

CURŌ • BRKG

**8.024 ACRES FOR SALE**  
4483 N ROUTE 42 | MASON, OH 45040

FOR SALE  
**\$1,190,000**



CURŌ • BRKG

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## ABOUT THE PROPERTY



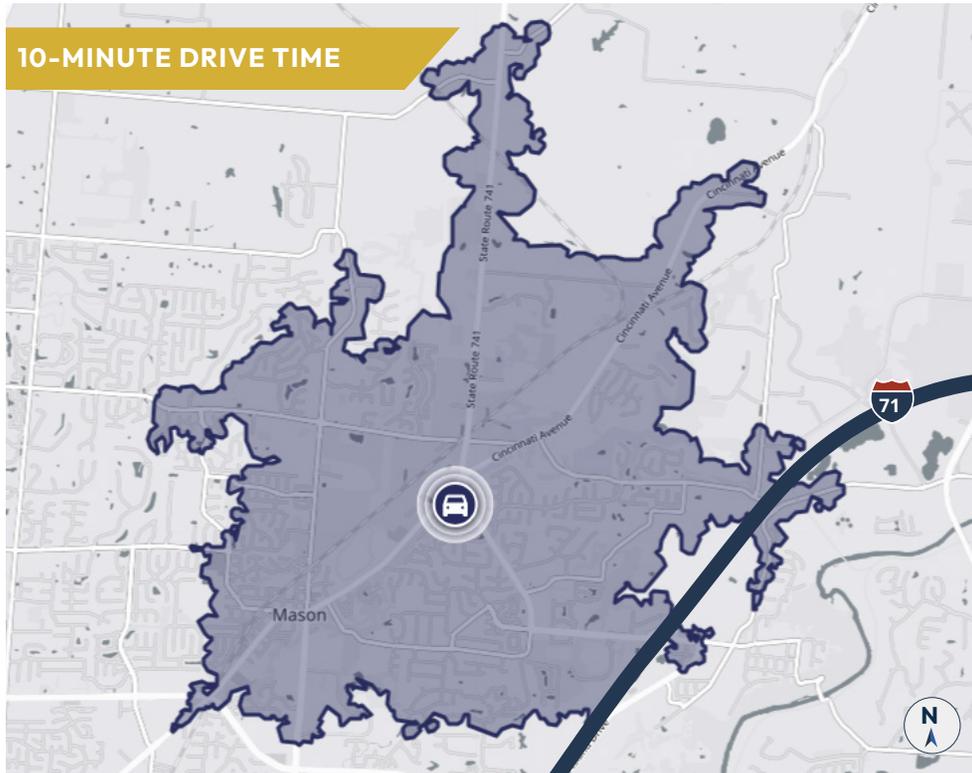
**3 MILES      5 MILES      7 MILES**

	3 MILES	5 MILES	7 MILES
<b>Population</b>	35,305	105,097	218,580
<b>Households</b>	12,366	37,774	79,754
<b>HH Median Income</b>	\$143,457	\$122,727	\$116,607
<b>Total Businesses</b>	916	3,336	5,672
<b>Total Employees</b>	18,091	52,743	111,511

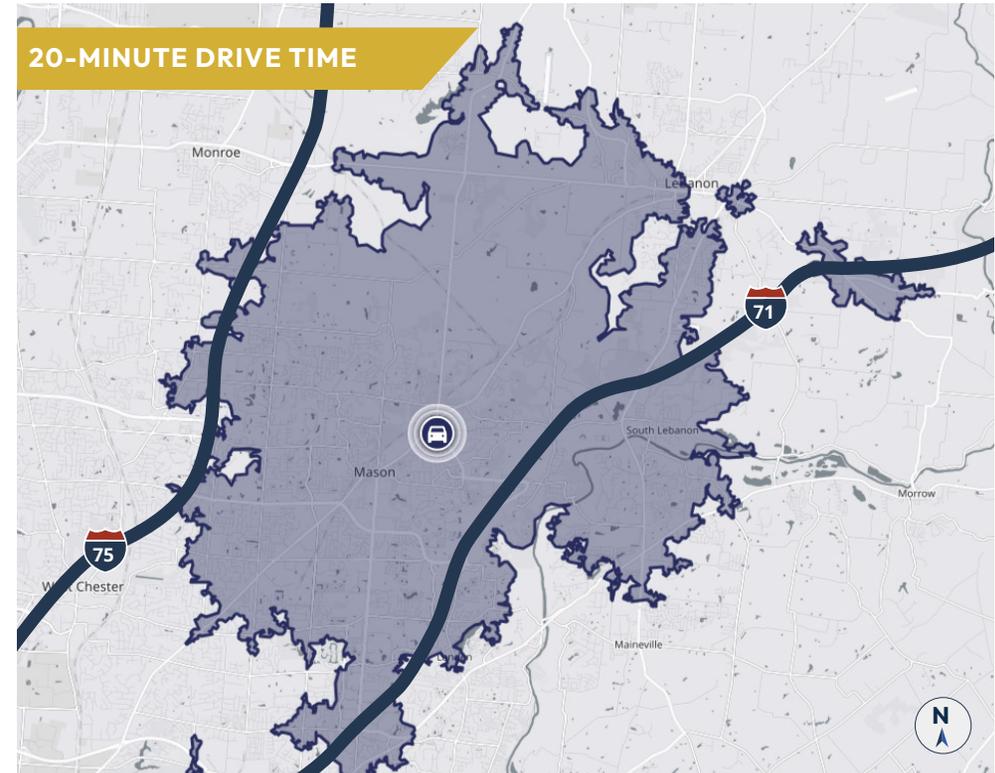
Information provided by US Census 2023

- » 8.024 Acres
- » Zoning: HT-MFG
- » Located in Mason, home to over 150 corporations
- » One of the last remaining Industrial sites in Mason
- » Good access to I-71 and I-75
- » Immediate access to 741 and SR 42
- » Rail access available
- » Airports: CVG (35 miles); DAY (42 miles)

