

RETAIL FOR LEASE & GROUND LEASE SHOPPES AT KINGS MILLS

2182 Kings Mills Road, Mason, OH 45040

AVAILABLE
6,400 SF

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

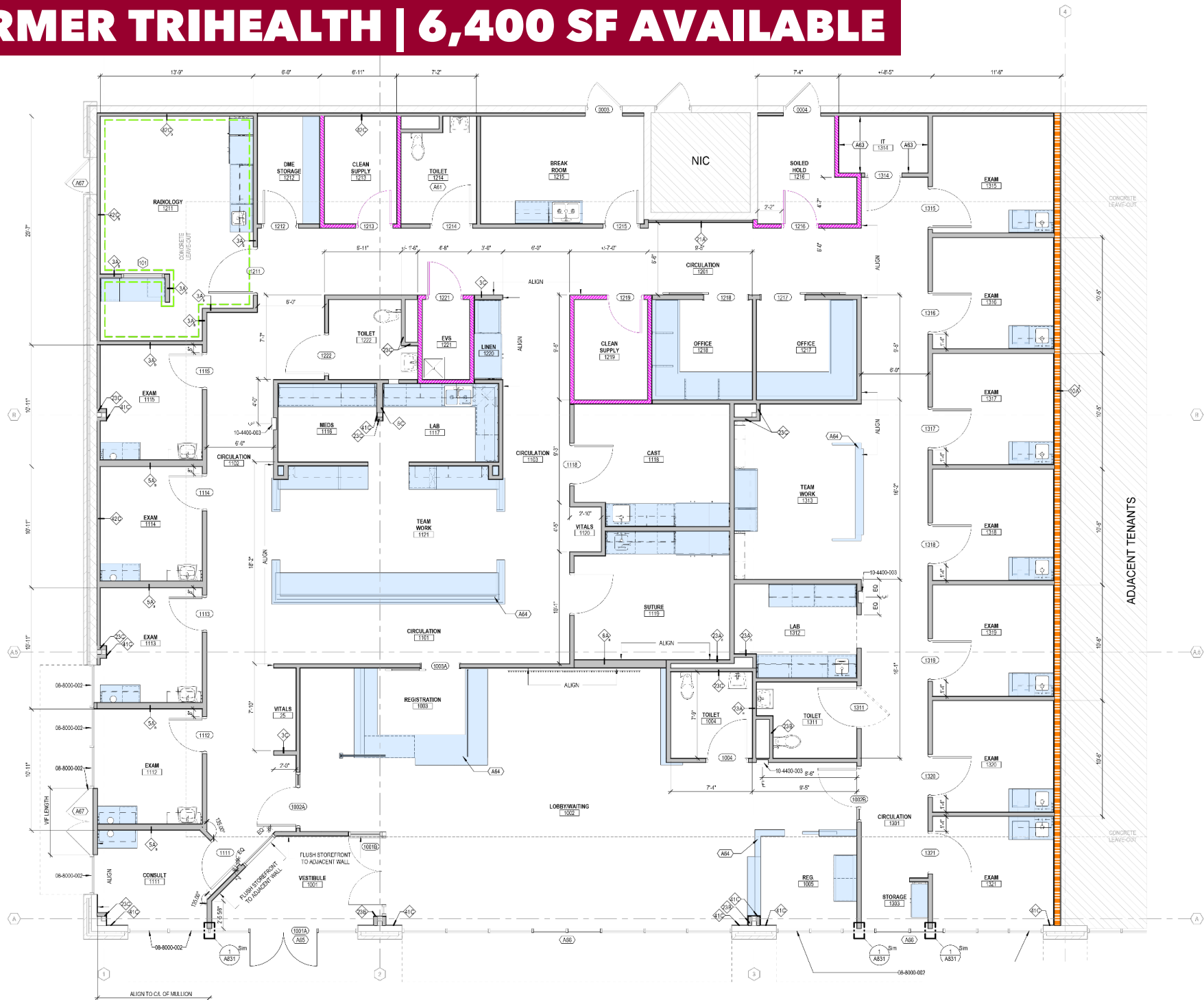
PROPERTY HIGHLIGHTS:

- 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

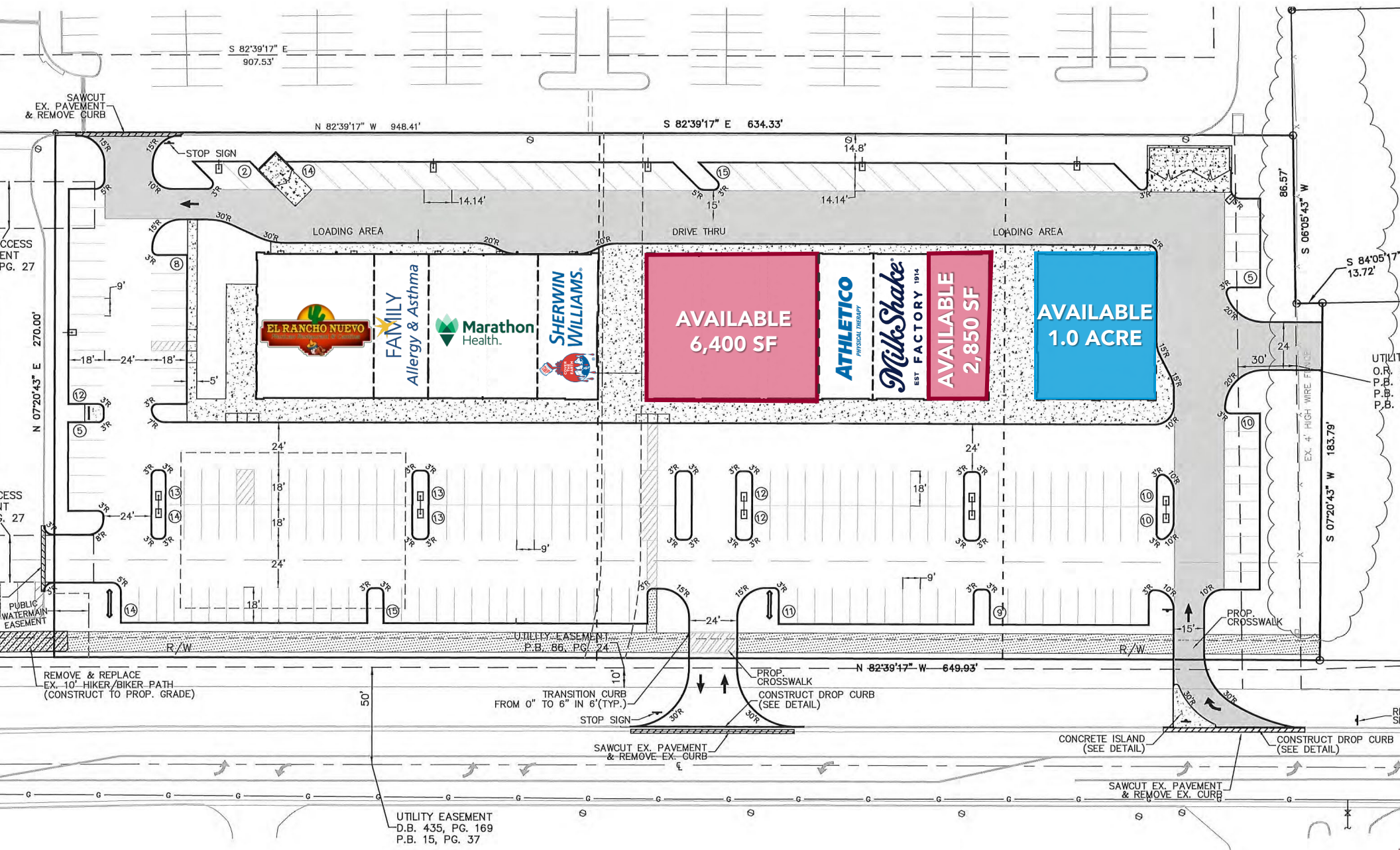
TRAFFIC COUNTS:

