## **KINGS MILLS LAND DEVELOPMENT** 1.2 ACRES – 10 ACRE SITES FOR SALE

Kings Mills Road, Mason, OH 45040

(Hampton Storm water Basin Inn) MICROTEL PARCEL B BY WYNDHAM PARCELA WAFFLE HOUS Wawa PARCEL C NN & SUITES Teni R SUSHI Kings Mills Road 23,003 (23) VPD

Dan McDonald dan.mcdonald@lee-associates.com D 513.588.1113



COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

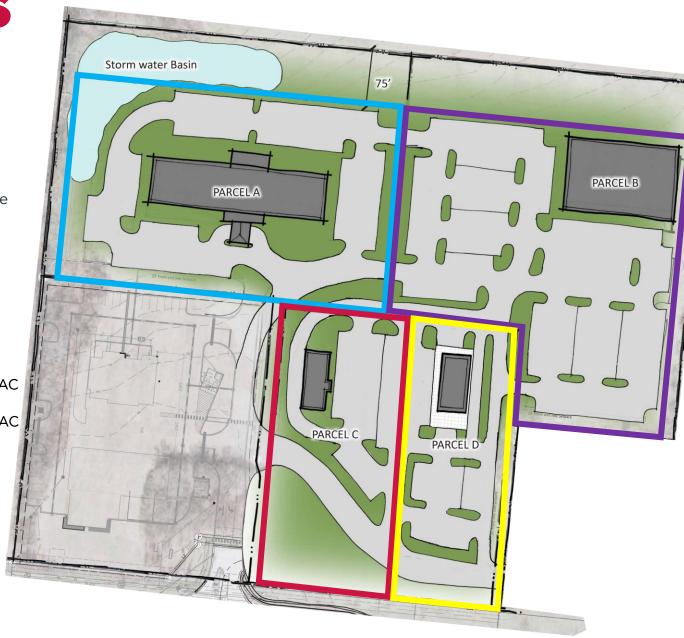


# PROPERTY HIGHLIGHTS

- Highly visible location within close proximity to I-75
- Signalized access along Kings Mills Road
- Several parcels available for sale

### PRICING

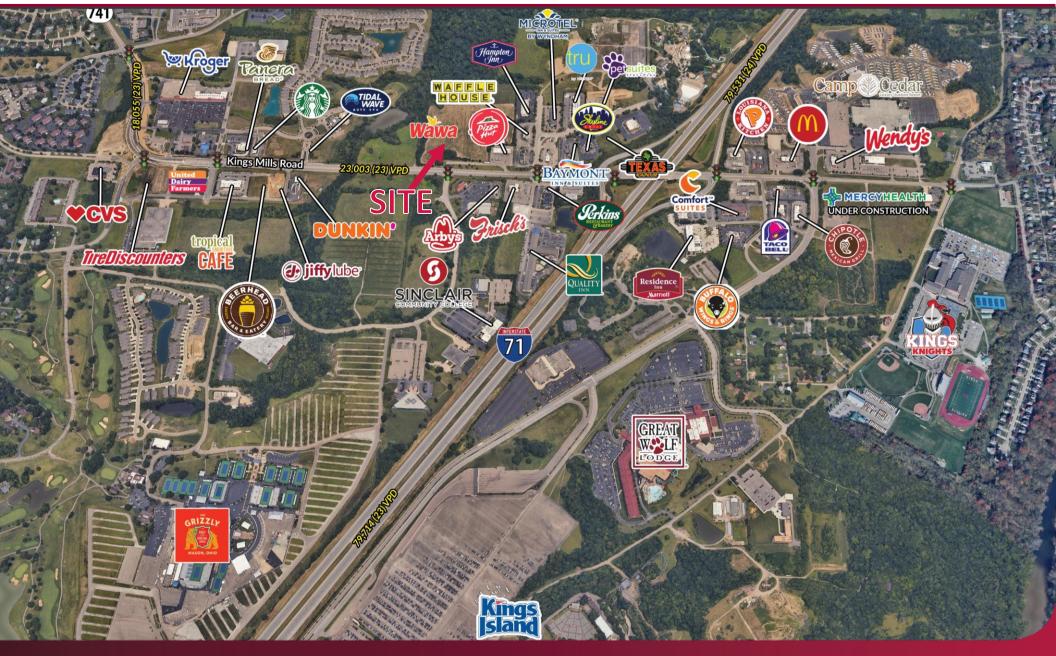
Parcel A: ± 3.8 AC - \$400K/AC
 Parcel B: ± 4.1 AC - \$400K/AC
 Parcel C: ± 1.5 AC - \$1 million/AC
 Parcel D: ± 1.2 AC - \$1 million/AC





