



# 2 ACRE DEVELOPMENT SITE **CORNER TRAFFIC LIGHT**



**SITE**

Image Landsat / Copernicus

ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202  
**513.241.2300**







The image is an aerial photograph of a development site. A large, irregularly shaped green wooded area is the central focus. To the left of this area is a multi-lane road with a yellow center line. To the right is a parking lot with several spaces. In the background, there are some buildings and more trees. The word 'SITE' is written in large white letters over the wooded area.

**SITE**

**ADDRESS:** Development Site  
NE corner of Mason  
Montgomery Road & Old Irwin  
Simpson Road  
Mason, OH 45040

**FOR SALE:** Approximately 2 acres

**PRICING:** \$1.25 million

- ▶ Across from the new Deerfield Towne Center
- ▶ Excellent site for bank, office, retail
- ▶ All utilities available at site
- ▶ Currently zoned residential, will require re-zoning

**TRAFFIC COUNTS:**

- ▶ Mason Montgomery Road at Irwin Simpson Road = 28,837 AADT in 2009
- ▶ Mason Montgomery Road at P&G Research Center = 29,979 AADT in 2009

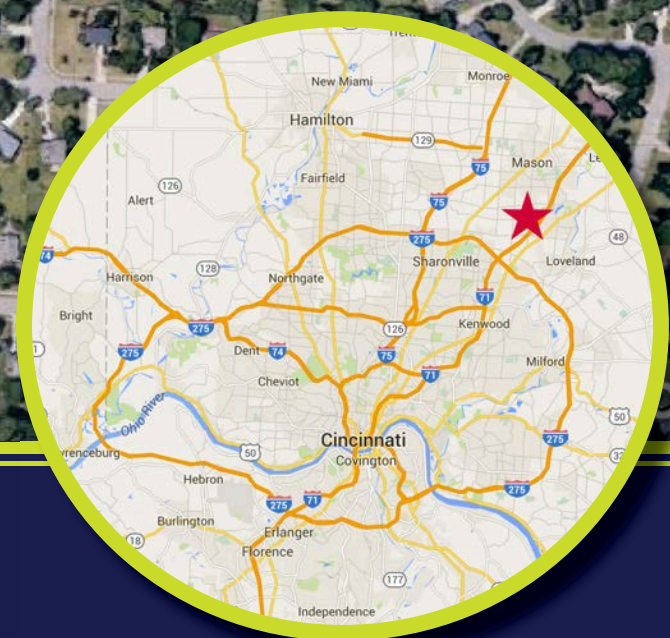
Image Landsat / Google Earth



Google Earth

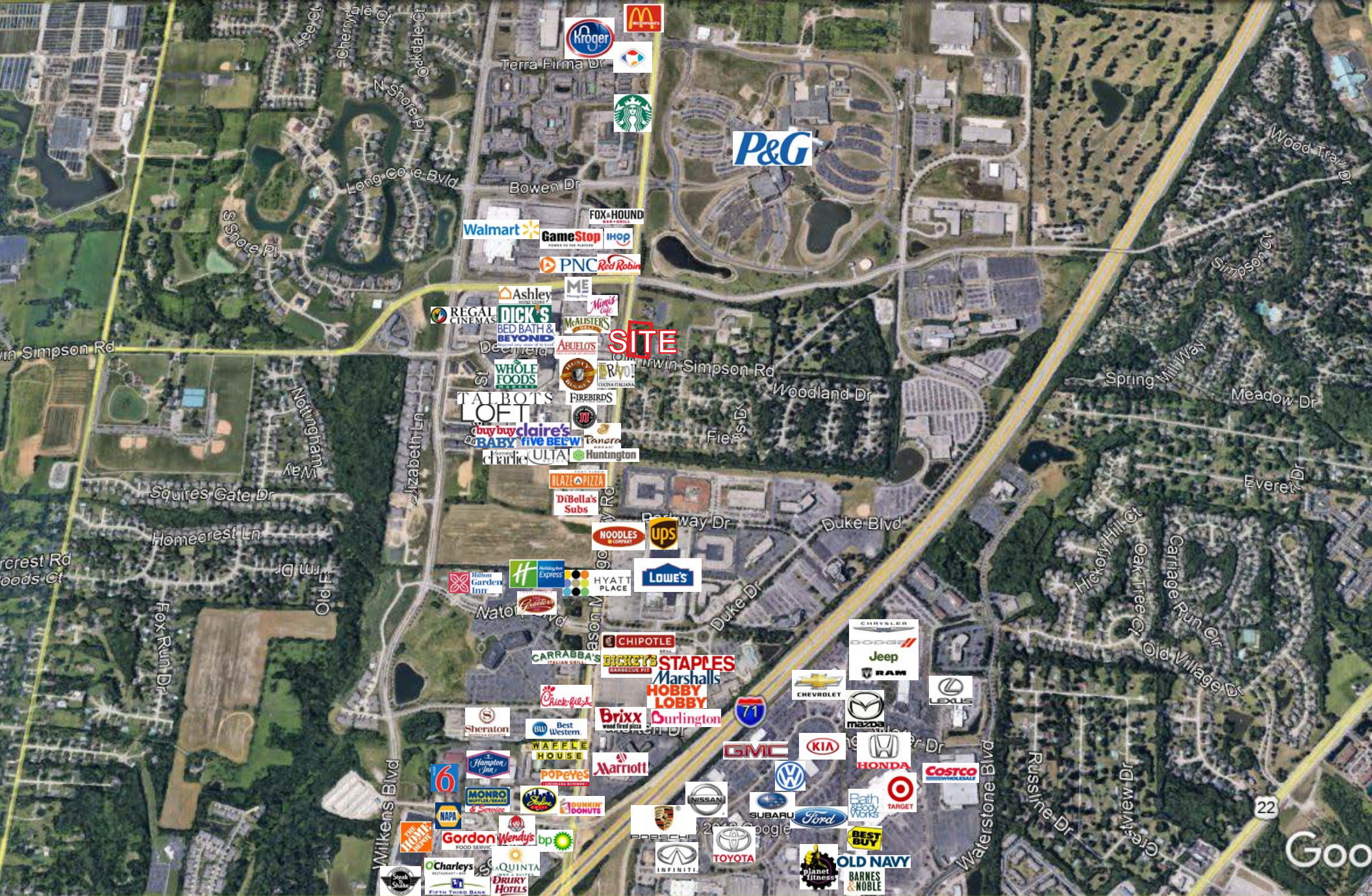
# FEATURES





# LOCATION





AERIAL







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,752	55,084	121,682
2010 Population	3,605	63,285	140,425
2018 Population	4,903	66,602	147,564
2023 Population	5,622	69,133	152,850
2000-2010 Annual Rate	7.48%	1.40%	1.44%
2010-2018 Annual Rate	3.92%	0.64%	0.62%
2018-2023 Annual Rate	2.77%	0.75%	0.71%
2018 Male Population	50.6%	48.9%	48.9%
2018 Female Population	49.4%	51.1%	51.1%
2018 Median Age	33.9	39.6	40.4

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2018 White Alone	60.5%	79.5%	81.7%
2018 Black Alone	6.8%	4.3%	4.3%
2018 American Indian/Native Alaskan Alone	0.1%	0.1%	0.2%
2018 Asian Alone	28.7%	11.8%	10.0%
2018 Pacific Islander Alone	0.0%	0.2%	0.2%
2018 Other Race	1.3%	1.7%	1.4%
2018 Two or More Races	2.8%	2.3%	2.3%
