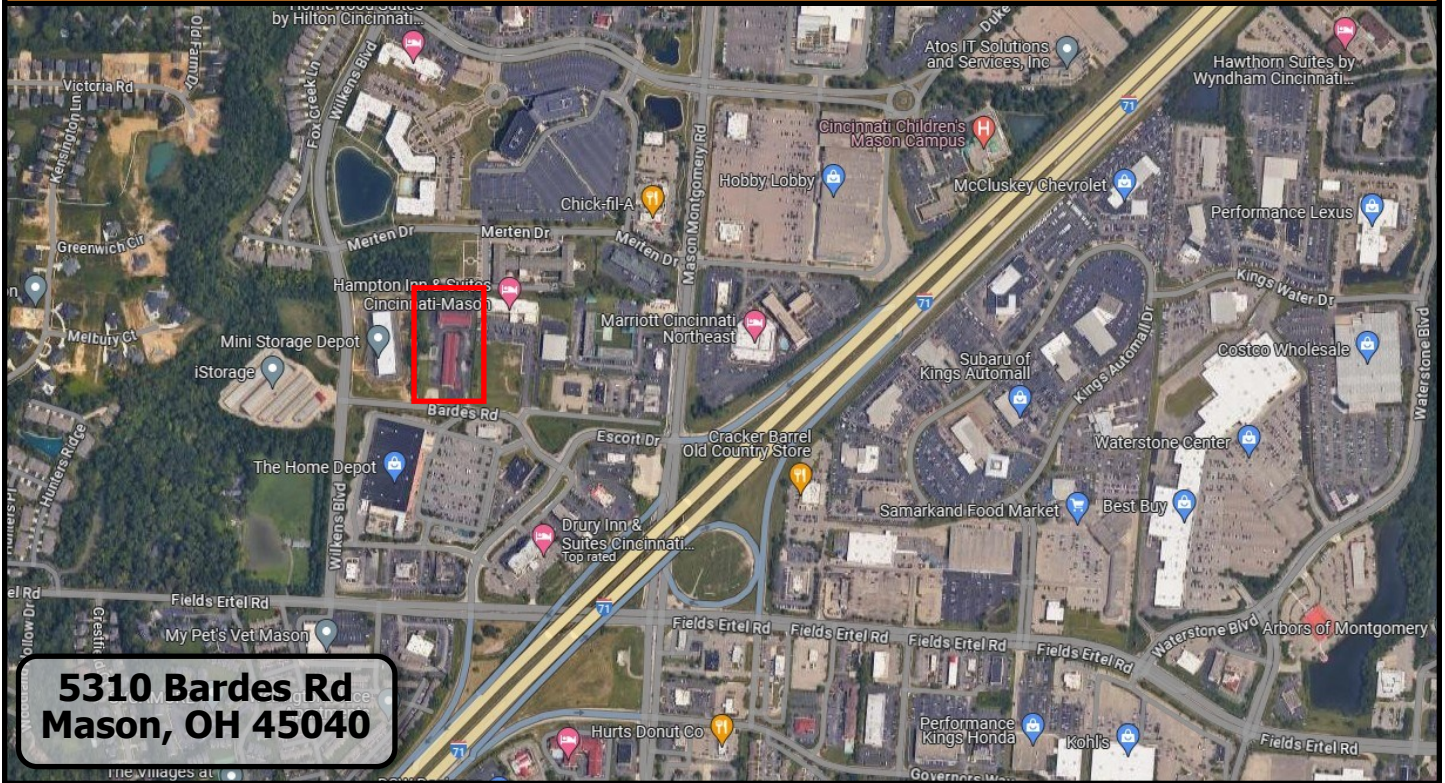


SALE/LEASE/BTS



**5310 Bardes Rd
Mason, OH 45040**

Located between Wilkens Blvd and Mason Montgomery Road. Redevelopment opportunity in the most desirable Northern suburb. Highway visibility, pylon sign on Mason-Montgomery Road. Suitable for Assisted Living, Office, Medical, Retail, Restaurant, Fuel Center, Daycare, Hotel, etc... The last remaining large piece of ground with highway visibility and immediate access to I-71 Interchange. Across from Home Depot. Deerfield Township continues to be one of the most sought after markets in the Cincinnati Metro. Robust daytime population and traffic counts along with a superior housing stock. Surrounded by numerous hotels, restaurants, office building campuses, newly constructed apartments and condos. Proctor & Gamble Campus (recently added \$300M innovation center and over 1,200 jobs).

