









2364 Kings Center Court, Mason, Ohio 45040

PROPERTY HIGHLIGHTS

-  Busy Plaza in the Mason/Kings Mills Market
-  At the Gateway to Kings Island's 3.3M+ Annual Visitors
-  Monument Signage Available
-  Area Attractions include Western & Southern Open, Sinclair University & Kings Mills Outdoor Resort
-  Several New Developments in the Immediate Vicinity
-  Great Visibility, Convenient Parking & Easy Access

DEMOGRAPHICS

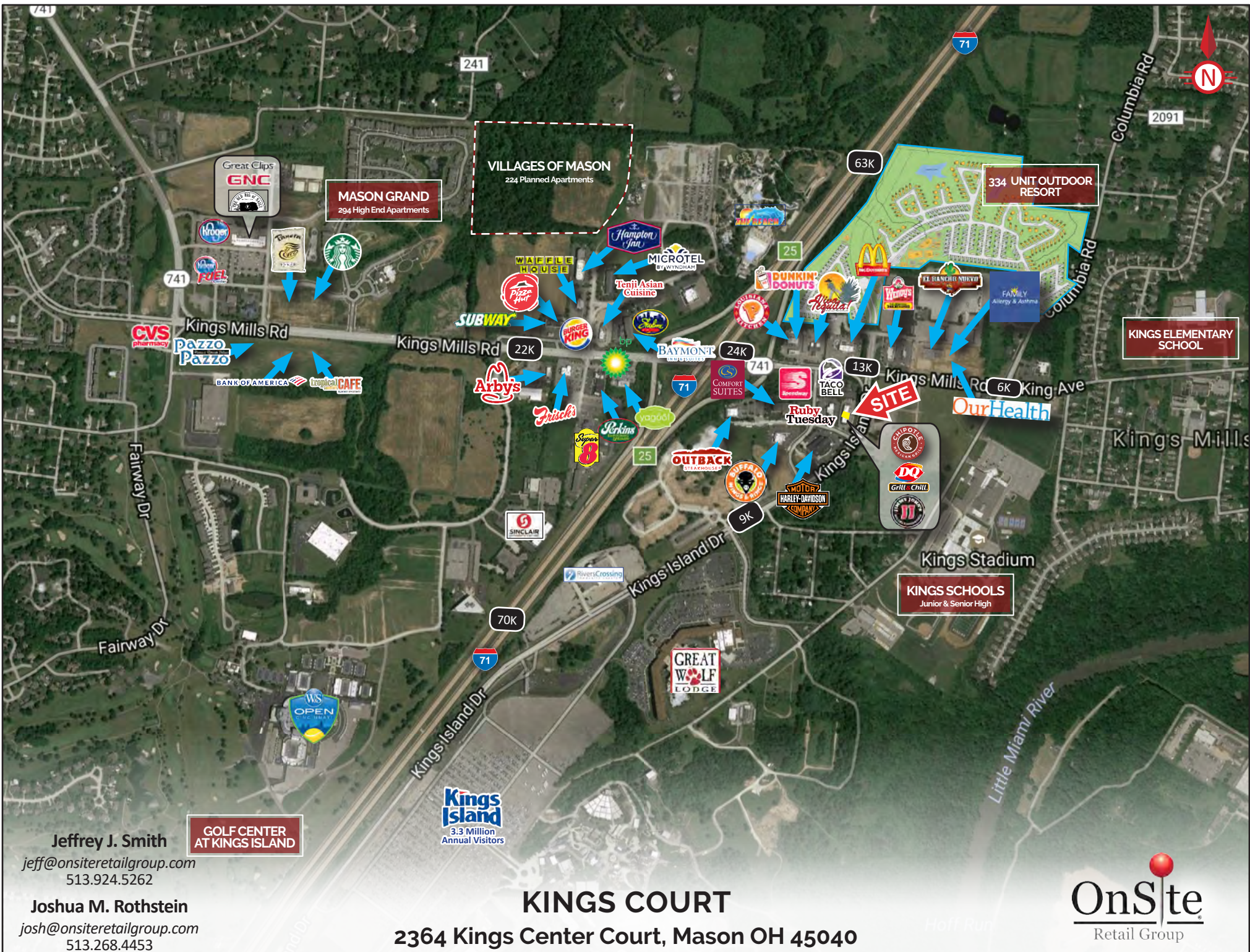
| <u>Year 2019</u> | <u>One Mile</u> | <u>Three Mile</u> | <u>Five Mile</u> |
|----------------------|-----------------|-------------------|------------------|
| Estimated Population | 2,075 | 36,465 | 100,838 |
| Median Income | \$88,55 | \$91,197 | \$98,238 |
| Average HH Income | \$121,702 | \$118,792 | \$123,318 |
| Daytime Population | 2,546 | 20,867 | 52,662 |