## PROPERTY AERIAL





#### f 🕑 in

		Trenton C	Community Park	kQ_/		BLUE BALL	Hunter Red Lion	
Normal Growth 2012 to 2020       1/36       1/36       1/36         2024 Est: Average HH Income       1515/075       164.153       163.975         2024 Est: Total Employees       1.575       1.91.98       100.675.975         2024 Est: Total Engloyees       1.575       1.91.98       1.055       1.91.975         2024 Est: Total Engloyees       1.575       1.91.98       1.955       1.955       1.955       1.955       1.955       1.955       1.955       1.955       1.955       1.955       1.955       1.956       1.956       1.956       1.956       1.956       1.956			Trent	73 Ex	vello		(74)	
PURCE     Operation       None     0       None	()(A)  ()		Tente			3 1		(48)
PerformanceDemonstrationAnd StatisticAnd Statistic <td></td> <td></td> <td></td> <td>· · /</td> <td></td> <td></td> <td></td> <td></td>				· · /				
MonreDemonstration1 mix radius3 mix radius5 mi radiusDemonstration1 mix radius1 mix radius2024 Estimated Households1,727 1,7201,560 1,660 1,1% 1,1% 1,1% 1,1% 1,1% 1,1% 1,1% 1,1% 2020 Census Population1 mix radius2024 Estimated Households1,720 1,600 1,600 1,600 2024 Estimated Households1,720 1,600 1,600 1,600 4,613 1,600 1,1% 1,1% 1,1% 1,1% 2020 Census Households1,720 1,600 1,1% 1,6% 1,1% 1,6% 1,6% 1,6% 1,6% 1,6% 2024 Estimated Households1,720 1,600 1,600 4,680 4,6715 2024 Est. Total Businesses 1,575 2024 Est. Total Businesses 1,575 2026 Est. Total Businesses 1,575 2026 Est. Total Businesses 1,575 2027 Est. Mixed from Downtown Cincinnati Material <br< td=""><td>HIGHLIG</td><td>HTS</td><td></td><td></td><td></td><td></td><td></td><td></td></br<>	HIGHLIG	HTS						
DEMOGRAPHICS       1 mis       3 million       radius       radius         2024 Estimated Population       4,518       41,147       113,981         2029 Projected Population       4,747       43,440       120,037         2010 Census Population       4,747       43,440       120,037         2010 Census Population       4,747       43,440       120,037         2024 Estimated Population       4,747       43,440       120,037         2030 Census Population       1,720       1,766       43,217         2029 Census Households       1,720       15,660       43,217         2020 Census Households       1,600       14,460       40,715         2024 Est. Average HH Income       \$119,717       \$121,874       \$120,575:99         2024 Est. Average HH Income       \$119,717       \$121,874       \$120,575:99         2024 Est. Total Businesses       1,34       1,155       \$162,575:99         2024 Est. Total Employees       1,575       9,198       \$0,703         2024 Est. Total Businesses       1,575       9,198       \$0,703         2024 Est. Total Businesses       1,34       1,155       \$1,057         2034 Est. Total Businesses       1,34       1,155       \$1,060							Conners	
