

RETAIL FOR LEASE & GROUND LEASE SHOPPES AT KINGS MILLS

2182 Kings Mills Road, Mason, OH 45040



AVAILABLE
2,850 SF

AVAILABLE
1.0 ACRE

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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ASKING RATES:

- \$38 PSF + \$8.07 NNN
- \$115,000 for the pad – Ground Lease

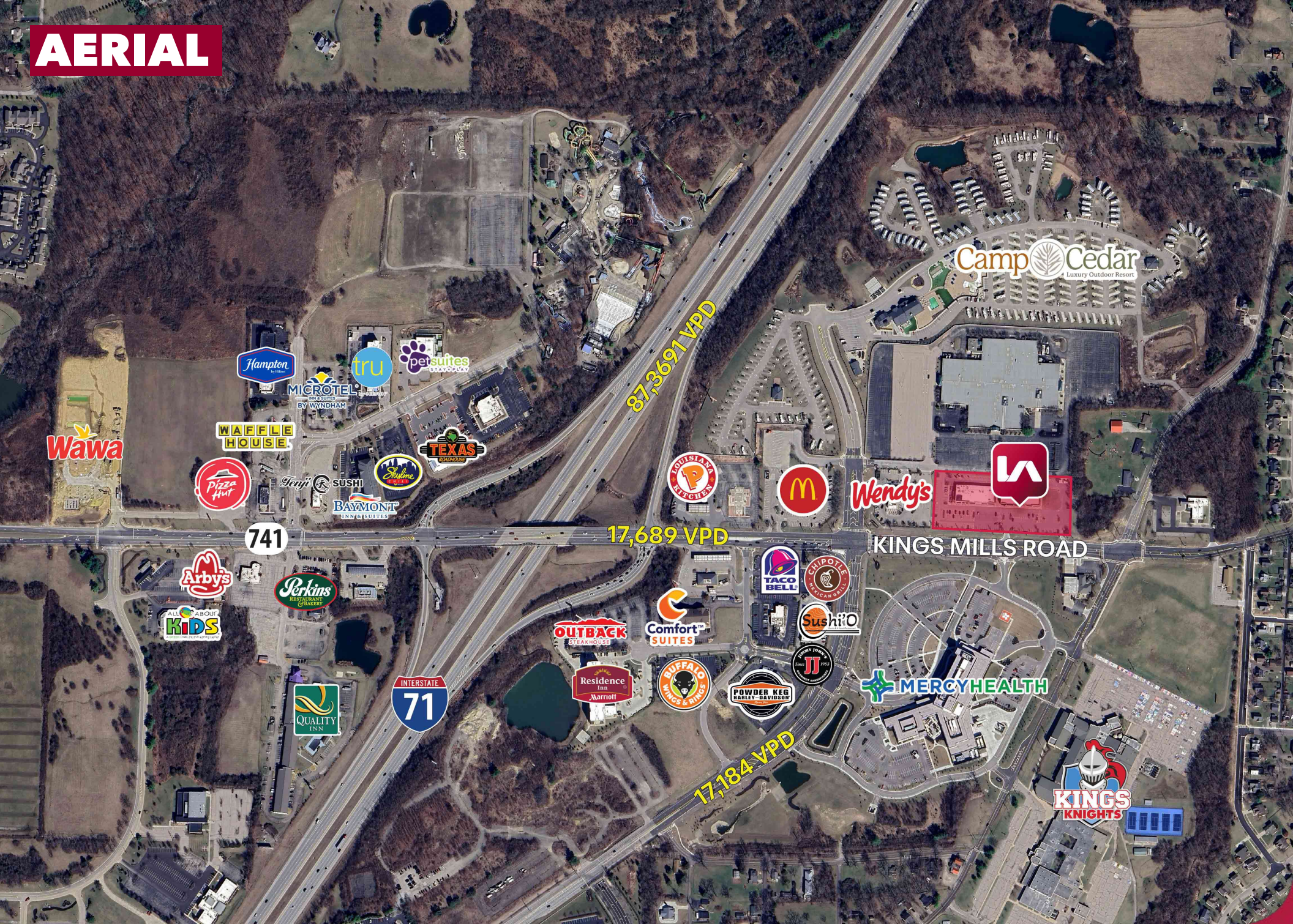
PROPERTY HIGHLIGHTS:

