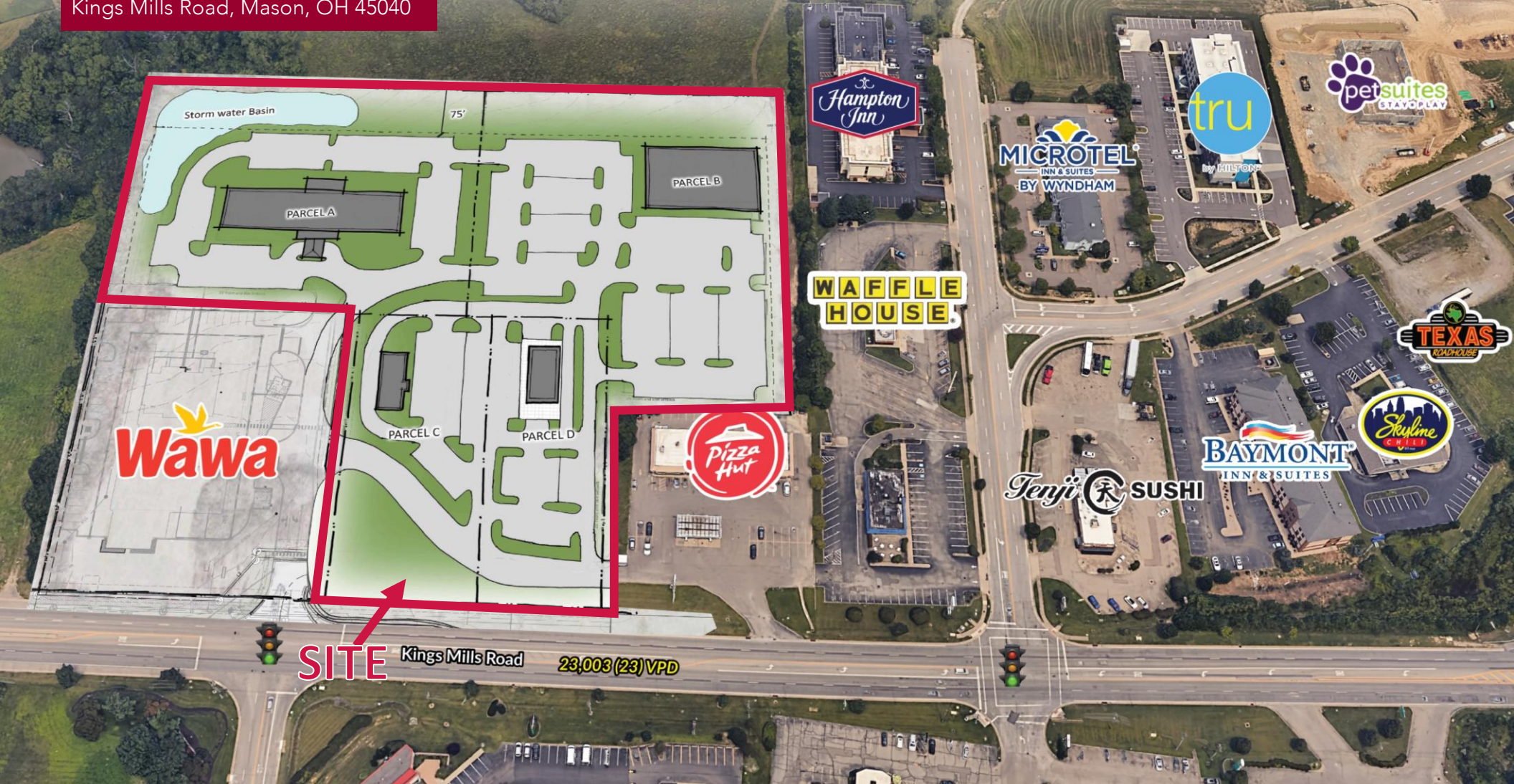


KINGS MILLS LAND DEVELOPMENT

1.2 ACRES – 10 ACRE SITES FOR SALE

Kings Mills Road, Mason, OH 45040



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





LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

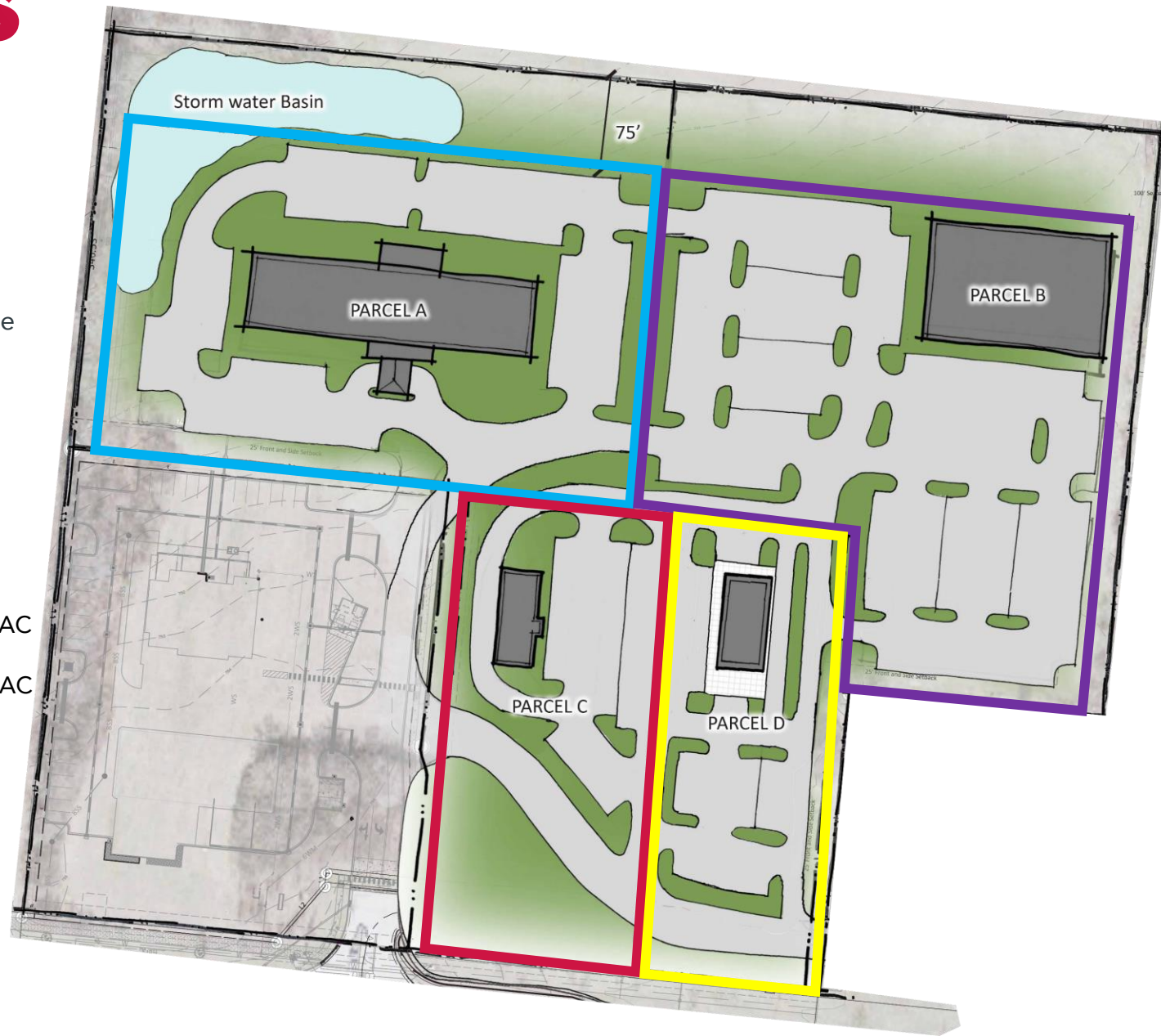
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal 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



LOCATION HIGHLIGHTS

DEMOGRAPHICS	1 mi radius	3 mi radius	5 mi radius
POPULATION			
2024 Estimated Population	4,518	41,147	113,981
2029 Projected Population	4,747	43,440	120,039
2020 Census Population	4,151	39,014	110,187
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	1,600	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
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



25.5 Miles from Downtown Cincinnati
And 34.2 miles from Downtown Dayton



Traffic counts along Kings Mills in front of the site
exceed 23,000 VPD