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

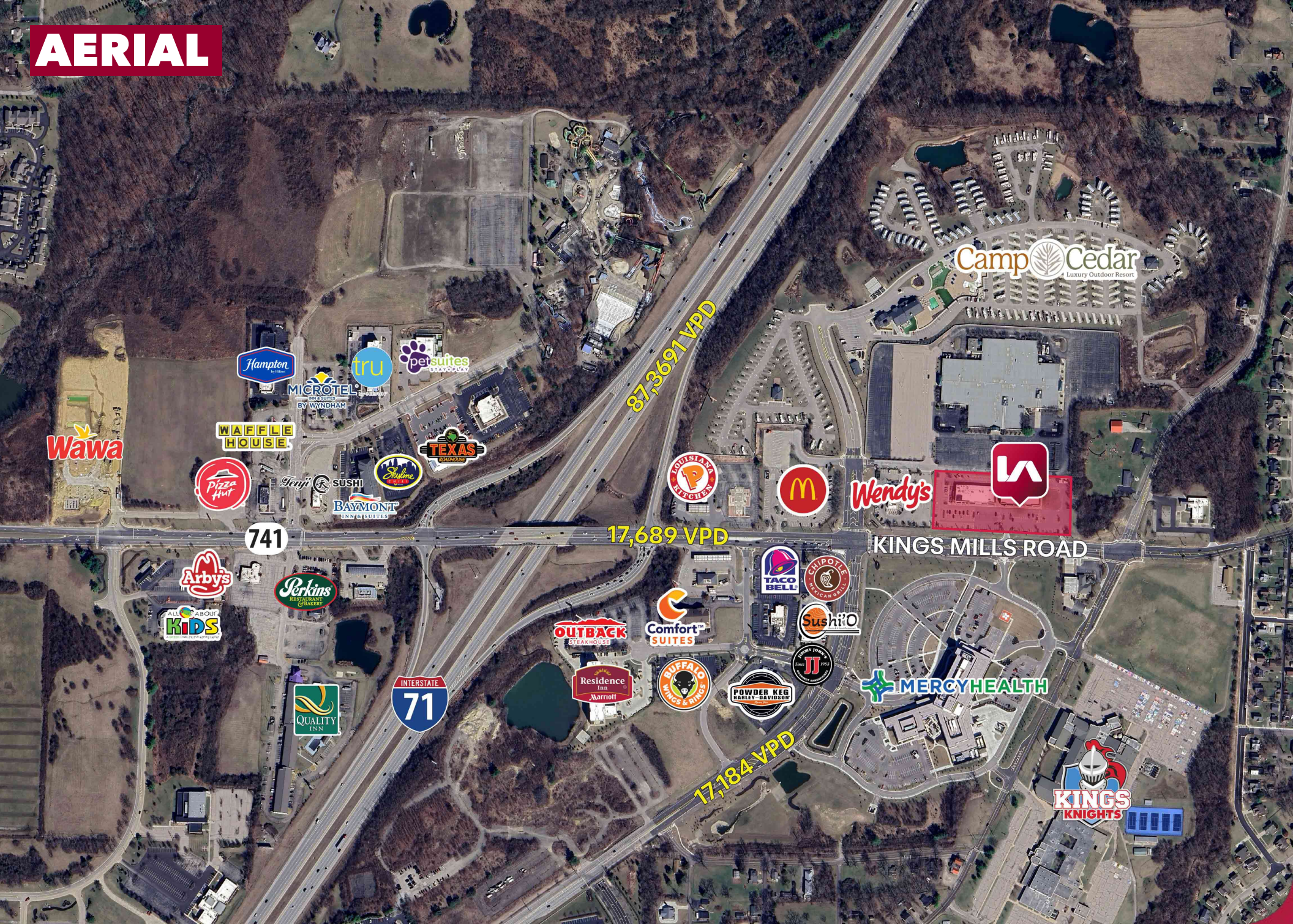
FORMER TRIHEALTH | 6,400 SF AVAILABLE



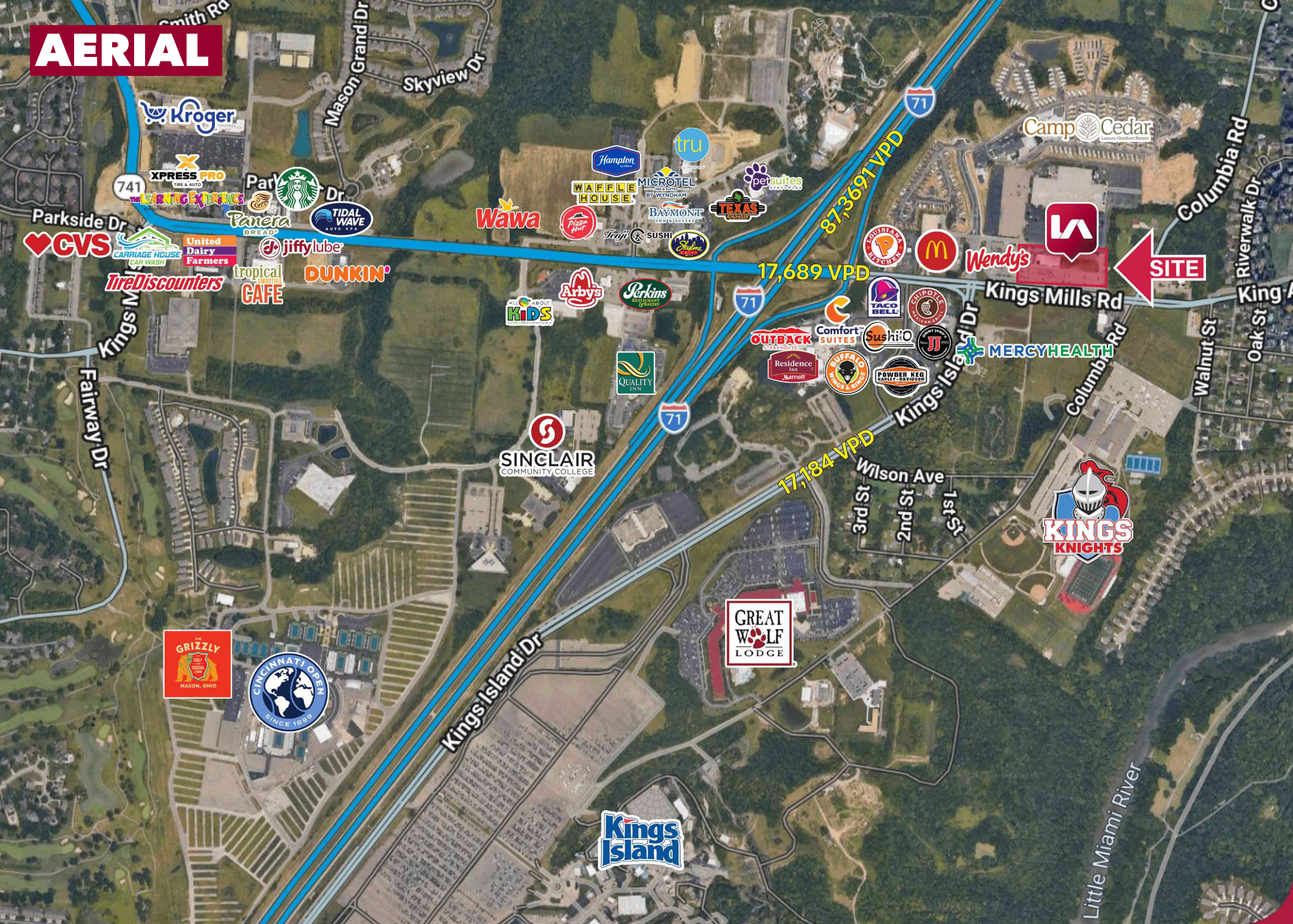
SITE PLAN



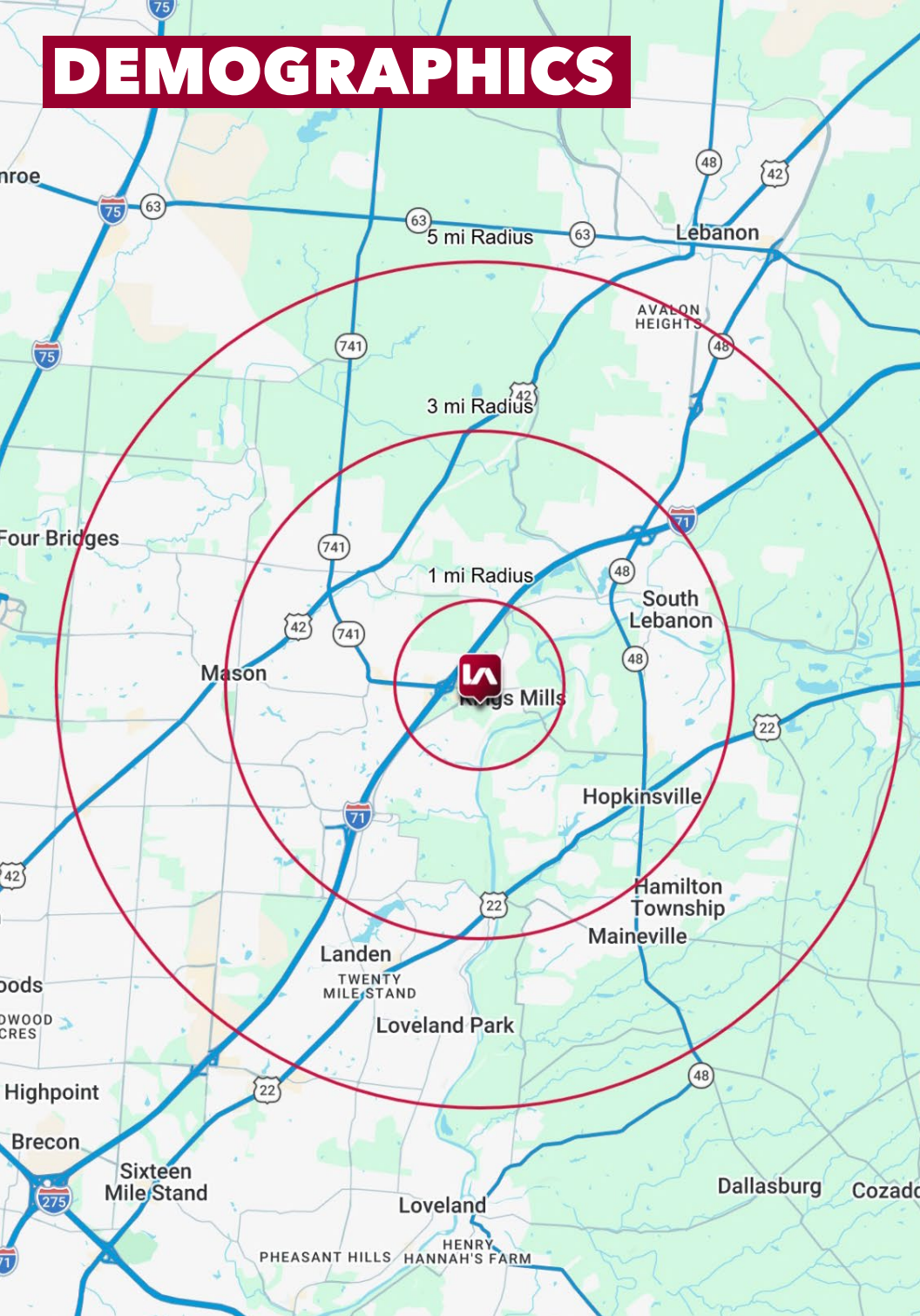
AERIAL



AERIAL



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2026 Estimated Population	1,953	40,095	110,302
2031 Projected Population	1,979	41,053	111,968
2020 Census Population	1,713	36,673	104,473
2010 Census Population	1,329	29,438	87,989
Projected Annual Growth 2026 to 2031	0.3%	0.5%	0.3%
Historical Annual Growth 2010 to 2026	2.9%	2.3%	1.6%
HOUSEHOLDS			
2026 Estimated Households	747	15,439	41,745
2031 Projected Households	769	16,069	43,098
2020 Census Households	648	14,009	38,577
2010 Census Households	499	11,187	32,335