- Build-to-suit opportunity available on the 1.0-acre ground lease parcel
- Drive-thru and patio potential
- Directly across from the new Mercy Health Hospital
- Located within an established retail corridor with national co-tenancy
- Monument signage available for maximum visibility
- Positioned to capture traffic from Kings Island (3.3M annual visitors)
- Immediate proximity to Kings Local Schools campus

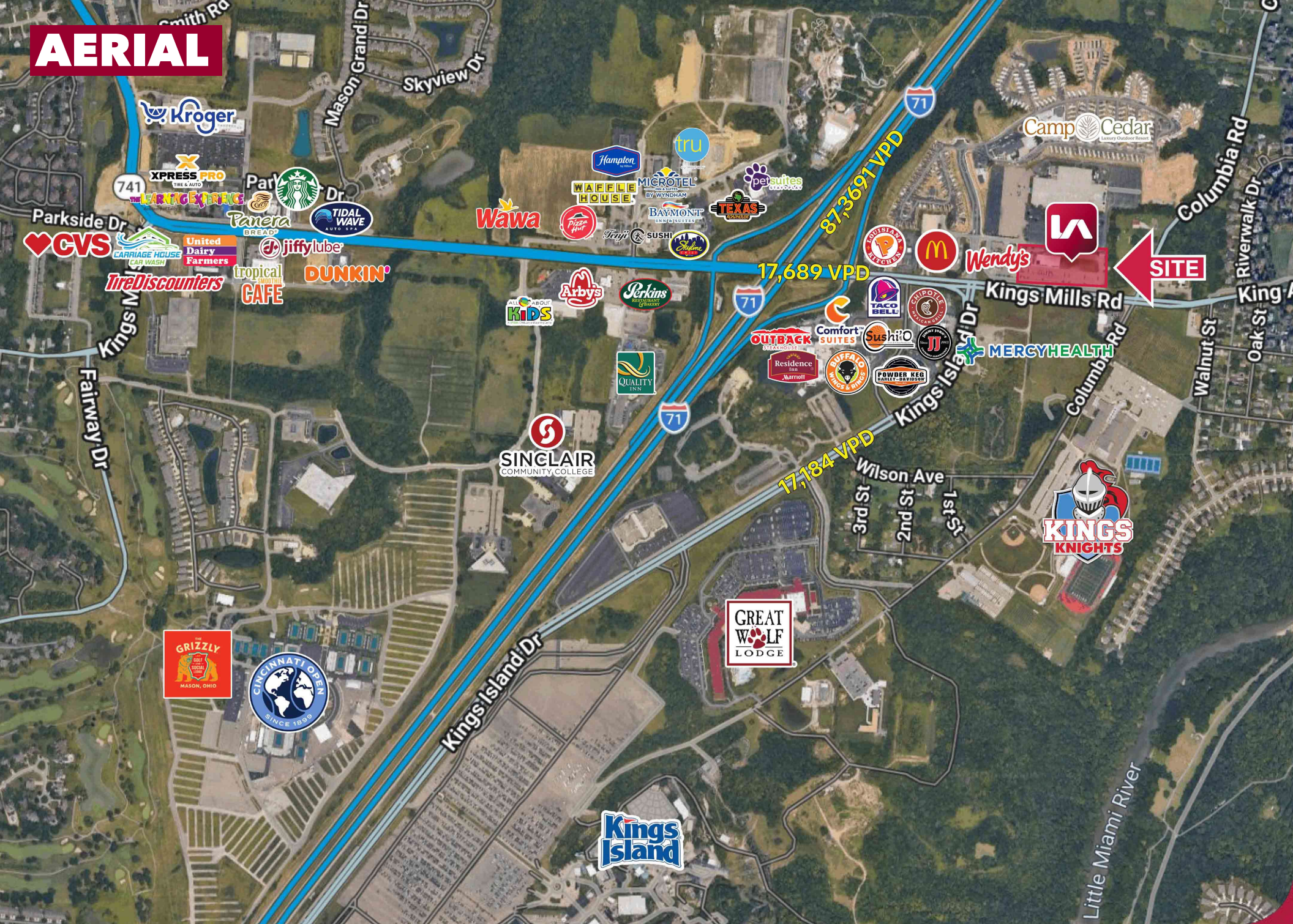
TRAFFIC COUNTS:

- Kings Mills Road: 17,689 VPD
- Kings Island Drive: 17,184 VPD
- I-71: 87,361 VPD

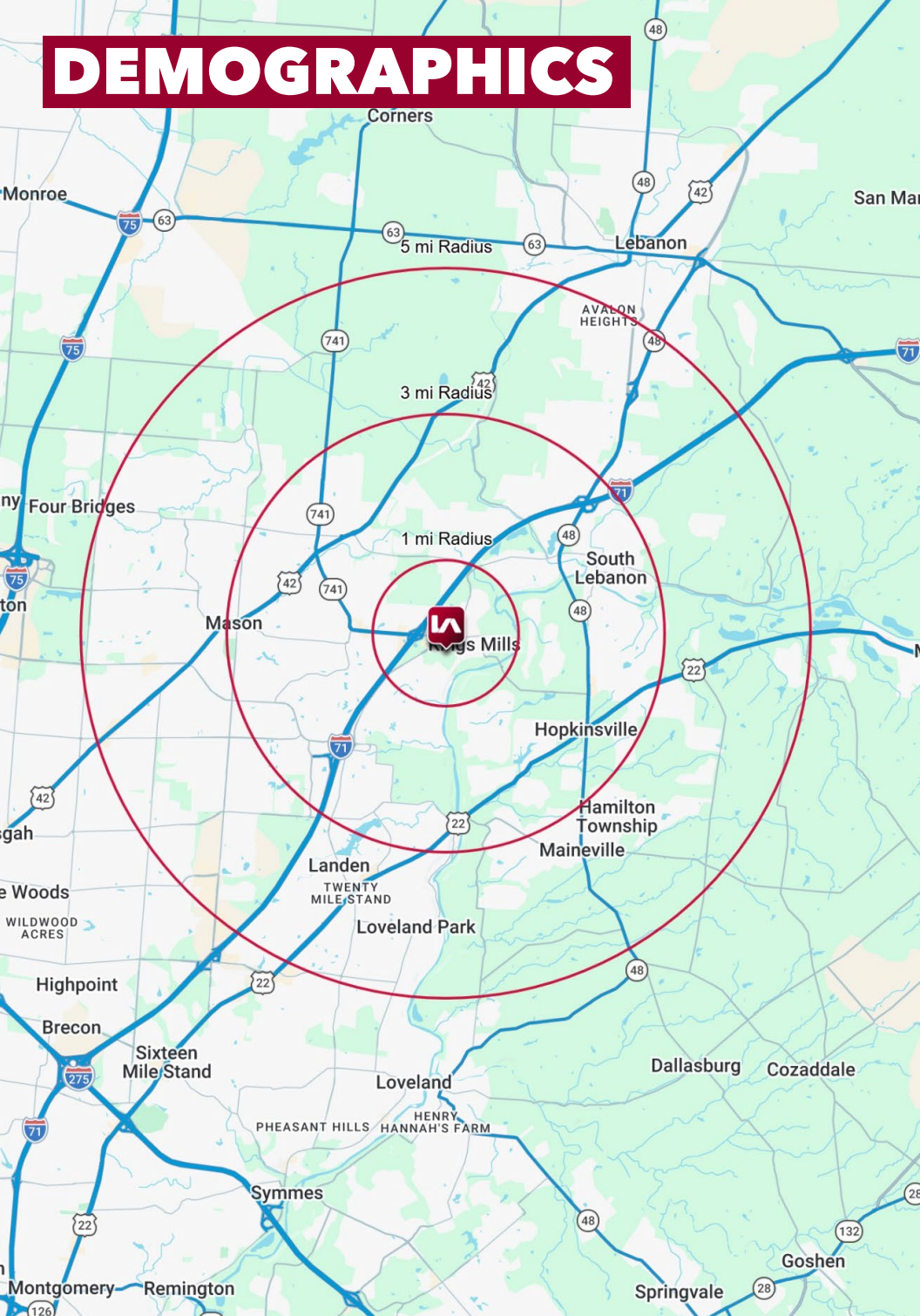
AERIAL



AERIAL



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	1,800	40,006	109,498
2030 Projected Population	1,790	40,775	110,654
2020 Census Population	1,678	36,520	103,338
2010 Census Population	1,309	29,262	87,084
Projected Annual Growth 2025 to 2030	-0.1%	0.4%	0.2%
Historical Annual Growth 2010 to 2025	2.5%	2.4%	1.7%
HOUSEHOLDS			
2025 Estimated Households	676	15,238	41,019
2030 Projected Households	691	15,995	42,706
2020 Census Households	635	13,955	38,205
2010 Census Households	492	11,125	32,034
Projected Annual Growth 2025 to 2030	0.4%	1.0%	0.8%
Historical Annual Growth 2010 to 2025	2.5%	2.5%	1.9%
AGE			
2025 Est. Population Under 10 Years	13.3%	12.6%	12.3%
2025 Est. Population 10 to 19 Years	14.6%	14.0%	14.3%
2025 Est. Population 20 to 29 Years	10.1%	10.2%	10.5%
2025 Est. Population 30 to 44 Years	23.8%	21.9%	21.7%
2025 Est. Population 45 to 59 Years	20.2%	19.7%	20.6%
2025 Est. Population 60 to 74 Years	14.5%	15.8%	14.8%
2025 Est. Population 75 Years or Over	3.5%	5.8%	5.9%
