



2424 KINGS MILL RD, MASON, OH 45040



SITE
1.35 AC

KINGS MILL RD
28,375 VPD

CINCINNATI
COLUMBUS

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COMMERCIAL BROKERAGE

MASON, OH PAD SITE OFF I-71

PROPERTY HIGHLIGHTS

OFFERING HIGHLIGHTS

- 1.35 AC Available For Ground Lease, or BTS
- Directly at I-71 on and off ramp (280' from site line)
- “Anchored” by King’s Island Amusement Park (3m visitors per year)
- Full access to Kings Mill Rd (28,375 VPD)

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	2,453	40,849	110,807
2029 Projection	2,582	43,567	117,035
BUSINESS	1 MILE	3 MILE	5 MILE
2024 Estimated Total Businesses	122	1,081	3,083
2024 Estimated Total Employees	1,741	18,327	49,182
INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Average Household Income	\$154,413	\$156,860	\$163,832
2024 Estimated Median Household Income	\$115,903	\$116,314	\$120,513

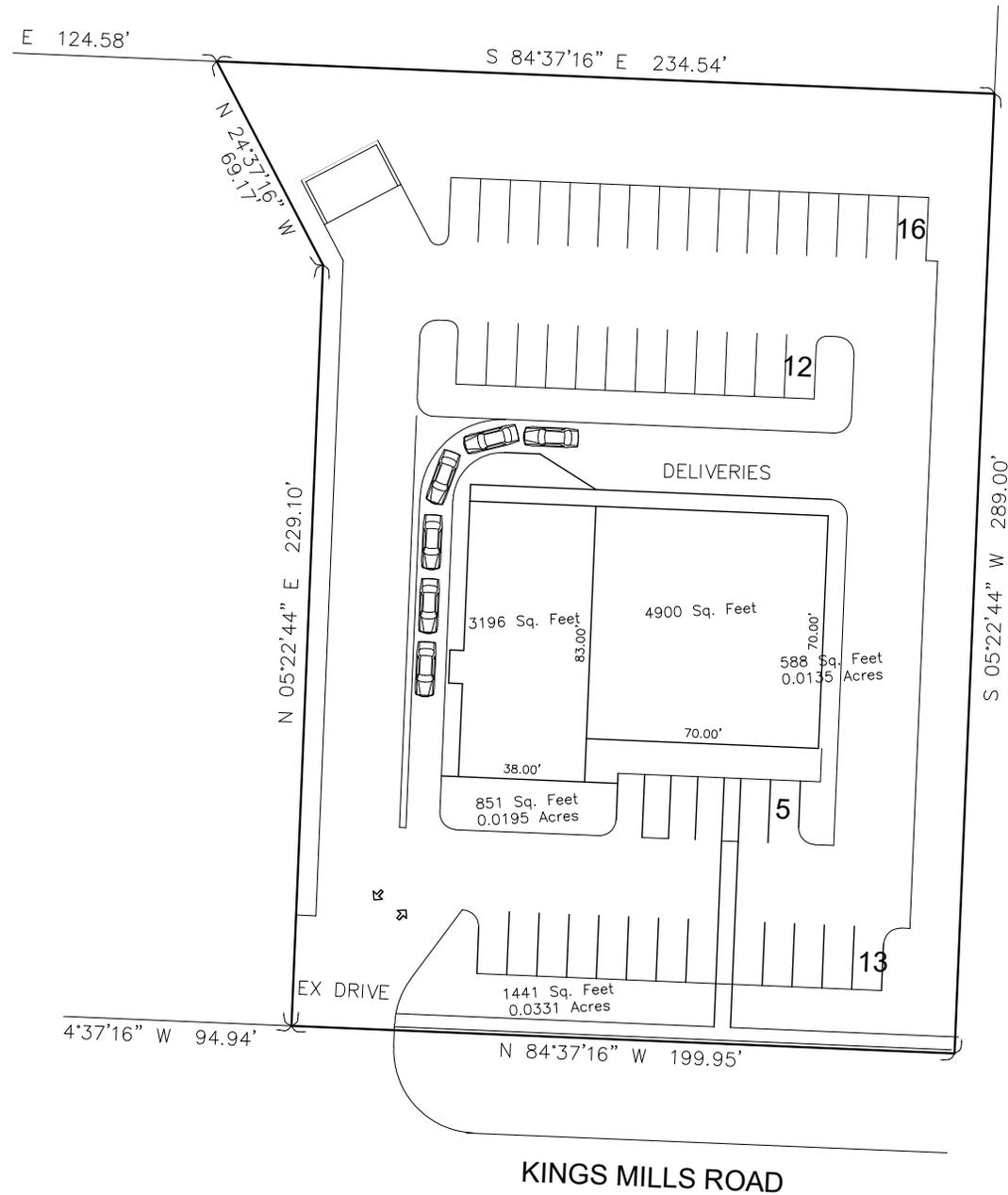
PRICING

Ground Lease Price: \$150,000/YR



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PROPOSED MULTI TENENT SITE PLAN



