

# RESTAURANT PROPERTY FOR SALE

## RED ROBIN LOCATION

5013 Bowen Drive, Mason, OH 45040



CONFIDENTIAL – BUSINESS STILL  
OPERATING

Chris Nachtrab  
cnachtrab@lee-associates.com  
C 513.604.1899

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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### PROPERTY HIGHLIGHTS

- **6,034 SF Available for Sale**
- **Listing Price: \$2,900,000**
- Operating thru February 2026. May be willing to extend.
- Current NNN lease rate of \$10,814 per month.
- 1.94 Acres
- Prestigious Retail Market
- Directly across from P&G
- Out parcel to Walmart
- Corner Traffic Light
- 1 Mile Avg. HH Income: \$239,653



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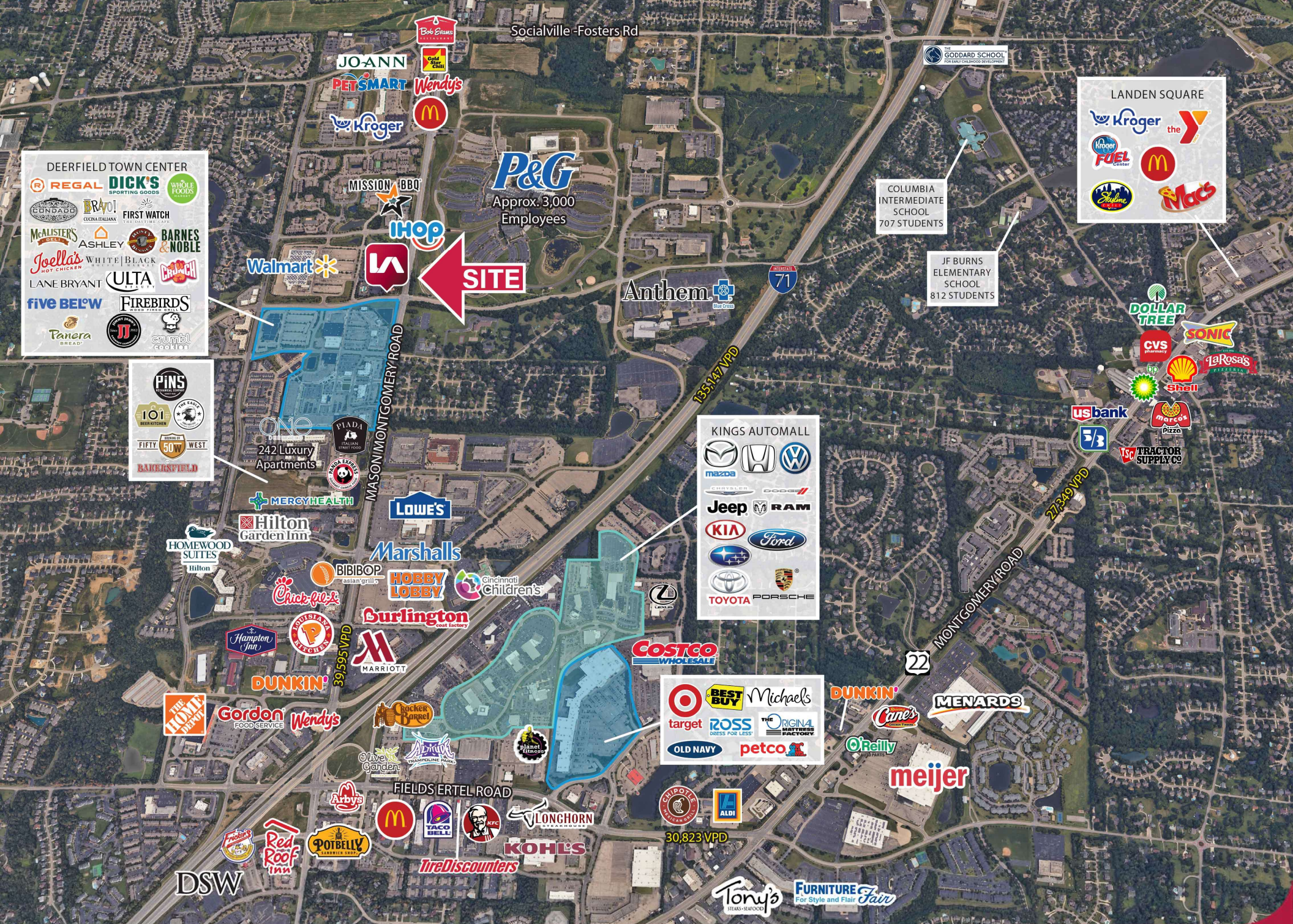


