

# Former Restaurant Space for Sale

1061 Reading Road | Mason, OH | 45040

**Henkle Schueler**  
COMMERCIAL REAL ESTATE



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICING
Warren	Restaurant	B2	2,938 SF   1.054 Acres	\$1,290,000

## Property & Location Highlights:

- Located on a highly visible corner lot on State Route 42 with over 500' of frontage
- Nearly 50 parking spaces
- Lighted roadside store sign in front
- Green area (100' x 80') included in the lot for future expansion
- Store includes three (3) 7.5 ton roof top HVAC: 2 (11-years-old)

for the dining area and 1 (6-years old) for the kitchen

- Duro-last white PVC roofing system with 20-years transferable warranty from 2023
- 16' exhaust hood and walk-in cooler & freezer, designated dish washing area & food prep area, manager's office
- Tenant's equipment & personal property available for sale separately, negotiable between buyer & tenant

For more information, contact:



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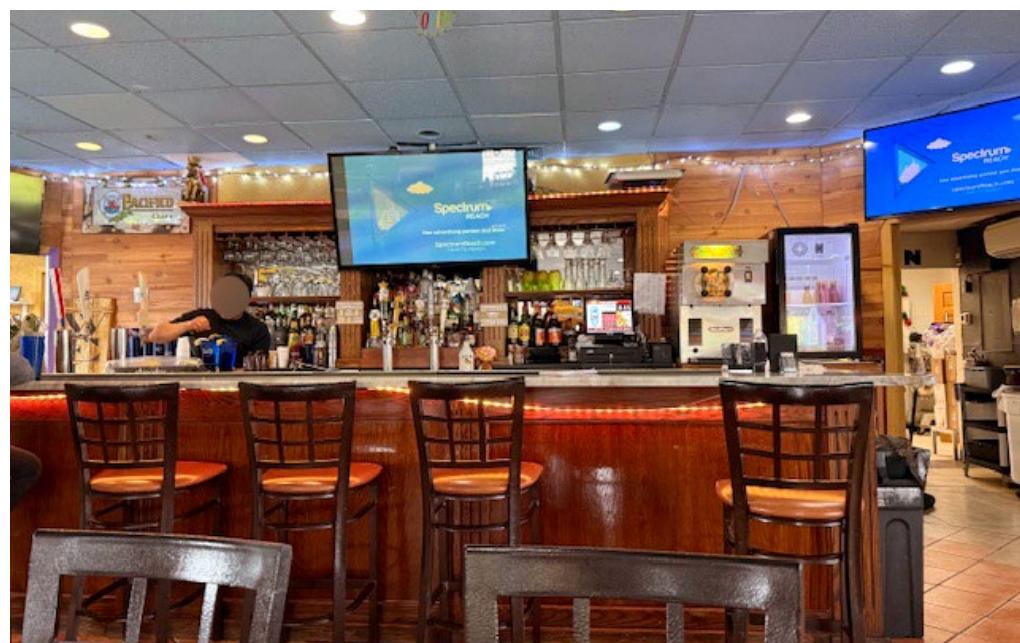