Avg Daily Traffic Count: 22,200 (2018)



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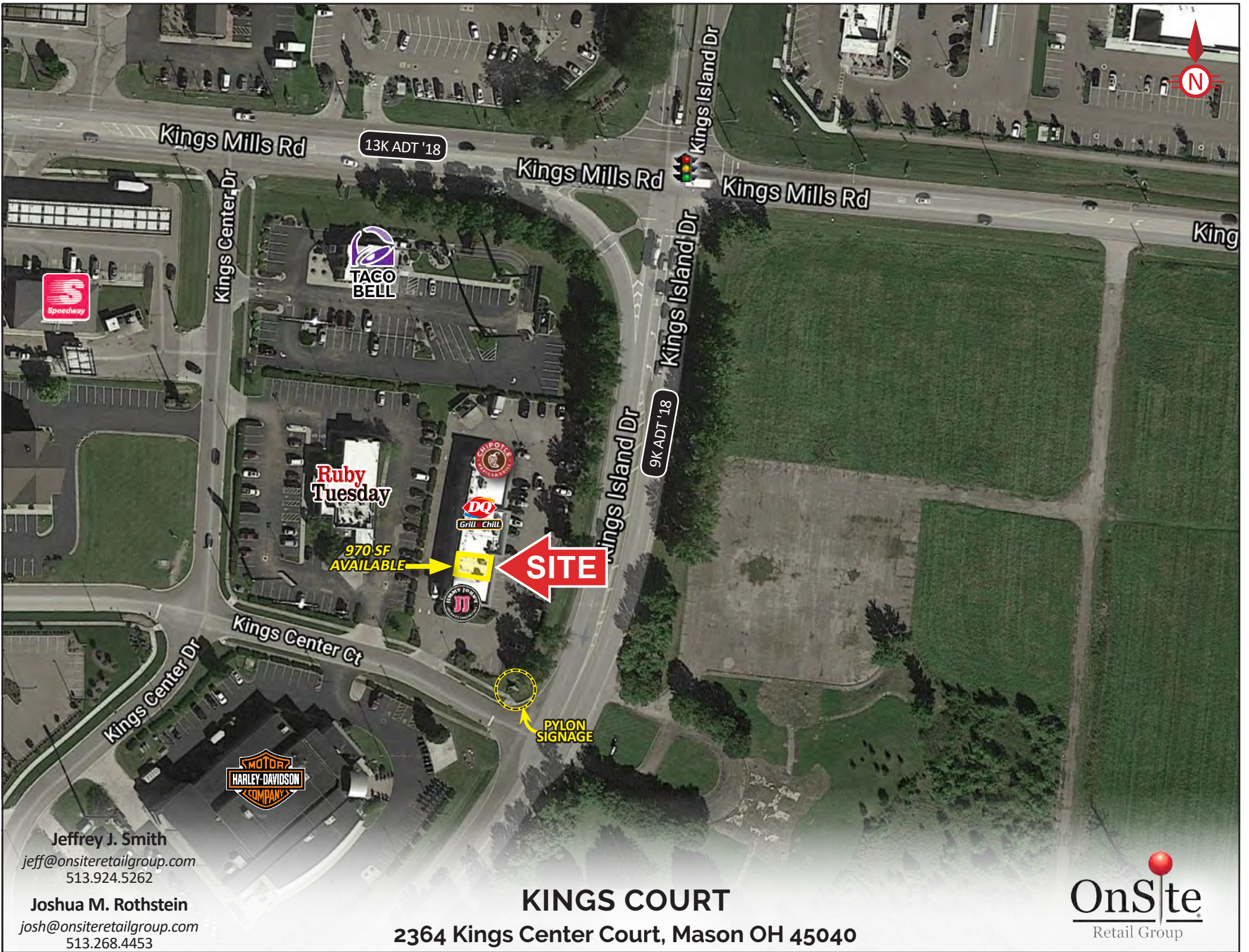
**GOLF CENTER
AT KINGS ISLAND**