Projected Annual Growth 2026 to 2031	0.6%	0.8%	0.6%
Historical Annual Growth 2010 to 2026	3.1%	2.4%	1.8%
AGE			
2026 Est. Population Under 10 Years	13.1%	12.6%	12.2%
2026 Est. Population 10 to 19 Years	14.6%	14.0%	14.4%
2026 Est. Population 20 to 29 Years	9.7%	10.2%	10.4%
2026 Est. Population 30 to 44 Years	23.4%	21.9%	21.8%
2026 Est. Population 45 to 59 Years	20.2%	19.7%	20.6%
2026 Est. Population 60 to 74 Years	15.0%	15.8%	14.7%
2026 Est. Population 75 Years or Over	3.9%	5.8%	5.9%
2026 Est. Median Age	37.7	38.9	38.7
MARITAL STATUS & GENDER			
2026 Est. Male Population	49.5%	49.0%	49.5%
2026 Est. Female Population	50.5%	51.0%	50.5%
2026 Est. Never Married	26.0%	28.2%	27.3%
2026 Est. Now Married	60.3%	56.8%	57.6%
2026 Est. Separated or Divorced	10.5%	11.3%	10.9%
2026 Est. Widowed	3.2%	3.8%	4.1%
INCOME			
2026 Est. HH Income \$200,000 or More	20.3%	26.1%	26.8%
2026 Est. HH Income \$150,000 to \$199,999	13.5%	12.1%	13.9%
2026 Est. HH Income \$100,000 to \$149,999	25.8%	21.5%	22.8%
2026 Est. HH Income \$75,000 to \$99,999	11.0%	12.5%	12.5%
2026 Est. HH Income \$50,000 to \$74,999	13.8%	13.0%	10.7%
2026 Est. HH Income \$35,000 to \$49,999	9.8%	6.1%	4.8%
2026 Est. HH Income \$25,000 to \$34,999	3.6%	2.5%	2.8%
2026 Est. HH Income \$15,000 to \$24,999	0.5%	1.7%	2.2%
2026 Est. HH Income Under \$15,000	1.6%	4.5%	3.4%
2026 Est. Average Household Income	\$161,574	\$165,886	\$181,661
2026 Est. Median Household Income	\$125,010	\$128,735	\$134,577
2026 Est. Per Capita Income	\$61,797	\$63,890	\$68,791
2026 Est. Total Businesses	111	1,016	3,064
2026 Est. Total Employees	1,782	20,339	59,485