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DEERFIELD TOWN CENTER

- REGAL
- DICK'S SPORTING GOODS
- WHOLE FOODS
- BRANDS
- McALISTER'S
- ASHLEY
- FIRST WATCH
- BARNES & NOBLE
- Joella's HOT CHICKEN
- WHITE BLACK
- CRUNCH
- LANE BRYANT
- ULTA
- FIREBIRDS
- FIVE BELOW
- Panera
- crumbl

PINS

- 101 BEER KITCHEN
- FIFTY WEST
- BAKERSFIELD

LANDEN SQUARE

- Kroger
- FUEL
- McDonald's
- Moe's

KINGS AUTOMALL

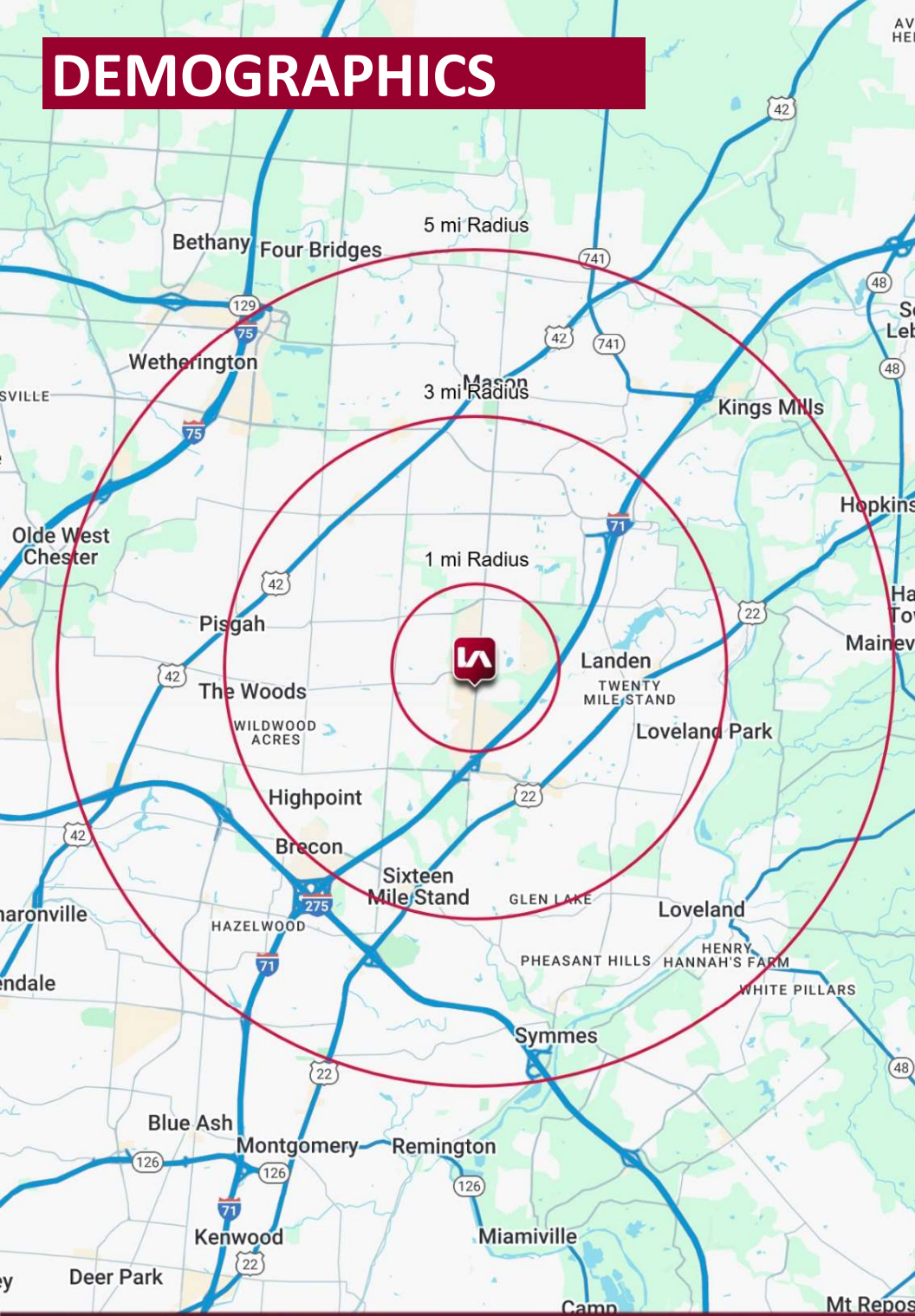
- Mazda
- Chrysler
- Jeep
- KIA
- Ford
- TOYOTA
- PORSCHE