**Kings
Island**
3.3 Million
Annual Visitors

KINGS COURT

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OnSite
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KINGS COURT

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Ruby Tuesday

970 SF AVAILABLE



SITE

9K ADT '18

Kings Island Dr

Kings Center Ct

PYLON SIGNAGE

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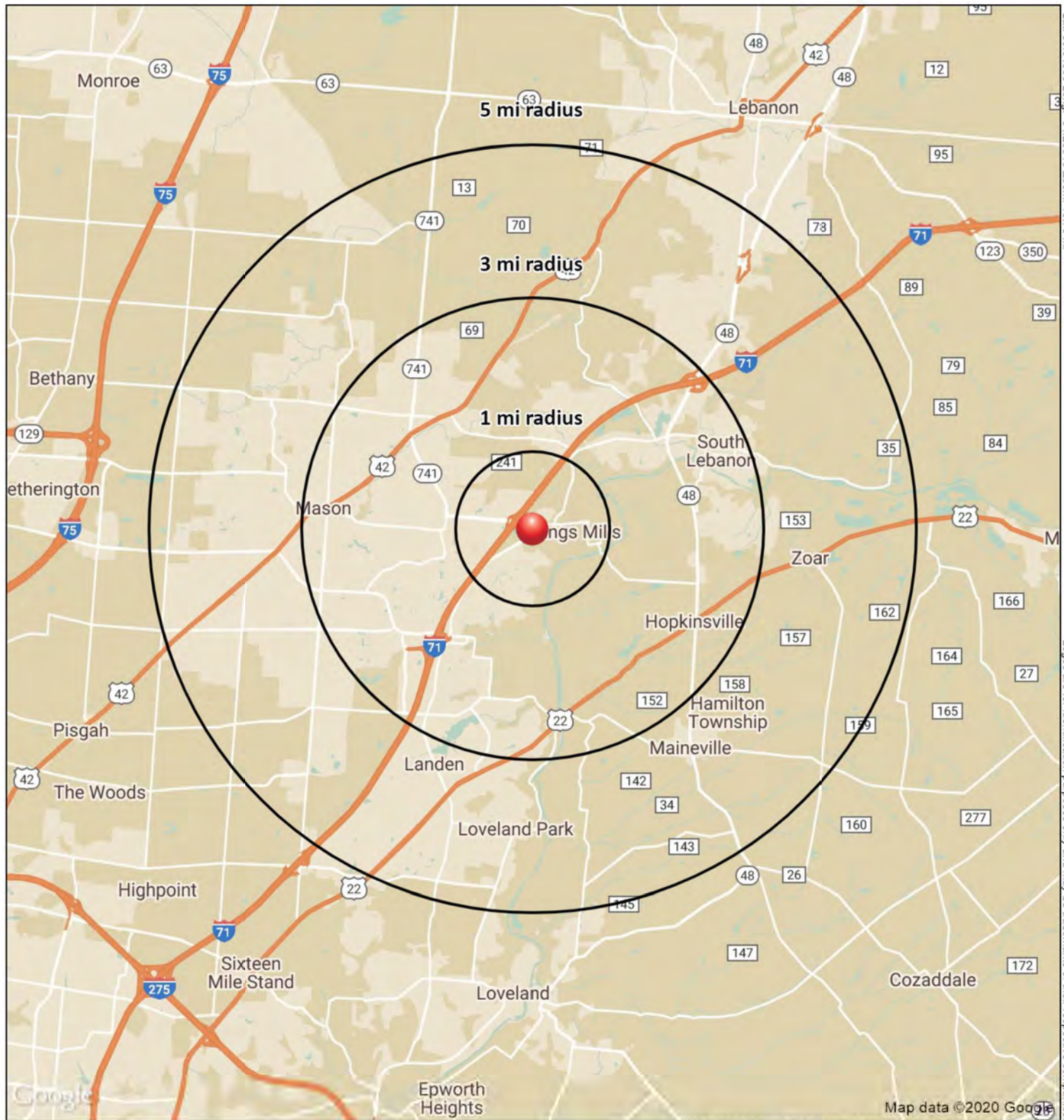
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KINGS COURT

