

# FOR LEASE

NEW SHELL GAS/C-STORE | 3,940 SF AVAILABLE (DIVISIBLE TO 1,274 SF)

## 1266 READING ROAD

MASON, OH 45040



### OFFERING SUMMARY

Address	1266 Reading Rd Mason, OH 45040
Square Footage	3,940 SF Available Divisible to 1,274 SF End-cap suite w/ Drive-Thru
Year Built	New Construction   Ready for Build-out
Construction	All Brick & Natural Stone Construction
Traffic Count	12,684 VPD
Municipality	City of Mason
Zoning	B-3—Business

**UNDER CONSTRUCTION**

Q4 2023 DELIVERY



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2181 VICTORY PARKWAY | SUITE 102  
CINCINNATI, OH 45206

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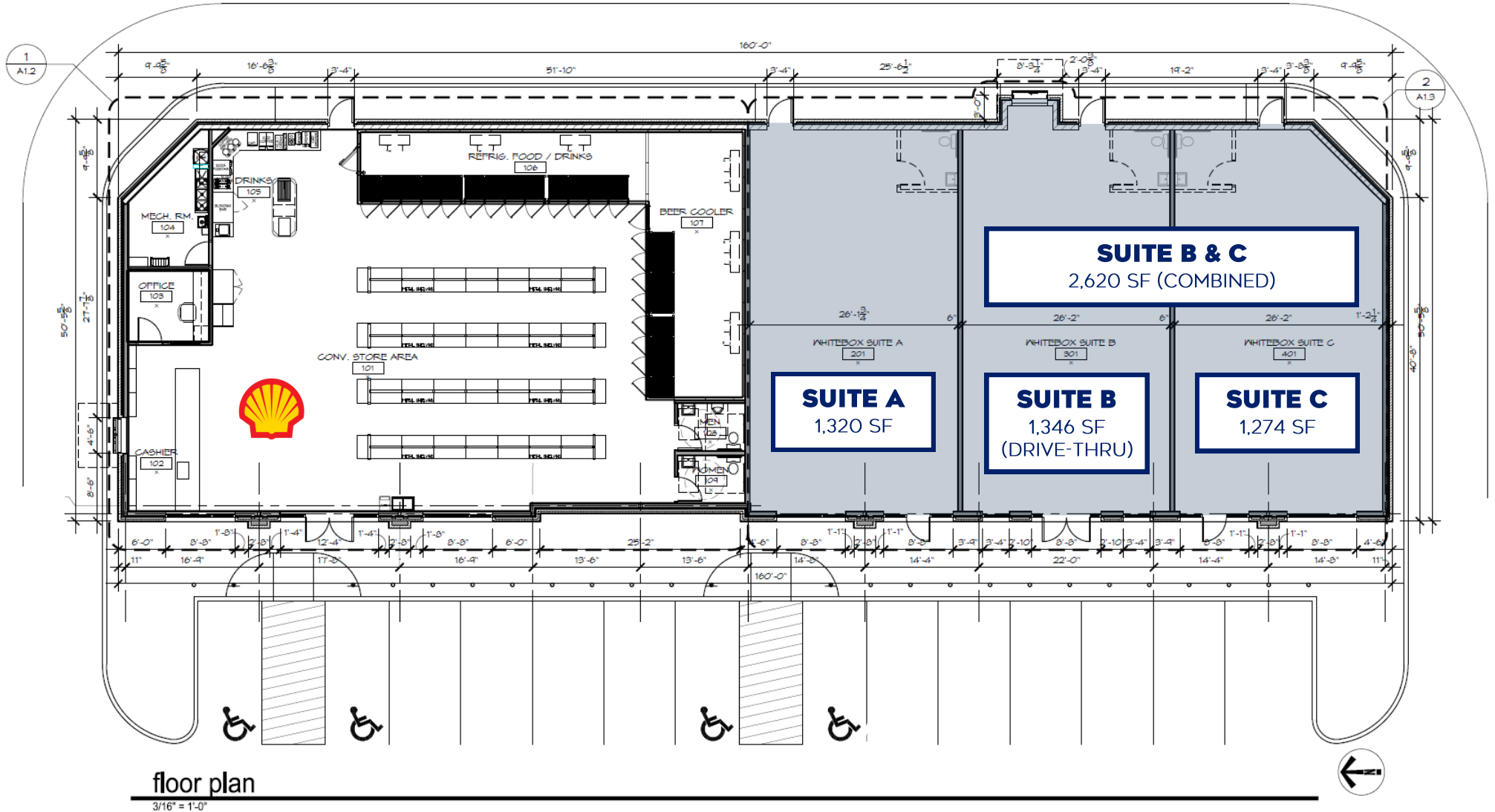
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## PROPERTY DETAILS

- Drive-Thru/Pickup Window available
- 41 parking spaces available
- Corner Lot | Reading Rd & Castle Dr
- Excellent Visibility & Monument Signage Available
- Flexible Layout & Configuration
- Busy Shell Gas Station & Convenience Store Co-Tenancy
- Across the street from new Hospital Development
- High Traffic Area—12,684 VPD count

## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Total Population	7,966	64,892	155,622
2023 Daytime Population	8,125	70,671	188,992
Income & Home Values:			
2023 Avg HH Income	\$129,170	\$148,316	\$147,029
2023 Median HH Income	\$104,183	\$110,779	\$108,967
2023 Per Capita Income	\$45,978	\$55,183	\$55,992
2023 Average Home Value	\$266,037	\$366,439	\$359,644

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