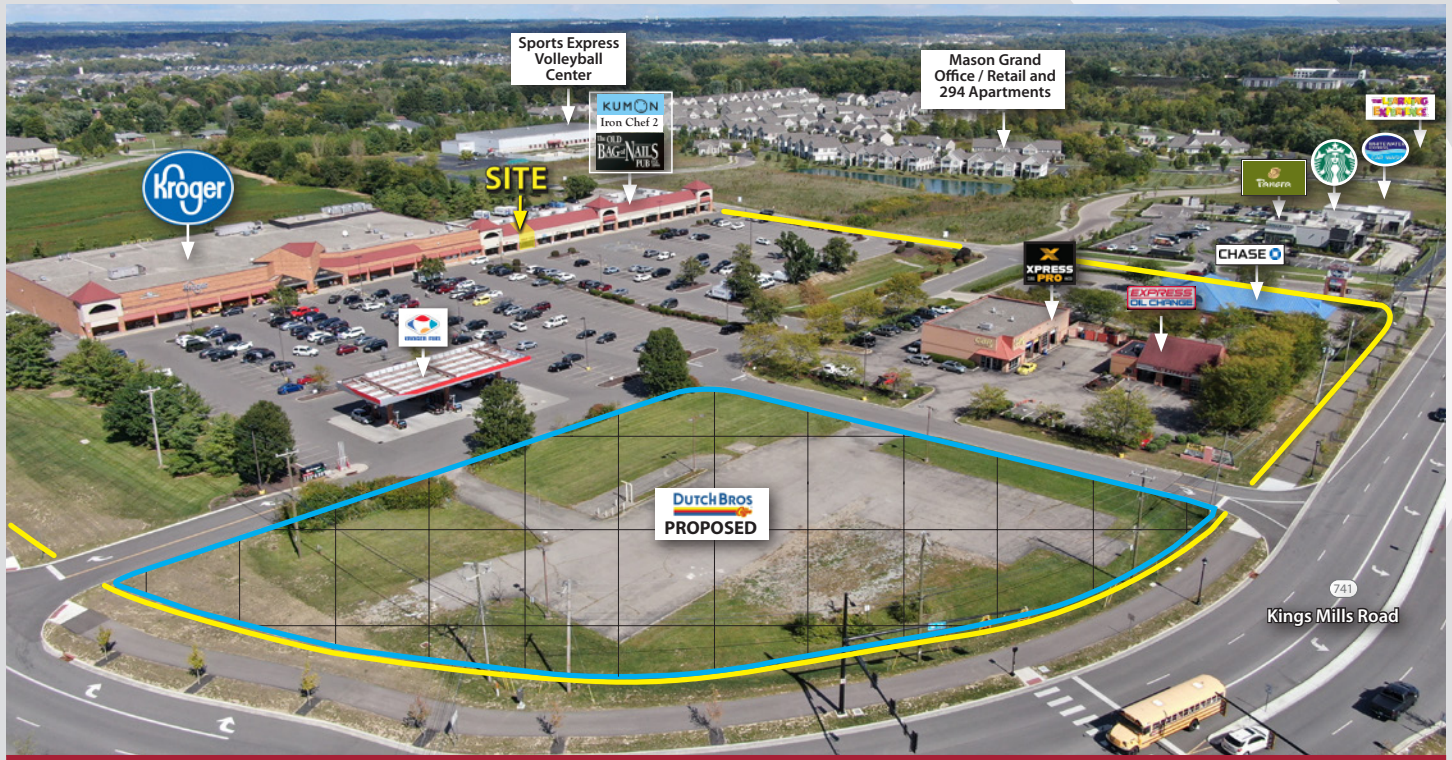
Lat/Lon: 39.3608/-84.2792

5208 - 5234 Kings Mills Road Mason, OH 45040	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2025 Estimated Population	6,877	42,890	118,675	364,665
2030 Projected Population	6,789	42,786	119,194	367,254
2020 Census Population	6,421	40,716	113,474	351,168
2010 Census Population	4,878	34,620	96,385	313,899
Projected Annual Growth 2025 to 2030	-0.3%	-	-	0.1%
Historical Annual Growth 2010 to 2025	2.7%	1.6%	1.5%	1.1%
2025 Median Age	37.4	39.7	39.1	39.2
<b>Households</b>				
2025 Estimated Households	2,654	15,879	44,607	135,853
2030 Projected Households	2,688	16,308	46,200	140,499
2020 Census Households	2,508	14,898	41,825	128,344
2010 Census Households	1,823	12,683	35,320	113,283
Projected Annual Growth 2025 to 2030	0.3%	0.5%	0.7%	0.7%
Historical Annual Growth 2010 to 2025	3.0%	1.7%	1.8%	1.3%
<b>Race and Ethnicity</b>				
2025 Estimated White	69.6%	71.5%	74.9%	76.9%
2025 Estimated Black or African American	5.6%	4.6%	4.5%	7.4%
2025 Estimated Asian or Pacific Islander	18.4%	18.4%	15.1%	9.5%
2025 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%	0.2%
2025 Estimated Other Races	6.1%	5.3%	5.4%	6.1%
2025 Estimated Hispanic	5.0%	4.5%	4.5%	5.3%
<b>Income</b>				
2025 Estimated Average Household Income	\$154,475	\$177,620	\$177,271	\$162,846
2025 Estimated Median Household Income	\$132,352	\$139,202	\$132,856	\$124,901
2025 Estimated Per Capita Income	\$59,641	\$65,792	\$66,681	\$60,724
<b>Education (Age 25+)</b>				
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.1%	1.3%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	2.0%	1.6%	1.9%	2.6%
2025 Estimated High School Graduate	16.2%	13.6%	16.9%	19.8%
2025 Estimated Some College	10.9%	12.2%	13.2%	14.9%
2025 Estimated Associates Degree Only	10.6%	8.7%	7.7%	8.0%
2025 Estimated Bachelors Degree Only	35.9%	35.7%	34.5%	31.3%
2025 Estimated Graduate Degree	22.2%	27.1%	24.6%	21.7%
<b>Business</b>				
2025 Estimated Total Businesses	156	1,196	3,680	13,909
2025 Estimated Total Employees	1,613	20,918	61,972	195,535
2025 Estimated Employee Population per Business	10.4	17.5	16.8	14.1
2025 Estimated Residential Population per Business	44.2	35.9	32.3	26.2

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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