target

- BEST BUY
- Michael's
- ROSS
- OLD NAVY
- petco



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	5,654	71,436	153,345
2030 Projected Population	5,616	70,822	152,081
2020 Census Population	5,492	69,612	150,416
2010 Census Population	3,947	64,285	138,764
Projected Annual Growth 2025 to 2030	-0.1%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	2.9%	0.7%	0.7%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,229	28,525	59,573
2030 Projected Households	2,276	28,960	60,378
2020 Census Households	2,055	27,281	57,563
2010 Census Households	1,472	25,150	52,720
Projected Annual Growth 2025 to 2030	0.4%	0.3%	0.3%
Historical Annual Growth 2010 to 2025	3.4%	0.9%	0.9%
<b>AGE</b>			
2025 Est. Population Under 10 Years	13.5%	12.3%	12.2%
2025 Est. Population 10 to 19 Years	12.8%	13.0%	13.7%
2025 Est. Population 20 to 29 Years	11.1%	11.0%	10.5%
2025 Est. Population 30 to 44 Years	27.4%	21.7%	20.3%
2025 Est. Population 45 to 59 Years	19.3%	19.0%	19.7%
2025 Est. Population 60 to 74 Years	10.2%	15.9%	16.5%
2025 Est. Population 75 Years or Over	5.8%	7.1%	7.1%
2025 Est. Median Age	36.3	39.1	39.9
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	49.6%	49.5%	49.5%
2025 Est. Female Population	50.4%	50.5%	50.5%
2025 Est. Never Married	24.7%	24.2%	24.4%
2025 Est. Now Married	57.1%	58.9%	58.4%
2025 Est. Separated or Divorced	12.3%	11.8%	11.9%
2025 Est. Widowed	6.0%	5.1%	5.2%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	34.0%	22.0%	23.8%
2025 Est. HH Income \$150,000 to \$199,999	15.3%	13.3%	12.8%
2025 Est. HH Income \$100,000 to \$149,999	17.5%	22.4%	21.5%
2025 Est. HH Income \$75,000 to \$99,999	18.6%	13.5%	11.8%
2025 Est. HH Income \$50,000 to \$74,999	6.7%	12.5%	13.5%
2025 Est. HH Income \$35,000 to \$49,999	2.9%	5.7%	6.3%
2025 Est. HH Income \$25,000 to \$34,999	1.0%	3.2%	3.5%
2025 Est. HH Income \$15,000 to \$24,999	3.5%	3.4%	2.9%
2025 Est. HH Income Under \$15,000	0.4%	4.0%	3.9%
2025 Est. Average Household Income	\$249,399	\$166,519	\$164,497
2025 Est. Median Household Income	\$147,000	\$121,634	\$125,451
2025 Est. Per Capita Income	\$98,385	\$66,552	\$63,968
2025 Est. Total Businesses	607	2,941	6,805
2025 Est. Total Employees	18,939	52,859	102,884