

RETAIL SPACE FOR SALE

1063 READING RD

1063 Reading Rd | Mason, OH 45040



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AVAILABLE:

BUILDING: 2,451 SF Building

LOT: 0.41 Acres

PRICING: \$650,000

PROPERTY HIGHLIGHTS:

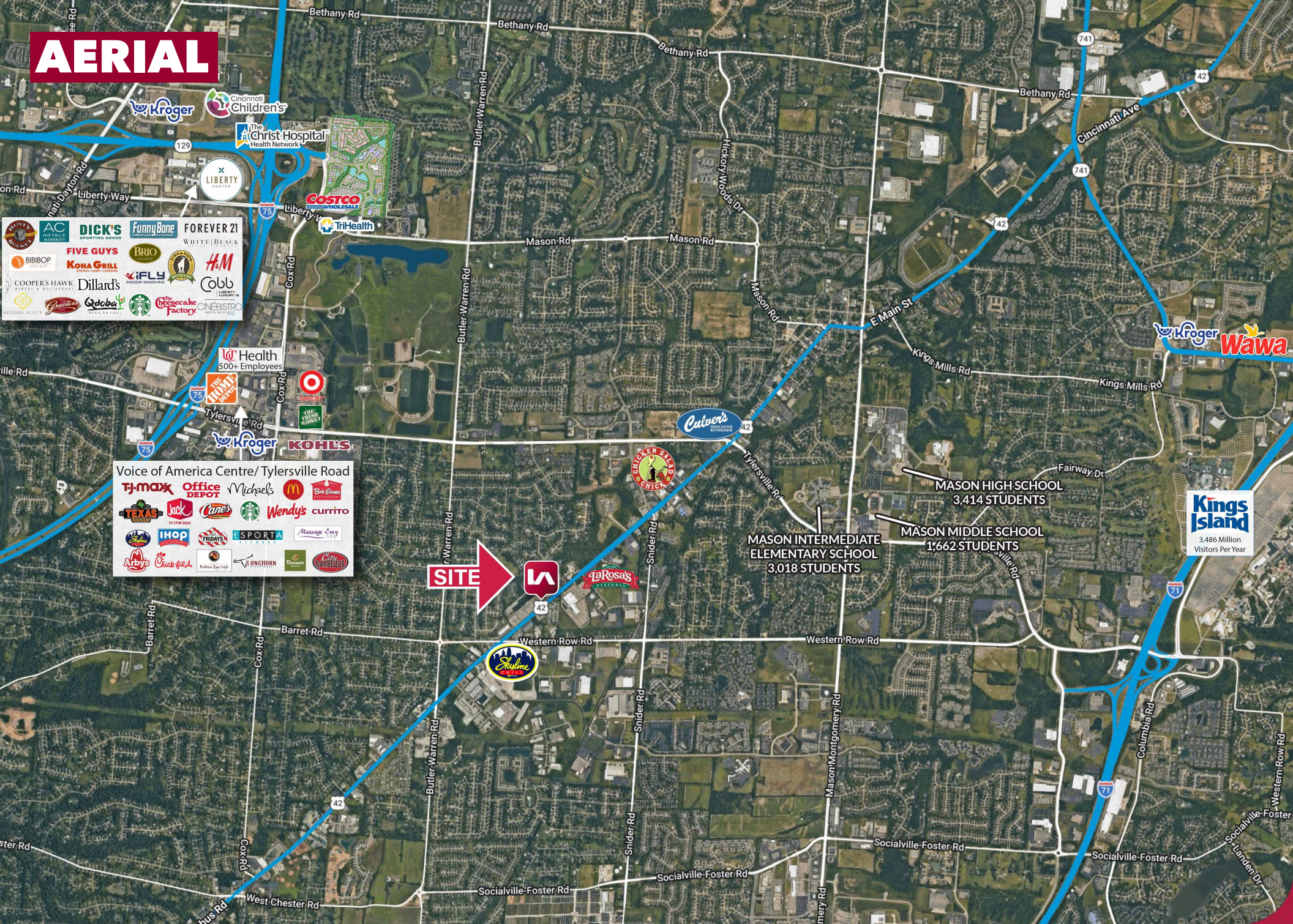
- ±2,451 SF single-tenant building
- Situated on ±0.41 acres
- Existing drive-thru canopy + lanes
- Pylon signage opportunity
- ±213' frontage on Reading Rd
- Surface parking (±21 spaces)
- Strong accessibility and visibility