2025 Est. Median Age	37.1	38.9	38.8
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.6%	49.0%	49.5%
2025 Est. Female Population	50.4%	51.0%	50.5%
2025 Est. Never Married	23.5%	25.8%	26.4%
2025 Est. Now Married	60.7%	57.0%	57.6%
2025 Est. Separated or Divorced	12.3%	13.2%	12.4%
2025 Est. Widowed	3.4%	4.0%	3.6%
INCOME			
2025 Est. HH Income \$200,000 or More	26.0%	28.0%	26.7%
2025 Est. HH Income \$150,000 to \$199,999	13.1%	12.0%	13.3%
2025 Est. HH Income \$100,000 to \$149,999	20.0%	19.4%	22.3%
2025 Est. HH Income \$75,000 to \$99,999	10.9%	11.0%	12.4%
2025 Est. HH Income \$50,000 to \$74,999	12.5%	14.0%	11.3%
2025 Est. HH Income \$35,000 to \$49,999	9.4%	6.2%	5.5%
2025 Est. HH Income \$25,000 to \$34,999	6.0%	2.8%	2.6%
2025 Est. HH Income \$15,000 to \$24,999	0.5%	2.3%	2.8%
2025 Est. HH Income Under \$15,000	1.6%	4.3%	3.0%
2025 Est. Average Household Income	\$173,072	\$165,087	\$176,582
2025 Est. Median Household Income	\$124,992	\$125,389	\$131,512
2025 Est. Per Capita Income	\$64,993	\$62,895	\$66,186
2025 Est. Total Businesses	138	996	3,212
2025 Est. Total Employees	3,709	18,245	52,448