DEMOGRAPHICS       1 mil radius       3 mil radius       5 mil radius         POPULATION       2024 Estimated Population       4,518       41,147       113,981         2029 Projected Population       4,747       43,440       120,039         2020 Census Population       3,048       32,605       93,314         Proj. Annual Growth 2024 to 2029       1.0%       1.1%       1.6%         HOUSEHOLDS       1.0%       1.9%       1.6%         2024 Estimated Households       1,720       15,660       43,217         2029 Projected Households       1,600       14,680       40,715         2020 Census Households       1,600       14,680       40,715         2010 Census Households       1,184       12,200       34,4296         2024 Est. Median HH Income       \$119,717       \$121,874       \$120,575/ge         2024 Est. Total Businesses       134       1,155       562,227         DATIME DEMOGRAPHICS       134       1,155       19,198       50,703         2024 Est. Total Businesses       134       1,155       19,198       50,703         2024 Est. Total Businesses       134       1,155       19,198       50,703         2024 Est. Total Businesses       134       1,155 <td></td> <td>Overpeck</td> <td></td> <td></td> <td>·</td> <td></td> <td></td> <td>48</td>		Overpeck			·			48
DEMOGRAPHICS       radius       radius       radius       radius       radius       readius       readius <threadius< th=""> <threadius< th=""></threadius<></threadius<>			2		63 Monroe	75 (3)		42
POPULATION2024 Estimated Population4,51841,147113,9812029 Projected Population4,74743,440120,0392020 Census Population3,04832,60593,314Proj. Annual Growth 2024 to 20291.0%1.1%1.1%Annual Growth 2010 to 20243.4%1.9%1.1%HOUSEHOLDSImmediate1.6%2024 Estimated Households1,72015,6602024 Estimated Households1,72015,6602024 Estimated Households1,72015,6602024 Estimated Households1,82116,7042020 Census Households1,14612,3002020 Est. Average HH Income\$119,717\$121,8742024 Est. Median HH Income\$119,717\$121,8742024 Est. Total Businesses1,341,1552024 Est. Total Businesses1,341,1552034 Est. Total Businesses1,341,1552034 Est. Total Businesses1,341,1552034 Est. Total Businesses1,4601,460 <td>DEMOGRAPHICS</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>5 mi'Radius</td> <td>3 Lebanon</td>	DEMOGRAPHICS						5 mi'Radius	3 Lebanon
2024 Estimated Population       4,518       41,147       113,981         2029 Projected Population       4,747       43,440       120,039         2020 Census Population       3,048       32,605       93,314         Proj. Annual Growth 2024 to 2029       1.0%       1.1%       1.1%         Annual Growth 2010 to 2024       3.4%       1.9%       1.6%         HOUSEHOLDS	POPULATION	tschler Forest			1755 P. 0			
2029 Projected Population       4,747       43,440       120,039         2020 Census Population       4,151       39,014       110,187         2010 Census Population       4,151       39,014       110,187         2010 Census Population       3,048       32,605       93,314         Proj. Annual Growth 2014 to 2024       3.04%       1.1%       1.1%         Annual Growth 2010 to 2024       3.4%       1.9%       1.6%         HOUSEHOLDS       1.1821       16,704       46,034         2020 Census Households       1,821       16,704       46,034         2020 Census Households       1,146       12,300       34,296         2024 Est. Average HH Income       \$151,075       \$164,153       \$163,975         2024 Est. Average HH Income       \$151,075       \$164,153       \$163,975         2024 Est. Average HH Income       \$119,717       \$121,874       \$120,8575/get         2024 Est. Total Businesses       134       1,155       3,195       Olde West         2024 Est. Total Businesses       134       1,155       0,195       Olde West         2024 Est. Total Businesses       134       1,155       0,107       Pisgan       Cottell Park       Hamiton Township         Wetherin	ET LY MIEW	4,518	41,147	113,981				AVALON