MASON, OH PAD SITE OFF I-71

AERIAL VIEWS



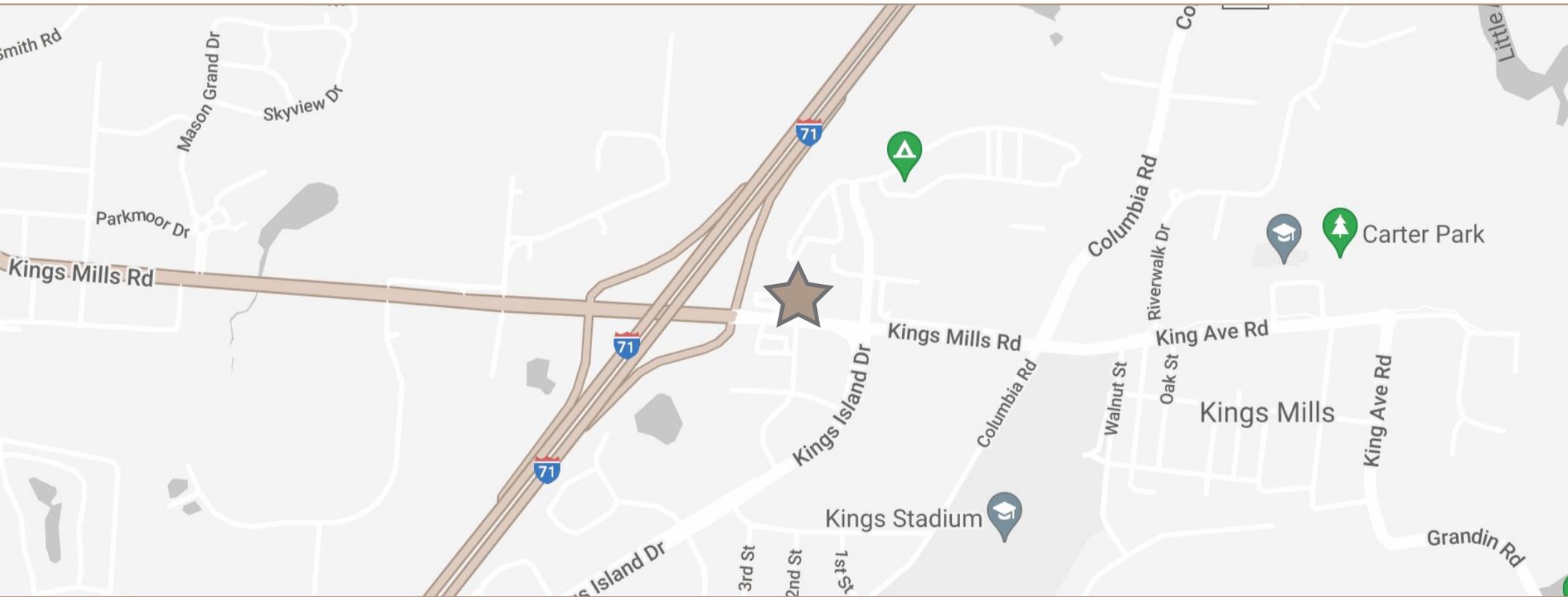
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TRADE AERIAL



MASON, OH PAD SITE OFF I-71

LOCATION OVERVIEW



Mason, Ohio, located 20 miles north of Cincinnati, is a rapidly growing suburb known for its family-friendly environment, excellent schools, and thriving business community. The city offers a mix of residential charm and commercial activity, making it a sought-after location for both residents and businesses. Mason is home to popular attractions like Kings Island amusement park, Great Wolf Lodge, and numerous parks and recreation facilities, which contribute to a high quality of life for its residents.

Mason's economy is diverse, with key sectors including manufacturing, healthcare, and professional services. The city is home to major employers such as Procter & Gamble, Luxottica, and Mitsubishi Electric, providing a stable economic foundation and a strong job market. Mason's strategic

location near I-71 provides easy access to the Greater Cincinnati area, making it a prime spot for business growth. The city's pro-business environment is enhanced by its economic development programs, which include incentives for new and expanding businesses.

Commercial real estate opportunities in Mason are abundant and varied. The city's growing population and thriving business environment drive demand for office spaces, retail centers, and industrial facilities. The Mason Research & Development Park and the thriving Deerfield Town Center are just a few examples of high-demand areas. With its strategic location, business-friendly climate, and strong community appeal, Mason is a top destination for commercial real estate investment.



POPEYES
LOUISIANA KITCHEN
DUNKIN'



SITE
1.35 AC



KINGS MILL RD
28,375 VPD

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