

# Former Restaurant Space for Sale

1061 Reading Road | Mason, OH | 45040



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:



**Henkle Schueler**  
COMMERCIAL REAL ESTATE

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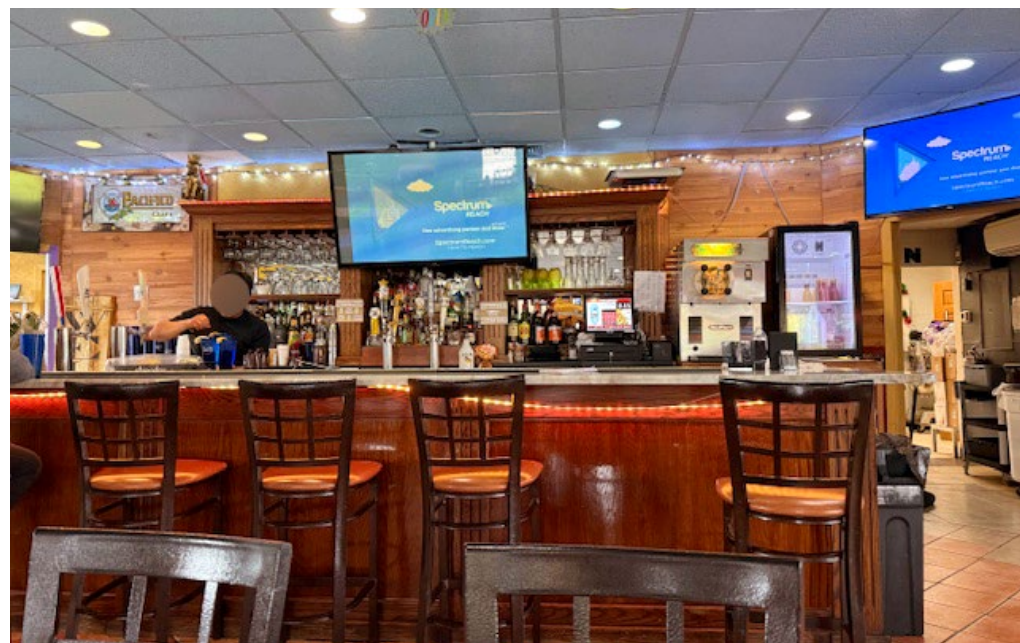


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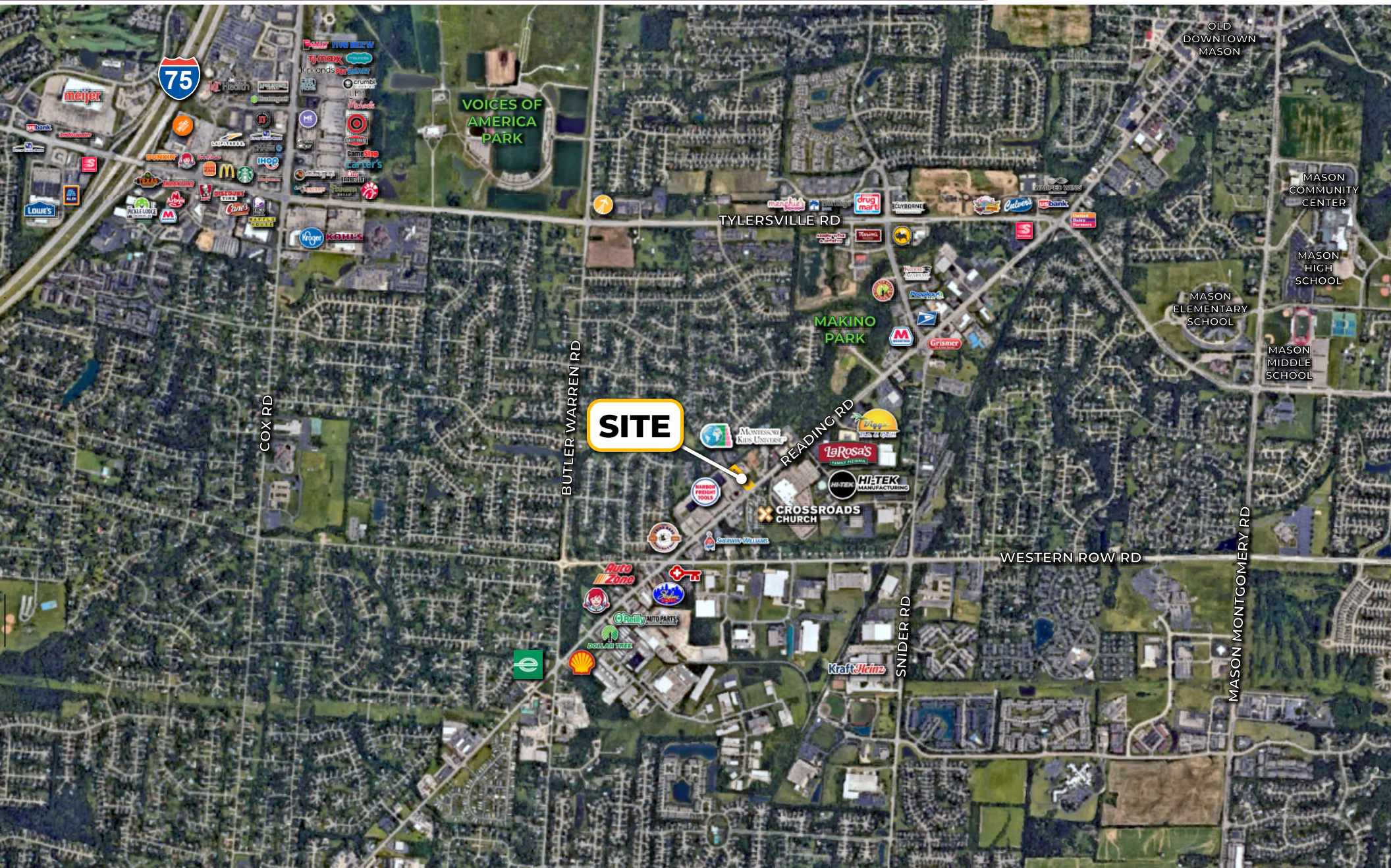
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## DEMOGRAPHICS

Radius	1 Mile		5 Mile		10 Mile	
Population						
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%	
2024 Population by Hispanic Origin	425		7,794		24,051	
2024 Population	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	
Households						
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%
2024 Households by HH Income	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%
2024 Avg Household Income	\$117,374		\$136,396		\$124,975	
2024 Med Household Income	\$104,148		\$110,859		\$99,106	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>530</b>	<b>5,359</b>	<b>10</b>
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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