2020 Census Population       4,151       39,014       110,187         2010 Census Population       3,048       32,605       93,314         Proj. Annual Growth 2010 to 2029       1.0%       Antul 37       1.1%         Annual Growth 2010 to 2024       3.4%       1.9%       Intector         2024 Estimated Households       1,720       15,660       43,217         2020 Census Households       1,821       16,704       46,034         2020 Census Households       1,146       12,300       34,296         2024 Est. Average HH Income       \$151,075       \$164,153       \$163,975         2024 Est. Average HH Income       \$119,717       \$121,874       \$120,575/uge         2024 Est. Per Capita Income       \$%57,530       \$62,227         DAYTIME DEMOGRAPHICS       01de West       Otde West         2024 Est. Total Employees       1,575       19,198       50,703         7       25.5 Miles from Downtown Cincinnati       And 34.2 miles from Downtown Dayton       30			· / / · · · ·		1		741	
2010 Census Population 3,048 32,605 93,314 Proj. Annual Growth 2024 to 2029 1.0% 1.1% 1.1% Annual Growth 2010 to 2024 3.4% 1.9% 1.6% HOUSEHOLDS 2024 Estimated Households 1,720 15,660 43,217 2029 Projected Households 1,821 16,704 46,034 2020 Census Households 1,821 16,704 46,034 2020 Census Households 1,146 12,300 34,296 2024 Est. Average HH Income \$1151,075 \$164,153 \$163,975 2024 Est. Average HH Income \$119,717 \$121,874 \$120,575;ge 2024 Est. Per Capita Income \$\$57,530 \$62,495 \$62,227 DAYTIME DEMOGRAPHICS 2024 Est. Total Employees 1,575 19,198 50,703 2024 Est. Total Employees 1,575 19,198 50,703								
Proj. Annual Growth 2024 to 2029 Annual Growth 2010 to 2024 3.4% HOUSEHOLDS 2024 Estimated Households 1,720 15,660 43,217 2029 Projected Households 1,821 16,704 46,034 2020 Census Households 1,821 16,704 46,034 2020 Census Households 1,460 14,680 40,715 2010 Census Households 1,146 12,300 34,296 2024 Est. Average HH Income \$151,075 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 2024 Est. Per Capita Income \$\$557,530 \$62,495 \$62,227 DAYTIME DEMOGRAPHICS 2024 Est. Total Businesses 134 1,575 19,198 50,703 \$164,155 \$164,155 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$163,975 \$164,153 \$164,957,519 Chester Chester 2024 Est. Total Businesses 134 1,575 19,198 50,703 \$164,153 \$164,153 \$164,153 \$163,975 \$164,153 \$164,153 \$163,975 \$164,153 \$164,153 \$164,153 \$163,975 \$164,153 \$164,154 \$164,154 \$164,154 \$164,154 \$1	2010 Census Population	3,048		<sup>@</sup> 93,314			3 mi kadius	
Annual Growth 2010 to 2024 3.4% 1.9% 1.6% HOUSEHOLDS 2024 Estimated Households 1,720 15,660 43,217 2029 Projected Households 1,821 16,704 46,034 400 40,715 2010 Census Households 1,600 14,680 40,715 2010 Census Households 1,146 12,300 34,296 2024 Est. Average HH Income \$1151,075 \$164,153 \$163,975 2024 Est. Per Capita Income \$119,717 \$121,874 \$120,575/ge 2024 Est. Per Capita Income \$%57,530 \$62,495 \$62,227 DAYTIME DEMOGRAPHICS 2024 Est. Total Businesses 134 1,155 dimon 3,195 2024 Est. Total Businesses 134 1,155 dimon 3,195 2024 Est. Total Employees 1,575 19,198 50,703 Chester 2024 Est. Total Employees 1,575 19,198 Chester 2024 Est. Total Employees 1,575 19,198 Chester 2024 Est. Total Employees 1,575 10,198 Chester 2024 Est. Total Employees 1,575 Chester 2024 Est. Total Emplo	Proj. Annual Growth 2024 to 2029	1.0%	1.1%	1.1%				