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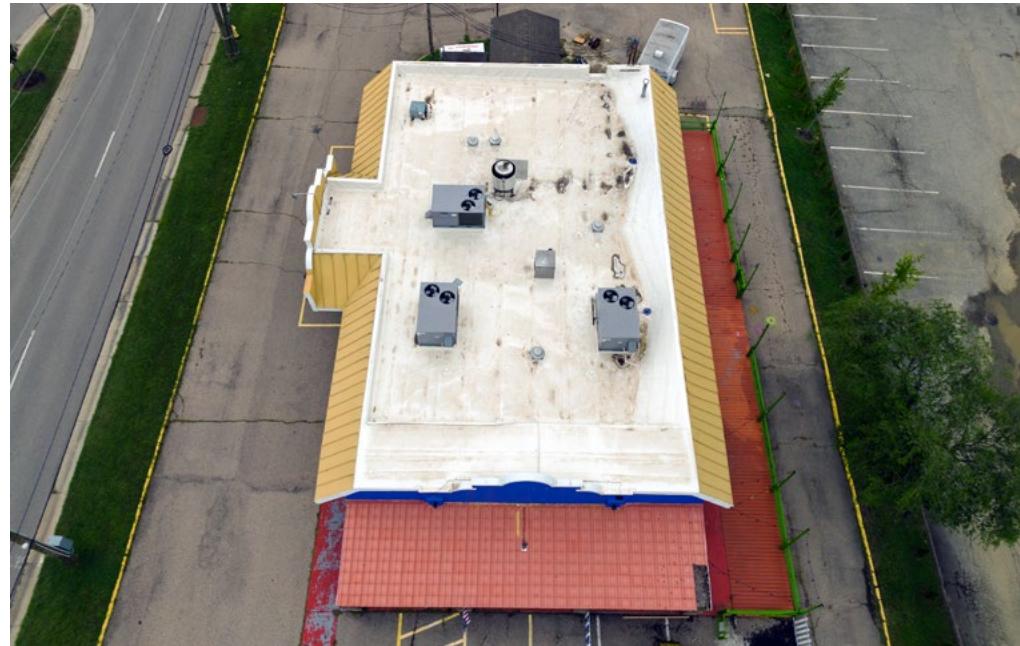


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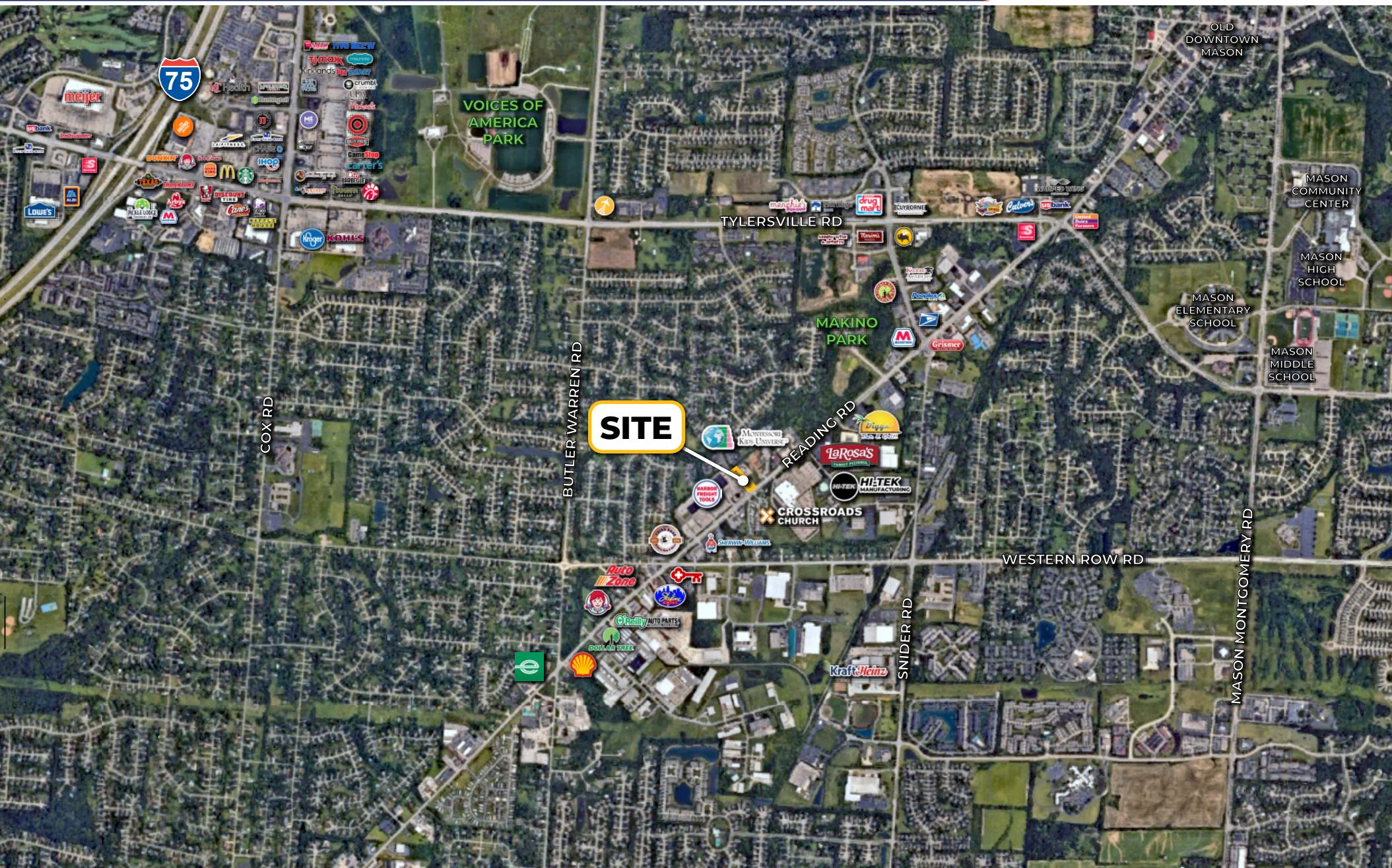