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Lat: 39.34966 Long: -84.25910 Zoom: 13.70 mi

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2364 Kings Center Ct
Mason, OH 45040

February 2020



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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.2591/39.3562

RS1

2364 Kings Center Ct

Mason, OH 45040

| | | 1 mi radius | 3 mi radius | 5 mi radius |
|----------------------------|---|-------------|-------------|-------------|
| POPULATION | 2019 Estimated Population | 2,075 | 36,465 | 100,838 |
| | 2024 Projected Population | 2,231 | 39,179 | 108,337 |
| | 2010 Census Population | 1,135 | 32,380 | 90,254 |
| | 2000 Census Population | 1,002 | 21,676 | 60,851 |
| | Projected Annual Growth 2019 to 2024 | 1.5% | 1.5% | 1.5% |
| | Historical Annual Growth 2000 to 2019 | 5.6% | 3.6% | 3.5% |
| | 2019 Median Age | 39.1 | 38.7 | 37.7 |
| HOUSEHOLDS | 2019 Estimated Households | 769 | 14,425 | 38,549 |
| | 2024 Projected Households | 815 | 15,275 | 40,846 |
| | 2010 Census Households | 398 | 12,356 | 33,248 |
| | 2000 Census Households | 357 | 8,235 | 21,226 |
| | Projected Annual Growth 2019 to 2024 | 1.2% | 1.2% | 1.2% |
| | Historical Annual Growth 2000 to 2019 | 6.1% | 4.0% | 4.3% |
| RACE AND ETHNICITY | 2019 Estimated White | 85.1% | 84.8% | 82.7% |
| | 2019 Estimated Black or African American | 4.8% | 5.1% | 3.9% |
| | 2019 Estimated Asian or Pacific Islander | 7.4% | 7.3% | 10.5% |
| | 2019 Estimated American Indian or Native Alaskan | 0.3% | 0.2% | 0.1% |
| | 2019 Estimated Other Races | 2.5% | 2.6% | 2.8% |
| | 2019 Estimated Hispanic | 3.5% | 3.9% | 3.8% |
| INCOME | 2019 Estimated Average Household Income | \$121,702 | \$118,792 | \$123,318 |
| | 2019 Estimated Median Household Income | \$88,553 | \$91,197 | \$98,238 |
| | 2019 Estimated Per Capita Income | \$45,104 | \$47,008 | \$47,174 |
| EDUCATION (AGE 25+) | 2019 Estimated Elementary (Grade Level 0 to 8) | 1.1% | 1.7% | 1.3% |
| | 2019 Estimated Some High School (Grade Level 9 to 11) | 4.9% | 2.4% | 2.6% |
| | 2019 Estimated High School Graduate | 22.6% | 19.0% | 18.2% |
| | 2019 Estimated Some College | 11.1% | 14.4% | 14.3% |
| | 2019 Estimated Associates Degree Only | 9.7% | 8.0% | 8.0% |
| | 2019 Estimated Bachelors Degree Only | 29.6% | 34.2% | 35.2% |
| | 2019 Estimated Graduate Degree | 21.1% | 20.2% | 20.5% |
| BUSINESS | 2019 Estimated Total Businesses | 74 | 1,119 | 3,143 |
| | 2019 Estimated Total Employees | 2,546 | 20,867 | 52,662 |
| | 2019 Estimated Employee Population per Business | 34.3 | 18.6 | 16.8 |
| | 2019 Estimated Residential Population per Business | 28.0 | 32.6 | 32.1 |

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