TRAFFIC COUNTS:

- SR-42 – 10,555 VPD
- Western Row – 22,453 VPD
- Butler Warren – 10,460 VPD



AERIAL



Voice of America Centre/ Tylersville Road

SITE

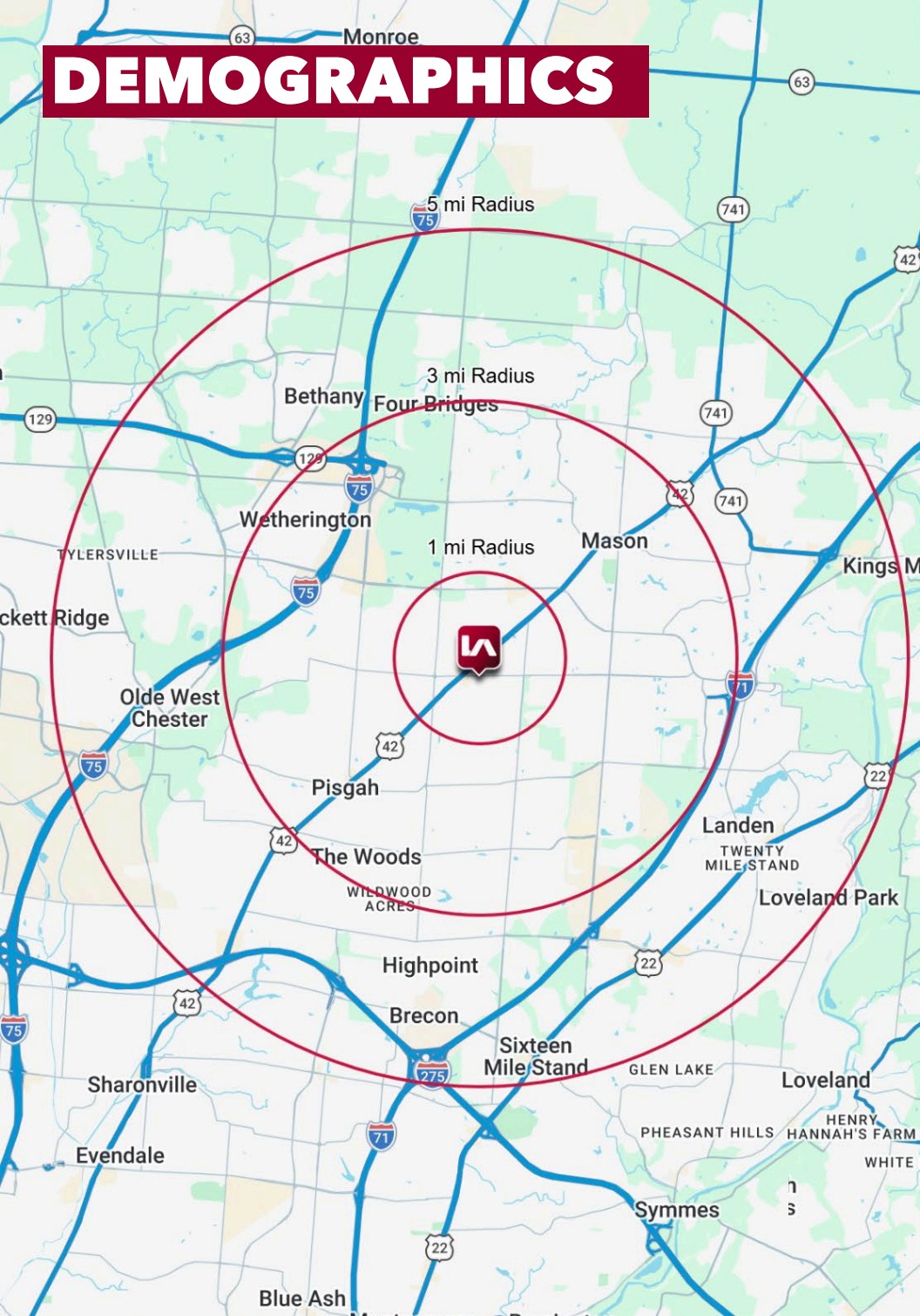
MASON INTERMEDIATE ELEMENTARY SCHOOL
 3,018 STUDENTS

