

CURŌ • BRKG

4483 N ROUTE 42, MASON, OH 45040

FOR SALE
\$135,000
PER ACRE


8.024 ACRES AVAILABLE

CURŌ • BRKG

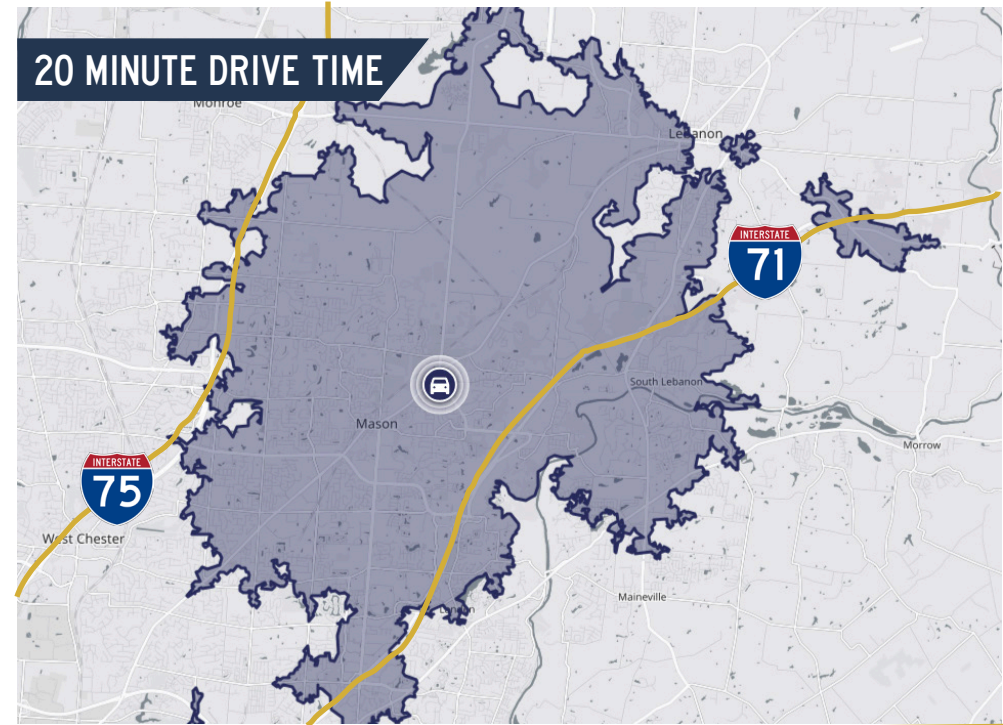
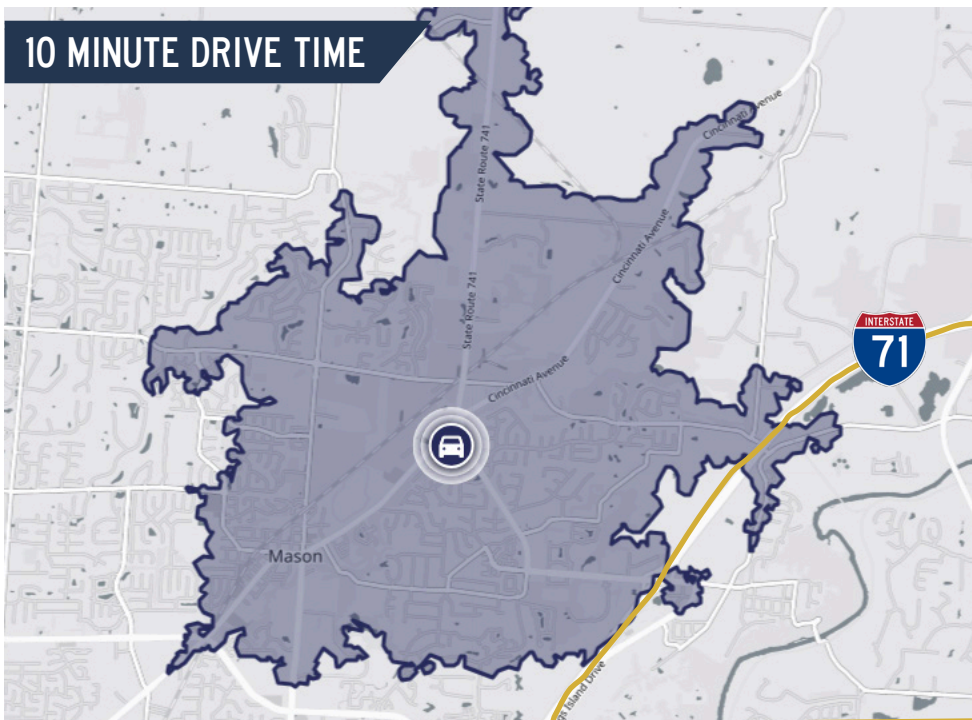
ROB BLUNDRED | ROB@CUROBRKG.COM | 513.236.0245 | CUROBRKG.COM

