



**DRONE**  
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Interactive Aerial

2200 Kings Mills Road, Mason, OH 45040

**PROPERTY HIGHLIGHTS**

- Drive Thru + Patio Seating Opportunity along Kings Mills Road
- Directly Across from the Brand-New Kings Mills Hospital
- Capture Kings Island and Kings Sr. & Jr. High School's Traffic
- Higher Sales Volumes East of I-71 on Kings Mills Road
- Monument Signage Available
- Traffic: Kings Mills Rd. 18,509 ADT (2023)

**DEMOGRAPHICS**

Year 2023	1 Mile	3 Mile	5 Mile
Estimated Population	1,839	38,667	108,550
Median Income	\$115,970	\$117,698	\$124,079
Average HH Income	\$168,296	\$149,359	\$162,192
Daytime Population	1,488	16,816	46,243

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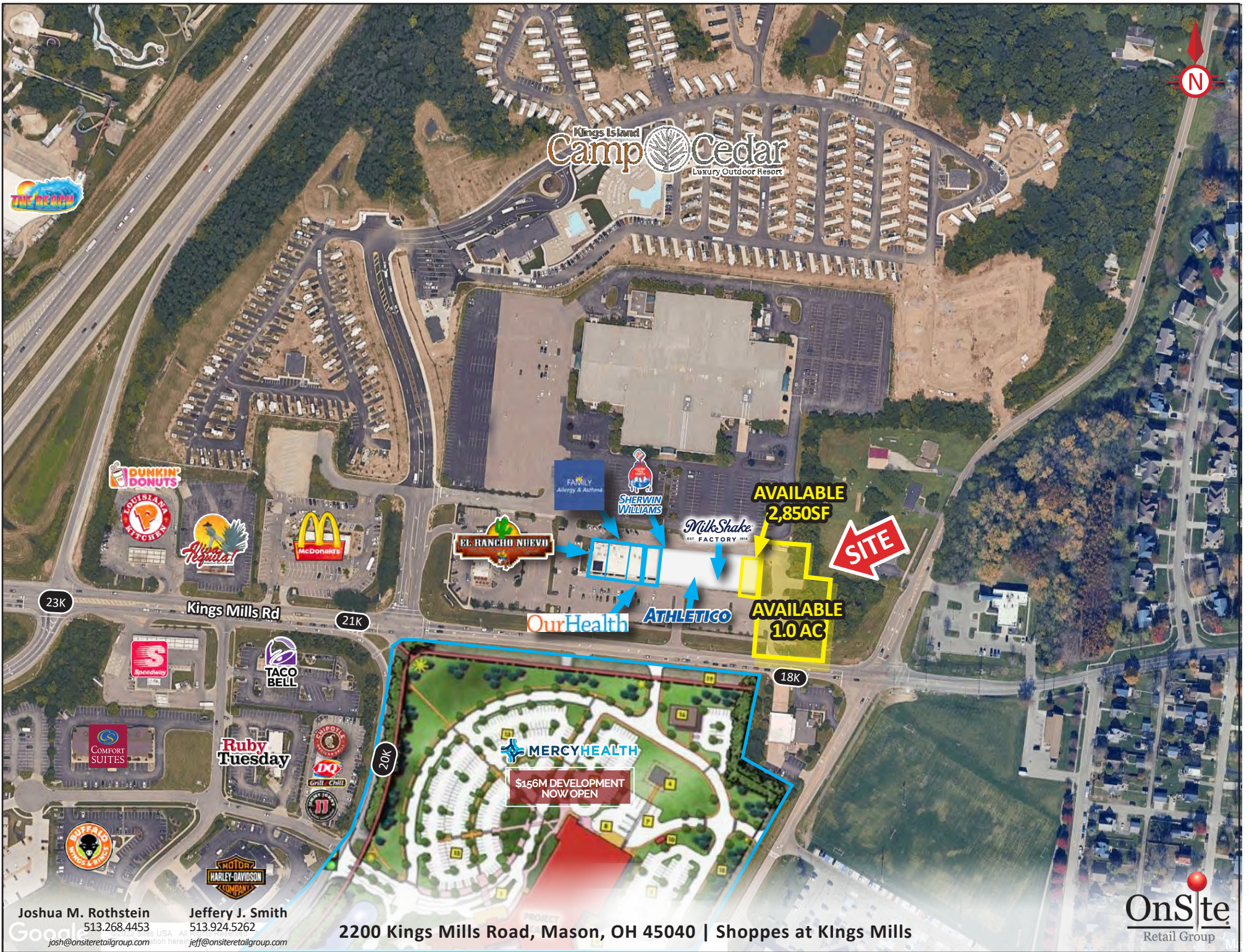
**GOLF CENTER  
 AT KINGS ISLAND**

