

### AVAILABLE FOR SALE OR GROUND LEASE

#### PROPERTY HIGHLIGHTS

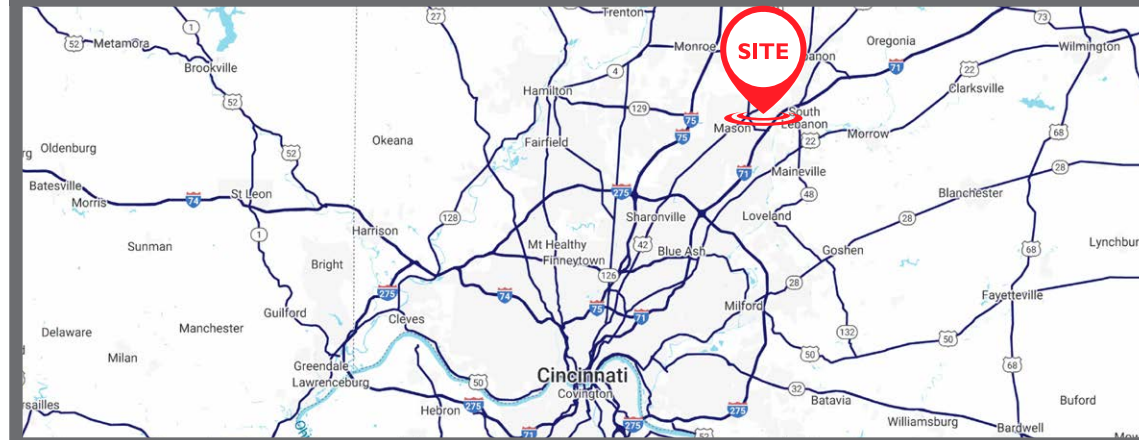
- **34 acres available and strategically located at I-71 and Kings Mill Road in Warren County, the 2nd fastest growing county in Ohio**
- Development opportunity for retail, office, medical, high tech, corporate headquarters and manufacturers
- The city of Mason offers performance-based incentives to assist companies that are starting, relocating, or expanding in Ohio
- Mason sits at the core of the Cincinnati-Dayton metropolitan region, the 14th largest urban area in the nation
- Kings Island, Lindner Family Tennis Center (home of the Western & Southern Open) and Great Wolf Lodge all located in the immediate area
- Traffic light at access drive on Kings Mills Road

#### TRAFFIC COUNTS

- 75,414 (24) VPD: I-71
- 26,437 (25) VPD: Kings Mills Rd

#### 2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	3,847	39,433	113,861
<b>HOUSEHOLDS</b>	1,315	14,891	42,614
<b>AVG HH INCOME</b>	\$200,715	\$170,576	\$177,311
<b>EMPLOYEES</b>	1,864	19,500	44,990



#### CONTACT

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**CHAINLINKS**  
RETAIL ADVISORS



# The Beach Waterpark

2590 WATERPARK DRIVE | MASON, OH 45040

Anchor  
ASSOCIATES



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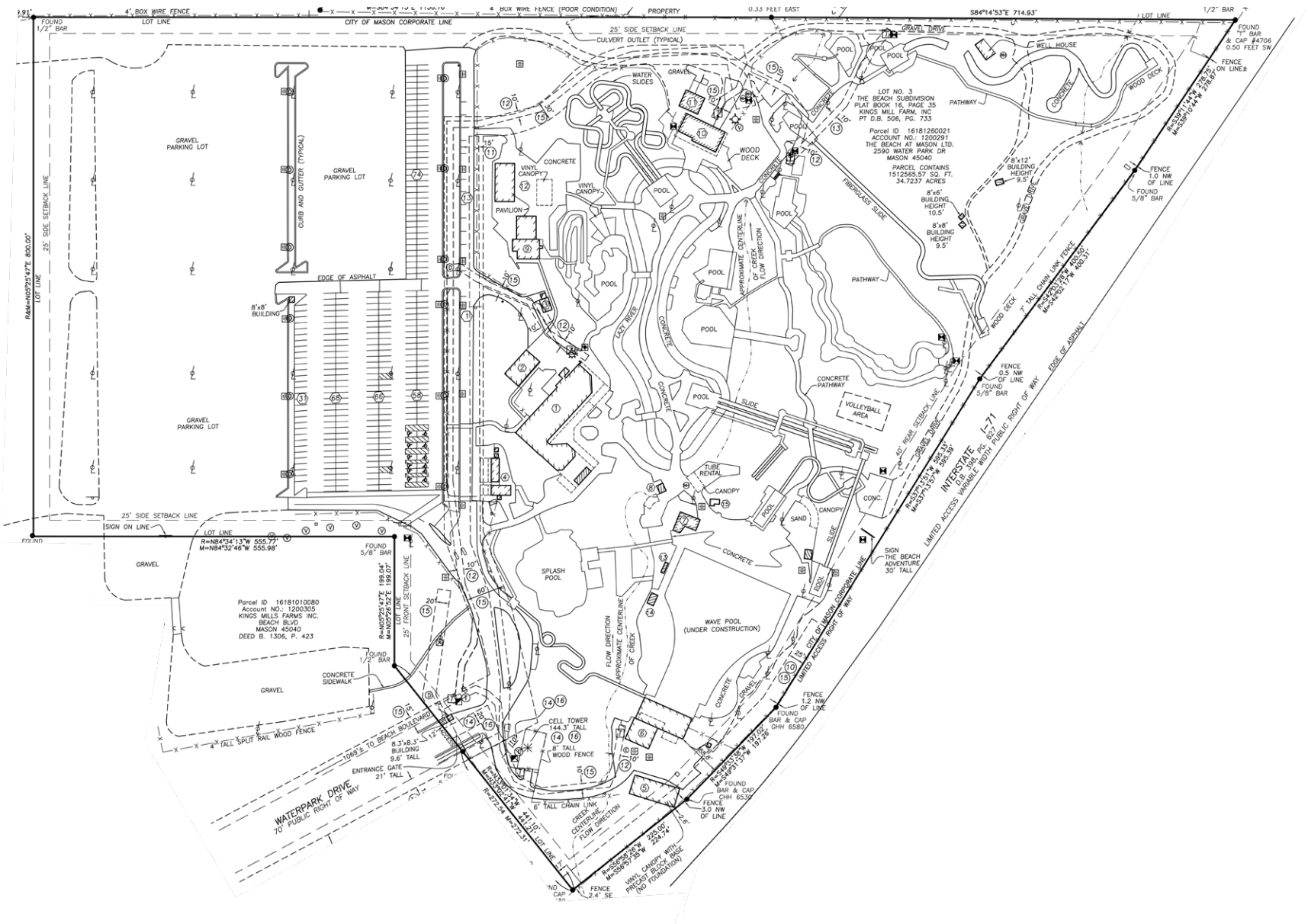


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## CURRENT SITE PLAN



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## PROPOSED SITE PLAN



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