

KROGER OUTLOT, KINGS MILLS ROAD

5208 Kings Mills Road, Mason, OH 45040

1.27 Acres Available
For Lease or Build to Suit



Property Details:

- Kroger outlot positioned at the intersection of Kings Mills Road and SR 741 in Mason, Ohio
- Surrounded by high-income households and new residential and commercial development

Area Traffic Generators:

- Regional traffic drivers include Kings Island Amusement Park and Lindner Family Tennis Center (home to Western and Southern Open)



Demographics:

2023 Estimates	1 Mile	3 Mile	5 Mile
Population	7,177	44,462	118,090
Households	2,820	16,624	44,159
Average Household Income	\$122,862	168,527	\$164,562
Total Number of Employees	1,446	21,179	57,970

Traffic Counts:

Kings Mills Road (SR 741)	26,730 ADT (Inrix 2023)
I-71	93,605 ADT (ODOT 2022)

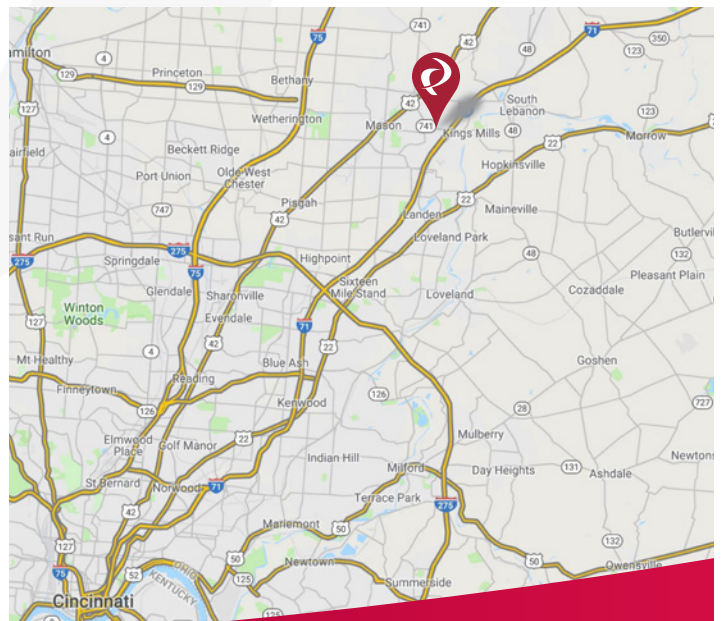
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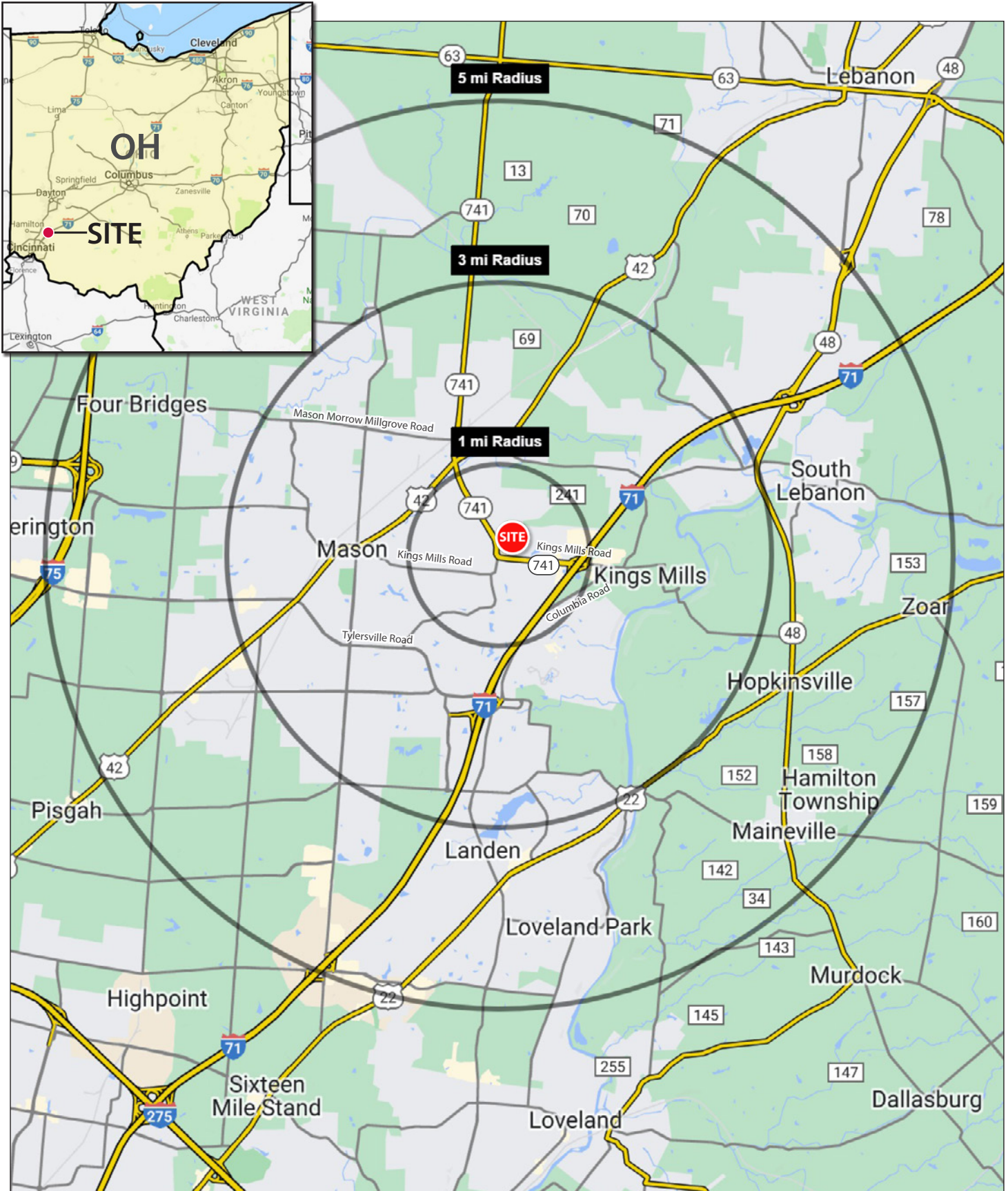


