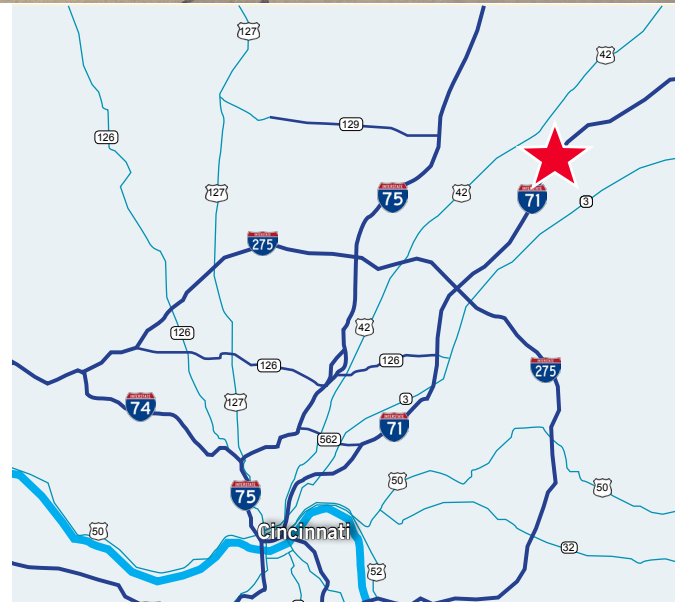




1,400 - 2,800 SF Available
Lease Rate: \$14.00/psf NNN

Property Highlights

- Kroger anchored shopping center with Kroger fuel
- Restaurant space - Walk-in coolers and 2 restrooms
- Adjacent to Mason Grand - New 294 unit residential development
- Mason Market: 104,000+ population in 5 miles; High Income (\$121,000 avg; \$98,000 median)
- Close to Kings High School (4,150 students)
- Easy access to I-71
- Northeast corner of Kings Mill Road & SR 741
- Primary lodging exit for Kings Island (3.2m visitors a year), Great Wolf Lodge & Beach Waterpark (300k visitors a year)



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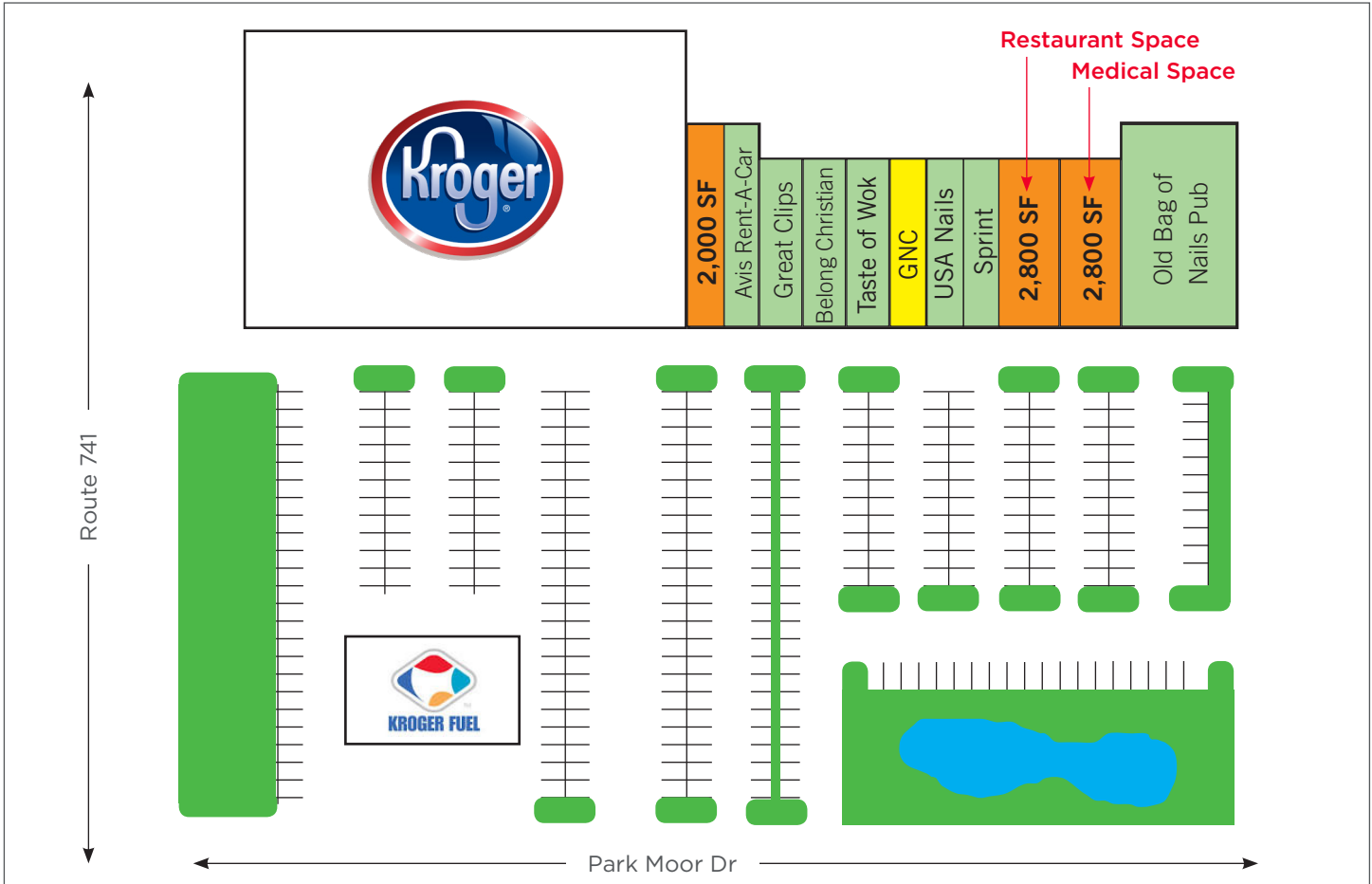
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Site Plan

Demographics

	1 Mile	3 Mile	5 Mile
2019 Population	6,182	38,590	106,530
Projected Population (2024)	6,490	40,508	111,709
AVG. HH Income	\$137,020	\$138,662	\$126,829
Daytime Population	3,372	33,359	92,750

Traffic Counts

King Mills Road	23,000 ADT
Route 741	15,000 ADT

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