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## DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	8,715	162,073	463,835
2024 Estimate	8,176	154,517	449,246
2020 Census	8,186	151,861	441,384
Growth 2024 - 2029	6.59%	4.89%	3.25%
Growth 2020 - 2024	-0.12%	1.75%	1.78%
<b>2024 Population by Hispanic Origin</b>	425	7,794	24,051
<b>2024 Population</b>	8,176	154,517	449,246
White	5,875 71.86%	111,585 72.22%	329,252 73.29%
Black	418 5.11%	8,419 5.45%	43,855 9.76%
Am. Indian & Alaskan	17 0.21%	192 0.12%	654 0.15%
Asian	1,162 14.21%	21,530 13.93%	36,650 8.16%
Hawaiian & Pacific Island	5 0.06%	124 0.08%	262 0.06%
Other	699 8.55%	12,666 8.20%	38,572 8.59%
U.S. Armed Forces	18	97	330
<b>Households</b>			
2029 Projection	3,245	60,694	173,055
2024 Estimate	3,042	57,922	167,705
2020 Census	3,043	57,088	164,642
Growth 2024 - 2029	6.67%	4.79%	3.19%
Growth 2020 - 2024	-0.03%	1.46%	1.86%
Owner Occupied	2,075 68.21%	42,682 73.69%	121,237 72.29%
Renter Occupied	968 31.82%	15,240 26.31%	46,469 27.71%
<b>2024 Households by HH Income</b>	3,042	57,921	167,707
Income: <\$25,000	127 4.17%	3,351 5.79%	15,125 9.02%
Income: \$25,000 - \$50,000	340 11.18%	6,170 10.65%	22,006 13.12%
Income: \$50,000 - \$75,000	403 13.25%	7,783 13.44%	23,811 14.20%
Income: \$75,000 - \$100,000	539 17.72%	8,718 15.05%	23,760 14.17%
Income: \$100,000 - \$125,000	675 22.19%	6,765 11.68%	20,552 12.25%
Income: \$125,000 - \$150,000	316 10.39%	5,896 10.18%	14,563 8.68%
Income: \$150,000 - \$200,000	367 12.06%	8,687 15.00%	20,847 12.43%
Income: \$200,000+	275 9.04%	10,551 18.22%	27,043 16.13%
<b>2024 Avg Household Income</b>	\$117,374	\$136,396	\$124,975
<b>2024 Med Household Income</b>	\$104,148	\$110,859	\$99,106

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	530	5,359	10
Retail & Wholesale Trade	72	1,238	17
Hospitality & Food Service	27	413	15
Real Estate, Renting, Leasing	21	107	5
Finance & Insurance	36	154	4
Information	7	56	8
Scientific & Technology Services	42	270	6
Management of Companies	0	0	0
Health Care & Social Assistance	144	929	6
Educational Services	17	238	14
Public Administration & Sales	1	6	6
Arts, Entertainment, Recreation	15	138	9
Utilities & Waste Management	18	204	11
Construction	21	76	4
Manufacturing	32	1,222	38
Agriculture, Mining, Fishing	1	3	3
Other Services	76	305	4

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