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Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3591/-84.2793

5208 Kings Mills Rd Mason, OH 45040	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	7,177	44,462	118,090
2028 Projected Population	8,467	48,035	125,852
2020 Census Population	6,566	42,962	113,962
2010 Census Population	5,041	36,790	96,970
Projected Annual Growth 2023 to 2028	3.6%	1.6%	1.3%
Historical Annual Growth 2010 to 2023	3.3%	1.6%	1.7%
2023 Median Age	39.8	39.3	38.0
Households			
2023 Estimated Households	2,820	16,624	44,159
2028 Projected Households	3,419	18,401	48,161
2020 Census Households	2,575	15,841	42,040
2010 Census Households	1,893	13,589	35,552
Projected Annual Growth 2023 to 2028	4.2%	2.1%	1.8%
Historical Annual Growth 2010 to 2023	3.8%	1.7%	1.9%
Race and Ethnicity			
2023 Estimated White	73.6%	75.1%	78.0%
2023 Estimated Black or African American	5.5%	4.4%	4.2%
2023 Estimated Asian or Pacific Islander	15.0%	15.3%	12.8%
2023 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%
2023 Estimated Other Races	5.7%	5.1%	4.9%
2023 Estimated Hispanic	4.5%	4.1%	3.8%
Income			
2023 Estimated Average Household Income	\$122,862	\$168,527	\$164,562
2023 Estimated Median Household Income	\$113,387	\$128,607	\$125,926
2023 Estimated Per Capita Income	\$48,313	\$63,049	\$61,611
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.6%	1.5%	1.3%
2023 Estimated Some High School (Grade Level 9 to 11)	1.9%	1.9%	2.1%
2023 Estimated High School Graduate	22.3%	17.1%	18.8%
2023 Estimated Some College	12.3%	12.8%	13.7%
2023 Estimated Associates Degree Only	10.2%	8.3%	7.0%
2023 Estimated Bachelors Degree Only	32.2%	34.3%	34.3%
2023 Estimated Graduate Degree	18.6%	24.1%	22.8%
Business			
2023 Estimated Total Businesses	144	1,265	3,559
2023 Estimated Total Employees	1,446	21,179	57,970
2023 Estimated Employee Population per Business	10.1	16.7	16.3
2023 Estimated Residential Population per Business	50.0	35.1	33.2

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