MASON MIDDLE SCHOOL
 1,662 STUDENTS

MASON HIGH SCHOOL
 3,414 STUDENTS

Kings Island
 3.486 Million Visitors Per Year

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	8,575	62,198	154,320
2030 Projected Population	8,295	61,476	152,849
2020 Census Population	8,479	61,893	152,012
2010 Census Population	8,096	57,472	137,541
Projected Annual Growth 2025 to 2030	-0.7%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	0.4%	0.5%	0.8%
HOUSEHOLDS			
2025 Estimated Households	3,258	23,328	58,880
2030 Projected Households	3,276	23,842	60,031
2020 Census Households	3,175	22,518	56,464
2010 Census Households	2,974	20,557	50,862
Projected Annual Growth 2025 to 2030	0.1%	0.4%	0.4%
Historical Annual Growth 2010 to 2025	0.6%	0.9%	1.1%
AGE South			
2025 Est. Population Under 10 Years	12.4%	11.6%	12.1%
2025 Est. Population 10 to 19 Years	13.1%	14.3%	13.9%
2025 Est. Population 20 to 29 Years	11.6%	10.5%	11.4%
2025 Est. Population 30 to 44 Years	22.4%	19.8%	20.5%
2025 Est. Population 45 to 59 Years	19.1%	21.3%	19.9%
2025 Est. Population 60 to 74 Years	14.1%	15.2%	15.6%
2025 Est. Population 75 Years or Over	7.2%	7.3%	6.7%
2025 Est. Median Age	38.0	40.4	39.2
MARITAL STATUS & GENDER			
2025 Est. Male Population	50.5%	49.3%	49.6%
2025 Est. Female Population	49.5%	50.7%	50.4%
2025 Est. Never Married	25.2%	24.4%	25.8%
2025 Est. Now Married	56.5%	60.4%	58.7%
2025 Est. Separated or Divorced	11.1%	10.2%	10.9%
2025 Est. Widowed	7.2%	5.0%	4.6%
INCOME			
2025 Est. HH Income \$200,000 or More	12.3%	25.7%	24.7%
2025 Est. HH Income \$150,000 to \$199,999	12.9%	14.1%	13.8%
2025 Est. HH Income \$100,000 to \$149,999	34.7%	22.2%	21.8%
2025 Est. HH Income \$75,000 to \$99,999	12.5%	13.0%	12.6%
2025 Est. HH Income \$50,000 to \$74,999	11.4%	10.4%	11.9%
2025 Est. HH Income \$35,000 to \$49,999	6.9%	4.3%	5.4%
2025 Est. HH Income \$25,000 to \$34,999	2.3%	2.5%	3.3%
2025 Est. HH Income \$15,000 to \$24,999	3.0%	3.4%	2.8%
2025 Est. HH Income Under \$15,000	3.8%	4.1%	3.7%
2025 Est. Average Household Income	\$136,526	\$173,643	\$167,619
2025 Est. Median Household Income	\$115,154	\$133,677	\$129,753
2025 Est. Per Capita Income	\$52,078	\$65,189	\$64,009
2025 Est. Total Businesses	391	2,546	6,243
2025 Est. Total Employees	4,765	39,434	97,245