Households       1,720       15,660       43,217         2024 Estimated Households       1,821       16,704       46,034         2020 Census Households       1,600       14,680       40,715         2010 Census Households       1,146       12,300       34,296         2024 Est. Average HH Income       \$151,075       \$164,153       \$163,975         2024 Est. Median HH Income       \$119,717       \$121,874       \$120,575/ge         2024 Est. Total Businesses       134       1,155       3,195         2024 Est. Total Businesses       1,34       1,155       3,195         2024 Est. Total Businesses       1,575       19,198       50,703         2025 S Miles from Downtown Cincinnati       Withwork       Victoria       Victoria         And 34.2 miles from Downtown Dayton       Withwork       Victoria       Victoria       Victoria	Annual Growth 2010 to 2024	3.4%		1.6%				
2024 Estimated Households 1,720 15,660 43,217 2029 Projected Households 1,821 16,704 46,034 2020 Census Households 1,146 12,300 2024 Est. Average HH Income \$151,075 \$164,153 \$163,975 2024 Est. Median HH Income \$151,075 \$164,153 \$163,975 2024 Est. Median HH Income \$119,717 \$121,874 \$120,575dge 2024 Est. Total Businesses 1,575 19,198 50,703 25.5 Miles from Downtown Cincinnati And 34.2 miles from Downtown Dayton 2024 Est. Total Employees 1,575 19,198 20,703	HOUSEHOLDS	(29)	Phile	eton	FourBrid	and		T I
2029 Projected Households 2020 Census Households 2010 Census Households 1,146 12,300 2024 Est. Average HH Income \$151,075 \$164,153 \$163,975 2024 Est. Median HH Income \$%57,530 \$62,495 \$62,227 DAYTIME DEMOGRAPHICS 2024 Est. Total Businesses 134 1,155 19,198 50,703 \$0,	2024 Estimated Households	1,720	15,660	43,217		iges		48
2020 Census Households 2010 Census Households 1,146 12,300 34,296 2024 Est. Average HH Income \$151,075 \$164,153 \$163,975 2024 Est. Median HH Income \$119,717 \$121,874 \$120,575.jge 2024 Est. Total Businesses 2024 Est. Total Businesses 2024 Est. Total Businesses 134 1,575 19,198 50,703 \$0,703 \$000						1 1 1 1		
2010 Census Households       1,146       12,300       34,296         2024 Est. Average HH Income       \$151,075       \$164,153       \$163,975''         2024 Est. Median HH Income       \$119,717       \$121,874       \$120,575;ge         2024 Est. Per Capita Income       \$%57,530       \$62,495       \$62,227         DAYTIME DEMOGRAPHICS       Olde West       Olde West       Hopkinsville         2024 Est. Total Businesses       1,575       19,198       50,703       Olde West         2024 Est. Total Employees       1,575       19,198       50,703       Olde West         25.5 Miles from Downtown Cincinnati And 34.2 miles from Downtown Dayton       40       The Woods       Wetherington         Wetherington       Wetherington       Wetherington       Wetherington       Mason         Water of the last		-					42 m X	Lebanon
2024 Est. Average HH Income \$151,075 \$164,153 \$163,975 2024 Est. Median HH Income \$119,717 \$121,874 \$120,575jge 2024 Est. Per Capita Income \$%57,530 \$62,495 \$62,227 DAYTIME DEMOGRAPHICS 2024 Est. Total Businesses 134 1,155 3,195 2024 Est. Total Employees 1,575 19,198 50,703 20 25.5 Miles from Downtown Cincinnati And 34.2 miles from Downtown Dayton	2010 Census Households		12.300	34,296		Mason		I I A SER