**Kings Island**  
 3.3 Million  
 Annual Visitors

**SHOPPES AT KINGS MILLS**  
 2200 Kings Mills Road, Mason OH 45040

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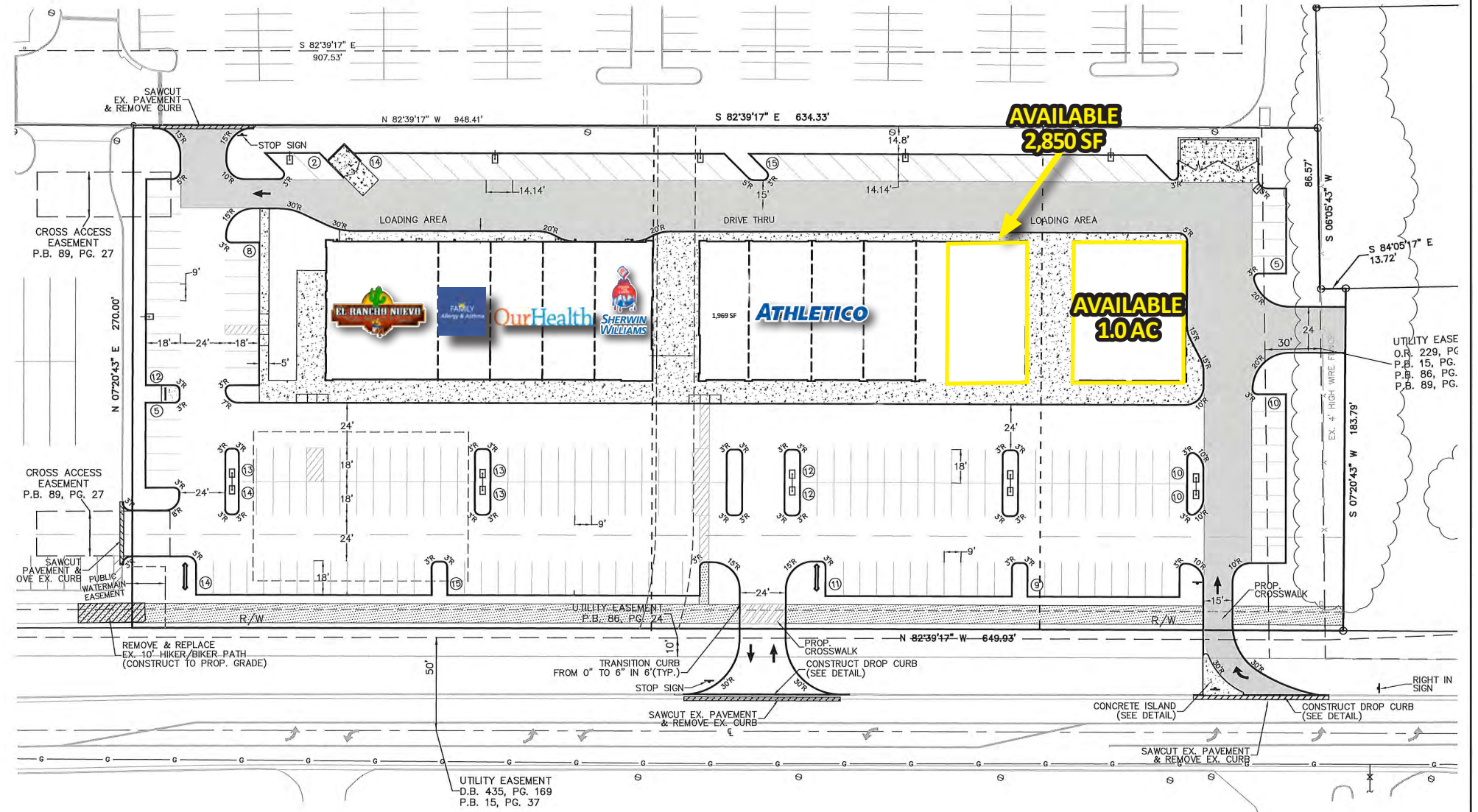
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# Summary Profile

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

Lat/Lon: 39.3578/-84.2563

<b>2200 Kings Mills Rd</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Mason, OH 45040</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2023 Estimated Population	1,839	38,667	108,550
2028 Projected Population	2,010	43,303	116,289
2020 Census Population	1,729	36,694	104,499
2010 Census Population	1,337	29,458	88,003
Projected Annual Growth 2023 to 2028	1.9%	2.4%	1.4%
Historical Annual Growth 2010 to 2023	2.9%	2.4%	1.8%
2023 Median Age	38.4	38.5	37.7
<b>Households</b>			
2023 Estimated Households	704	14,963	40,642
2028 Projected Households	787	17,150	44,621
2020 Census Households	653	14,019	38,592
2010 Census Households	502	11,195	32,345
Projected Annual Growth 2023 to 2028	2.3%	2.9%	2.0%
Historical Annual Growth 2010 to 2023	3.1%	2.6%	2.0%
<b>Race and Ethnicity</b>			
2023 Estimated White	79.0%	81.4%	79.2%
2023 Estimated Black or African American	4.3%	3.9%	4.0%
2023 Estimated Asian or Pacific Islander	11.8%	9.8%	11.8%
2023 Estimated American Indian or Native Alaskan	-	0.1%	0.1%
2023 Estimated Other Races	4.8%	4.8%	4.9%
2023 Estimated Hispanic	3.5%	3.7%	3.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$168,296	\$149,359	\$162,192
2023 Estimated Median Household Income	\$115,970	\$117,698	\$124,079
2023 Estimated Per Capita Income	\$64,467	\$57,813	\$60,802
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.3%	1.7%	1.3%
2023 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.3%	2.1%
2023 Estimated High School Graduate	26.9%	24.3%	19.4%
2023 Estimated Some College	10.6%	14.3%	13.9%
2023 Estimated Associates Degree Only	5.7%	7.5%	7.6%
2023 Estimated Bachelors Degree Only	31.6%	31.4%	34.3%
2023 Estimated Graduate Degree	19.5%	18.5%	21.4%
<b>Business</b>			
2023 Estimated Total Businesses	92	997	2,937
2023 Estimated Total Employees	1,488	16,816	46,243
2023 Estimated Employee Population per Business	16.2	16.9	15.7
2023 Estimated Residential Population per Business	20.0	38.8	37.0