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ABOUT THE PROPERTY

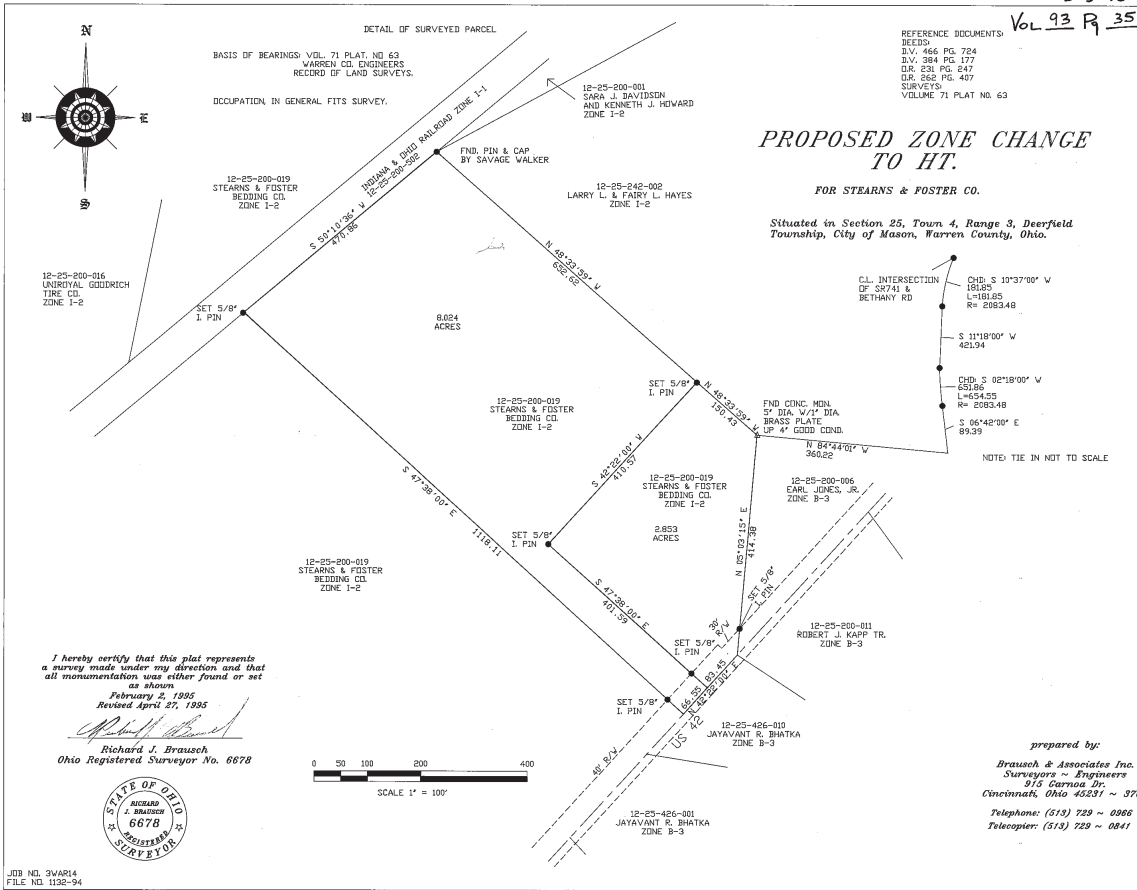
 INFORMATION PROVIDED BY US CENSUS 2021	1 MILE	3 MILES	5 MILES
POPULATION	6,347	38,094	108,108
HOUSEHOLDS	2,429	12,962	37,333
HOUSEHOLD MEDIAN INCOME	\$95,122	\$123,035	\$110,651
TOTAL BUSINESSES	106	772	2,698
TOTAL EMPLOYEES	2,607	19,760	59,215