### 10-MINUTE DRIVE TIME

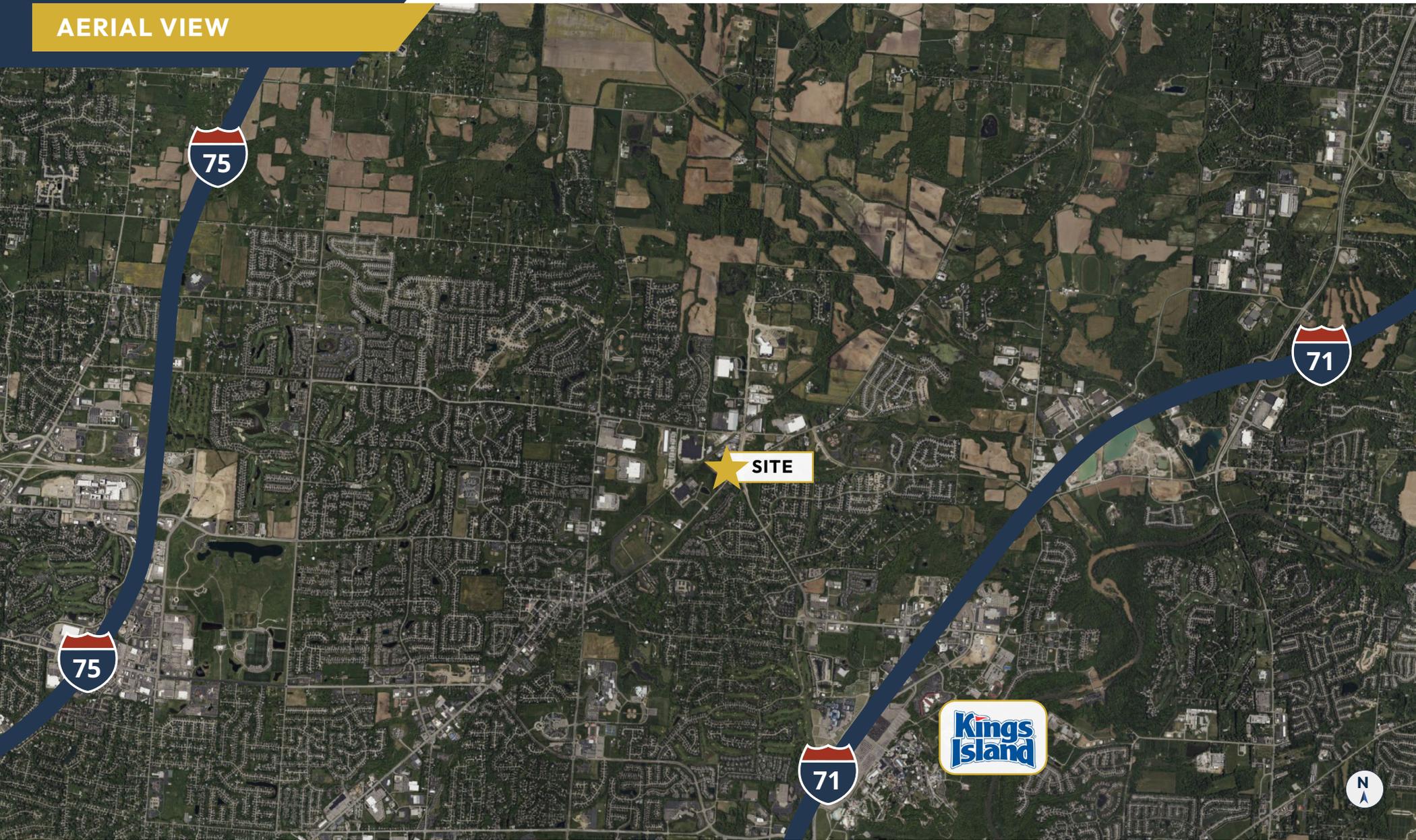


### 20-MINUTE DRIVE TIME





# AERIAL VIEW



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# SURROUNDING BUSINESS



## DAILY VEHICLE TRAFFIC

US 42 11,098

SR 741 19,856

RXTPL

VEGA AMERICAS

CONTRACT LUMBER

PIONEER CLADDING & GLAZING SYSTEMS

PUBLIC STORAGE

ECO ENERGY DEVELOPMENT

MISTUBISHI AUTOMOTIVE

OHIO VALLEY FLOORING

EMPIRE PACKING

THE ARMOR GROUP

HARRIS PRODUCTS

SITE