2018 Hispanic Origin (Any Race)	3.9%	4.6%	4.1%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	557	20,289	44,666
2010 Households	1,241	24,857	53,510
2018 Households	1,704	26,170	56,220
2023 Households	1,958	27,152	58,206
2000-2010 Annual Rate	8.34%	2.05%	1.82%
2010-2018 Annual Rate	4.04%	0.65%	0.62%
2018-2023 Annual Rate	2.82%	0.74%	0.70%
2018 Average Household Size	2.88	2.54	2.61

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2018 Median Household Income	\$86,730	\$86,643	\$88,678
2023 Median Household Income	\$98,605	\$95,517	\$97,676
2018-2023 Annual Rate	2.60%	1.97%	1.95%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2018 Average Household Income	\$112,681	\$113,897	\$117,137
2023 Average Household Income	\$130,749	\$129,253	\$132,275
2018-2023 Annual Rate	3.02%	2.56%	2.46%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2018 Per Capita Income	\$39,679	\$44,877	\$44,742
2023 Per Capita Income	\$46,124	\$50,897	\$50,453
2018-2023 Annual Rate	3.06%	2.55%	2.43%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	570	21,369	46,641
2000 Owner Occupied Housing Units	94.6%	75.6%	76.6%
2000 Renter Occupied Housing Units	3.2%	19.4%	19.1%
2000 Vacant Housing Units	2.3%	5.1%	4.2%
2010 Total Housing Units	1,383	26,272	56,528
2010 Owner Occupied Housing Units	58.1%	68.4%	72.7%
2010 Renter Occupied Housing Units	31.7%	26.2%	22.0%
2010 Vacant Housing Units	10.3%	5.4%	5.3%
2018 Total Housing Units	1,896	27,613	59,104
2018 Owner Occupied Housing Units	51.2%	66.2%	70.3%
2018 Renter Occupied Housing Units	38.7%	28.6%	24.8%
2018 Vacant Housing Units	10.1%	5.2%	4.9%
2023 Total Housing Units	2,188	28,733	61,305
2023 Owner Occupied Housing Units	51.8%	66.8%	70.9%
2023 Renter Occupied Housing Units	37.7%	27.7%	24.0%
2023 Vacant Housing Units	10.5%	5.5%	5.1%

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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# DEMOGRAPHICS





Image Landsat / Copernicus

Google

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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