- » 8.024 ACRES- (DIVISIBLE)
- » 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 & I-75
- » IMMEDIATE ACCESS TO 741 AND SR 42
- » RAIL ACCESS AVAILABLE
- » AIRPORTS: CVG (35 MILES); DAYTON (42 MILES)

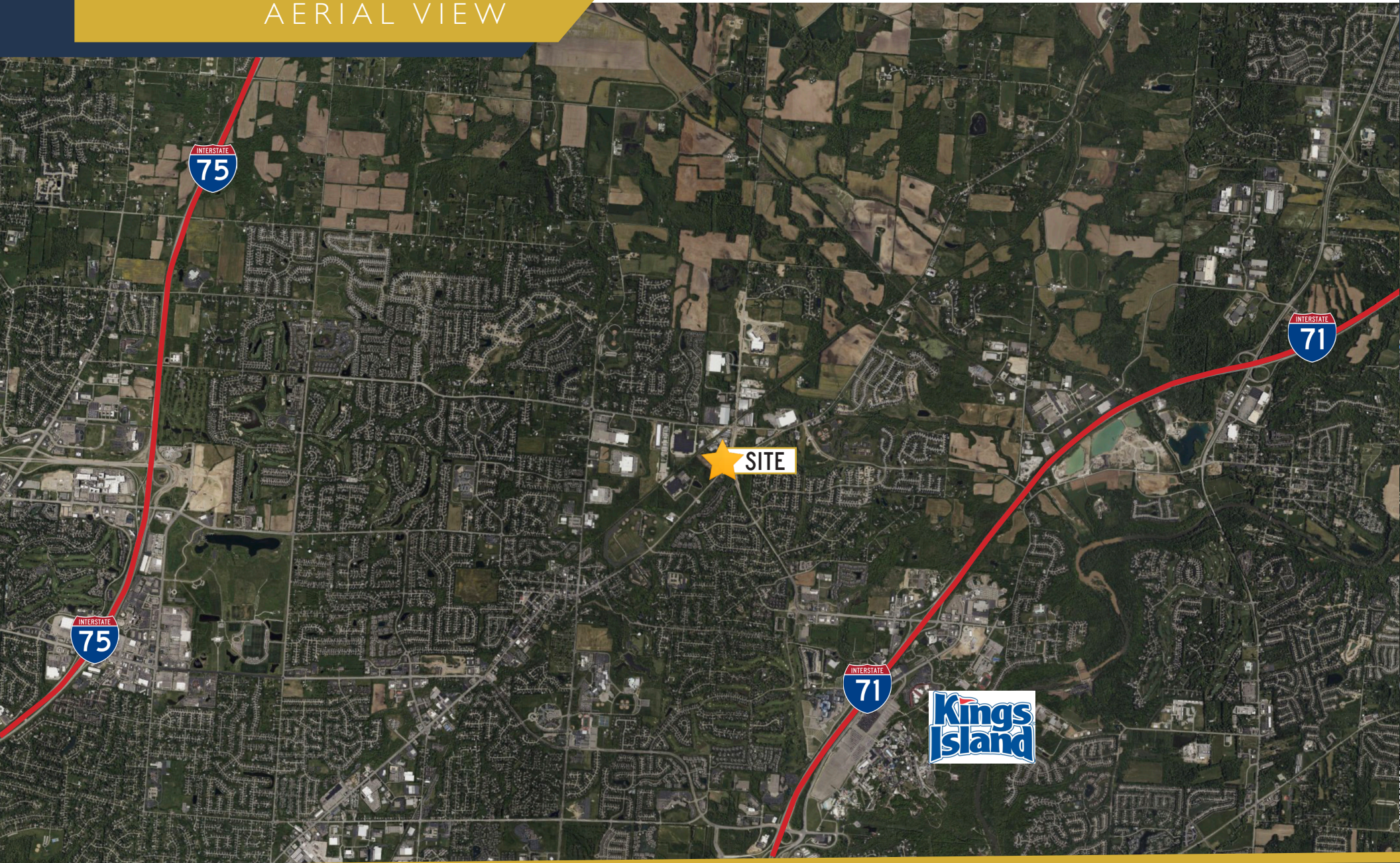