This site provides clear visibility from the major intersection, has open ingress/egress and direct access to I-71. Site is pad ready with utilities and 2 curb cuts. Will consider a sale, ground lease or build to suit. Will subdivide. Incentives available.

FEATURES

Asking Price: \$2,750,000
Lot Size: 4.77 acres
Traffic Counts:
Mason-Mont 29,330 vpd
Fields Ertel 30,732 vpd
I-71 128,300 vpd

Pop. 3 mile: 65,941
Households 3 mile: 25,205
Income 3 mile: \$105,518

Highway Visibility
Pylon Highway Sign
Adjacent to Home Depot
Land Scarcity
High Barrier to Entry
Zoned BRD sub-area A
Delivered pad ready with
Utilities and Curb Cut

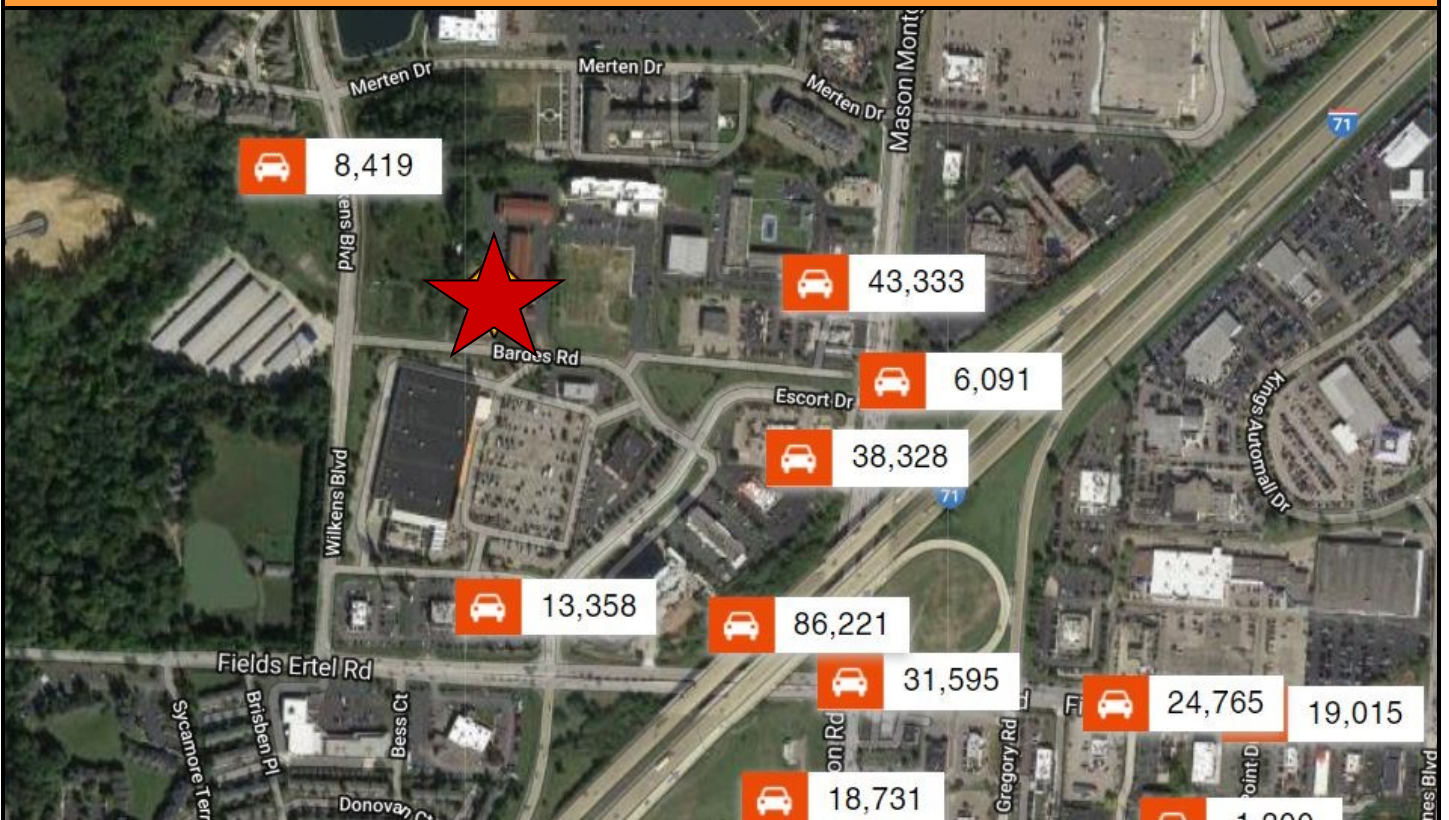
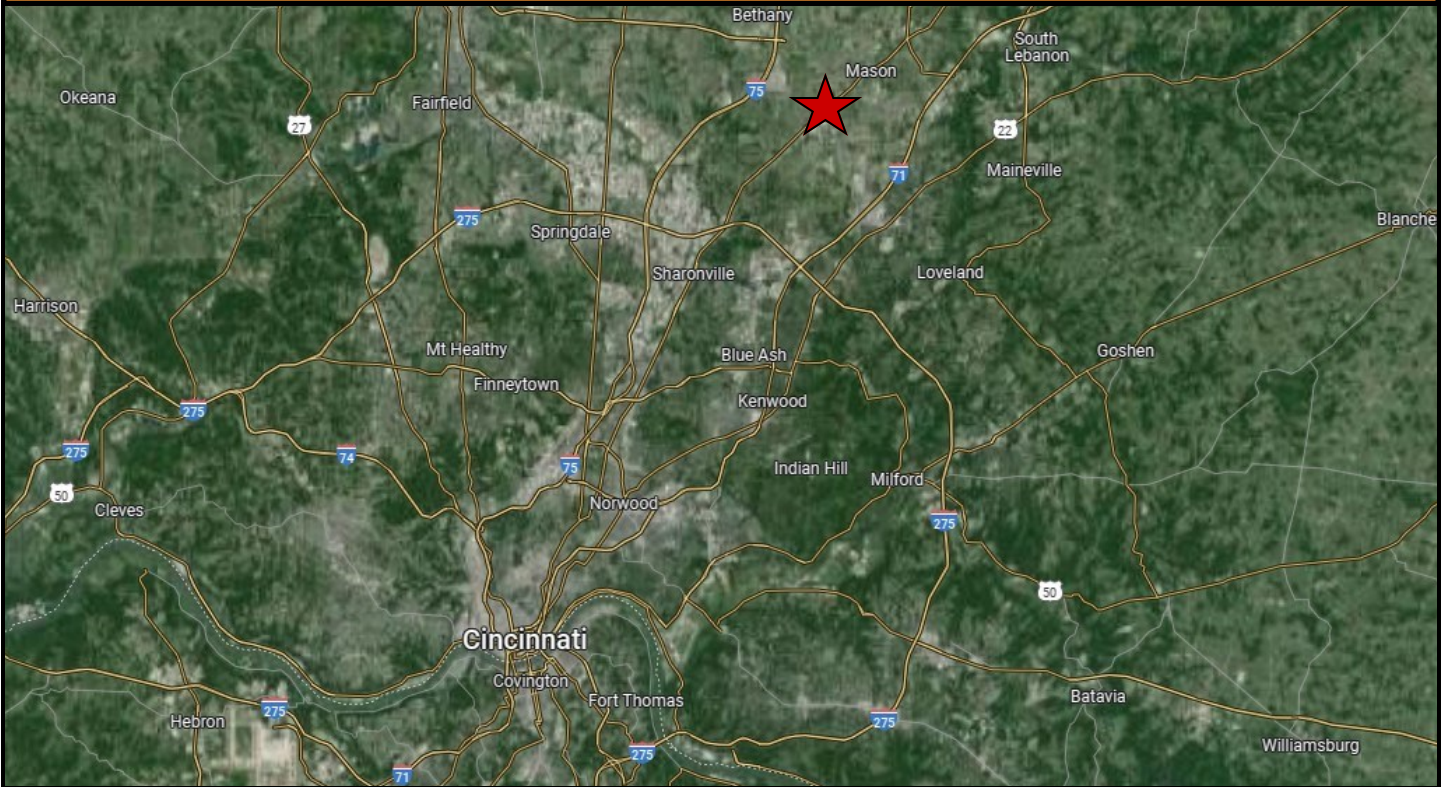
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LOCATION



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