



Mason E Check Station Mason, Ohio

The Mason site is located on US 42, adjacent to SR741 and Bethany Road. This site is also located close to Kings Island. The 2.854 acre site is irregularly shaped and has an existing building that is 7,760 sq. ft. and is easily expandable based on use. This site has an additional 8.8 acre parcel available.

This site was zoned Industrial but is now being rezoned as part of a PUD for a wide range of commercial uses, including retail. Both properties are in a high-end, exurban area that is experiencing substantial industrial, commercial, office, and residential development. All utilities are available and adequately sized to serve an expanded project.

It is ideal for Retail uses; Office / Warehouse; Light Industrial; or other Specialized Commercial use; Research Facility; Educational Facility; Sporting Venue; Central Storage Facility with a showroom or detail display area. The end user can take advantage of easy access, a large parking field, private roadways and a very flexible building design. The entire building has HVAC and plumbing; there are 6 large overhead doors and 2,500 sq ft. of finished office space. It also has a smaller overhead door that accesses an area adjacent to the office space. When combined with the adjacent property, it becomes an 11.65 acre parcel, which could house 120,00 sq. ft. of retail or a much larger office or industrial use.

Demographically, the area is growing dramatically and will continue growing at an impressive rate of 11% over the next decade. In 2004, the population was 159,988 in a 7-mile radius, with an astounding growth rate of 50% over the previous decade. In the 3 and 5-mile radii, the rates of growth were even greater at 98% and 70% respectively. Average incomes per household range from \$89,000 in the 3-mile radius to \$83,000 in the 7-mile radius.