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AERIAL VIEW

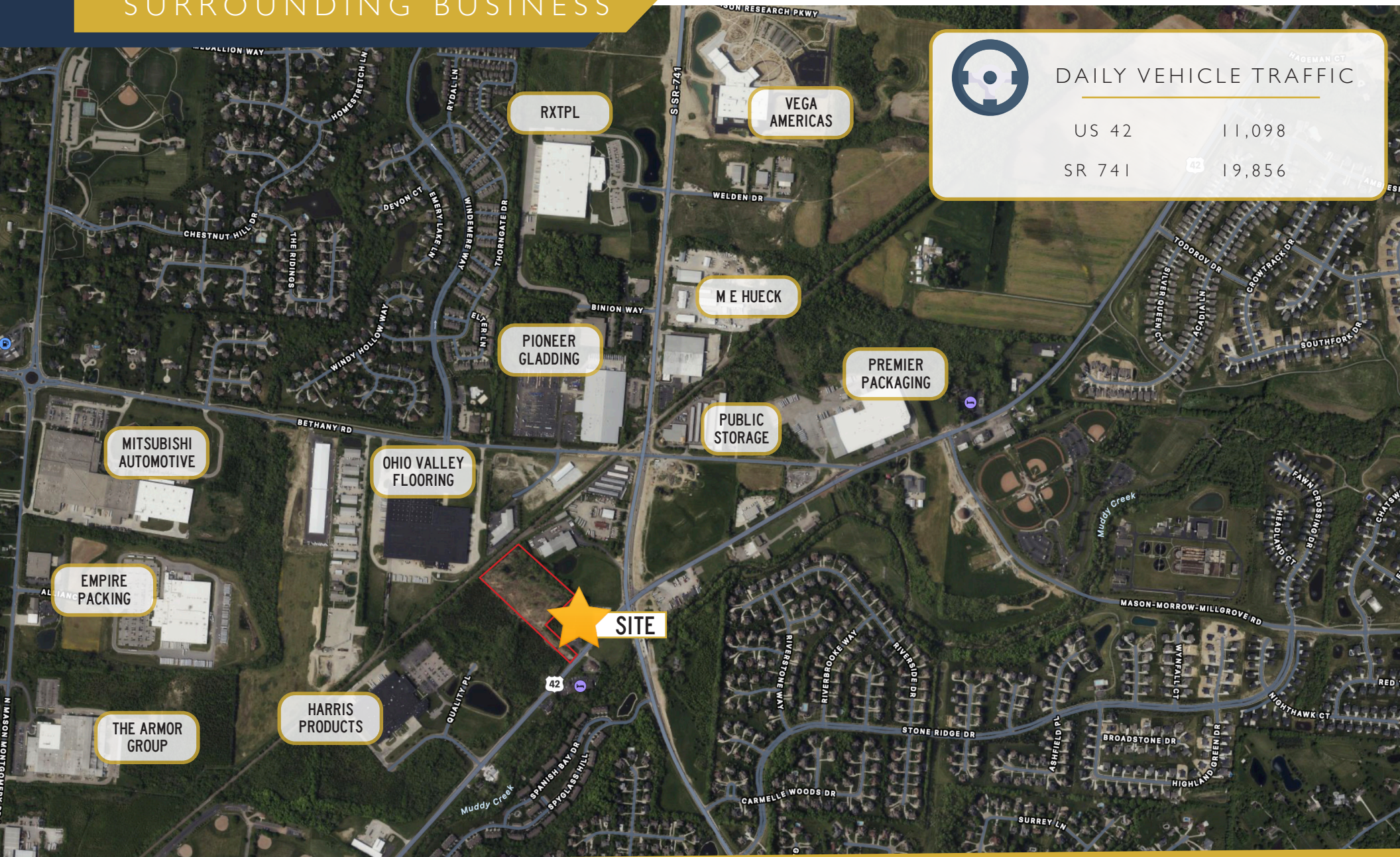



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SURROUNDING BUSINESS





DAILY VEHICLE TRAFFIC

US 42	11,098
SR 741	19,856

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