2024 Est. Median HH Income \$119,717 \$121,874 \$120,575dge 2024 Est. Per Capita Income \$%57,530 \$62,495 \$62,227 DAYTIME DEMOGRAPHICS 2024 Est. Total Businesses 134 1,155 0nion 3,195 2024 Est. Total Employees 1,575 19,198 50,703 25.5 Miles from Downtown Cincinnati And 34.2 miles from Downtown Dayton	2024 Est. Average HH Income	\$151,075 \$	¢164,153	\$163,975	rsville			H 1/10
2024 Est. Per Capita Income       \$\%57,530       \$\\$62,495       \$\\$62,227         DAYTIME DEMOGRAPHICS       2024 Est. Total Businesses       134       1,155       3,195         2024 Est. Total Employees       1,575       19,198       50,703       Olde West         202       Est. Total Employees       1,575       19,198       50,703       Olde West         202       Est. Total Employees       1,575       19,198       50,703       Olde West         202       Est. Total Employees       1,575       19,198       50,703       Olde West       Cottell Park       Landen         Vil DW00D       Cottell Park       Number of the Woods         Vil DW00D       And 34.2 miles from Downtown Dayton       Murdock       Number of the Woods       Number of the Woods       Number of the Woods						Park		
DAYTIME DEMOGRAPHICS 2024 Est. Total Businesses 134 1,155 19,198 50,703 2024 Est. Total Employees 1,575 19,198 50,703 25.5 Miles from Downtown Cincinnati And 34.2 miles from Downtown Dayton				· · · · · · · · · · · · · · · · · · ·			5. 1	
2024 Est. Total Businesses 134 1,155 0,703 2024 Est. Total Employees 1,575 19,198 50,703 225.5 Miles from Downtown Cincinnati And 34.2 miles from Downtown Dayton		- + 1001 / 200 - +	<u>,02,170</u>					Hopkinsville
2024 Est. Total Employees 1,575 19,198 50,703 2024 Est. Total Employees 1,575 19,198 50,703 25.5 Miles from Downtown Cincinnati And 34.2 miles from Downtown Dayton		134	1,155	3,195		THE N		Harris
25.5 Miles from Downtown Cincinnati And 34.2 miles from Downtown Dayton			-					Hamilton
25.5 Miles from Downtown Cincinnati And 34.2 miles from Downtown Dayton	Vulltam (					Controll Dark		Township
25.5 Miles from Downtown Cincinnati And 34.2 miles from Downtown Dayton	Harbin Park		(747)		~	Cottell Park	Landen	Maineville
25.5 Miles from Downtown Cincinnati And 34.2 miles from Downtown Dayton	Pleasant				(42) The Woods			
And 34.2 miles from Downtown Dayton	25.5 Miles from Dov	untown Cincinr	nati		WILDWOOD			
					AGRES			Murdeok
	And 54.2 miles nom				Highp	point 22		Murdock
		oping	Judie					
Traffic counts along Kings Mills in front of the site Sharon Woods	Traffic counts along	1 Kinas Mills in	front of t	the site	Sharon Woods			
Mile Stand GLEN LAKE Dallasburg			Glendale			Mile Stand GLE	N LAKE Loveland	Dallasburg Co
exceed 23,000 VPD eenhills Sharonville HAZELWOOD Loveland Loveland		reenniis		311	naronville Hazelwood		LOVCIAIIO	
Winton Glenwood Gardens Loveland Madeira			nwood Garder	IS -				
Parky's Farm Woods Evendale Woods Woods Woods Woodlawn			Woodlawn	Eve			CORRIDOR WHITE PILLAR	IS
Summit Park Symmes Long Branch				oln	Summit Park	Sy	mmes	Long Branch
Heights (4) Farm & Trails				its	2	22)		(48) Farm & Trails
Mt Healthy Wroming 7 Blue Ash Lake Isabella Cincinnati			T	1	Dive Ask			Cincinnati
Wyoming Blue Ash Montgomery Remington Springvale			Wyoming	1-3	Montgom		idella C	Springvale 3
Reading (126) (126)				Reading	(126)			opinigraio

#### f <a> $\boxtimes$ </a> % in