



2 ACRE DEVELOPMENT SITE CORNER TRAFFIC LIGHT



SITE

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

513.241.2300





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:

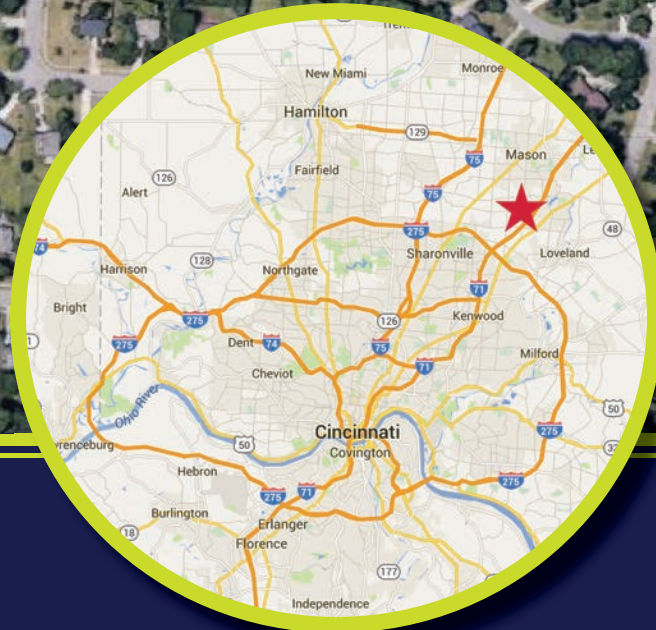
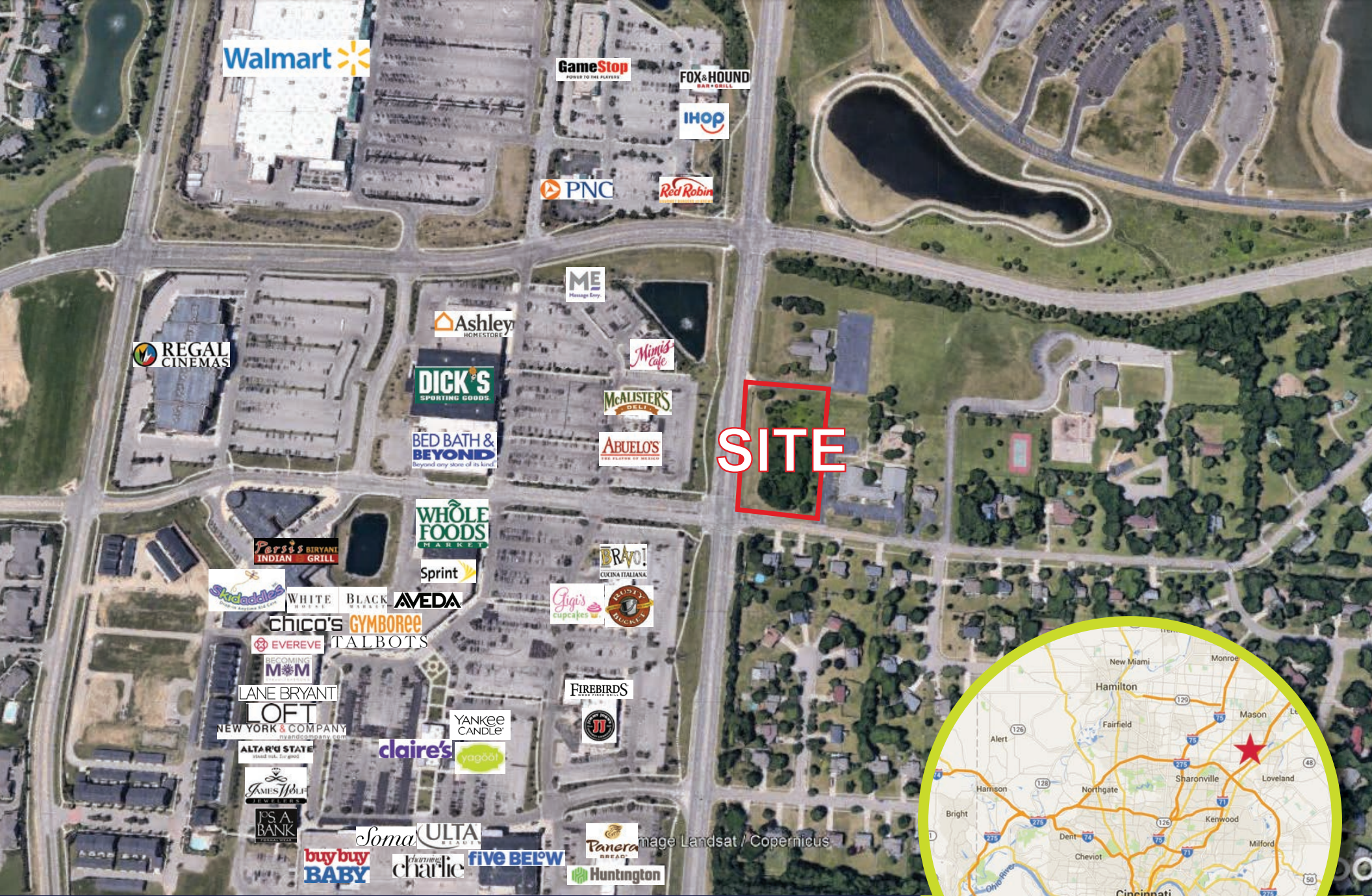
- ▶ Mason Montgomery Road at Irwin Simpson Road = 28,837 AADT in 2009
- ▶ Mason Montgomery Road at P&G Research Center = 29,979 AADT in 2009

Image Landsat / C

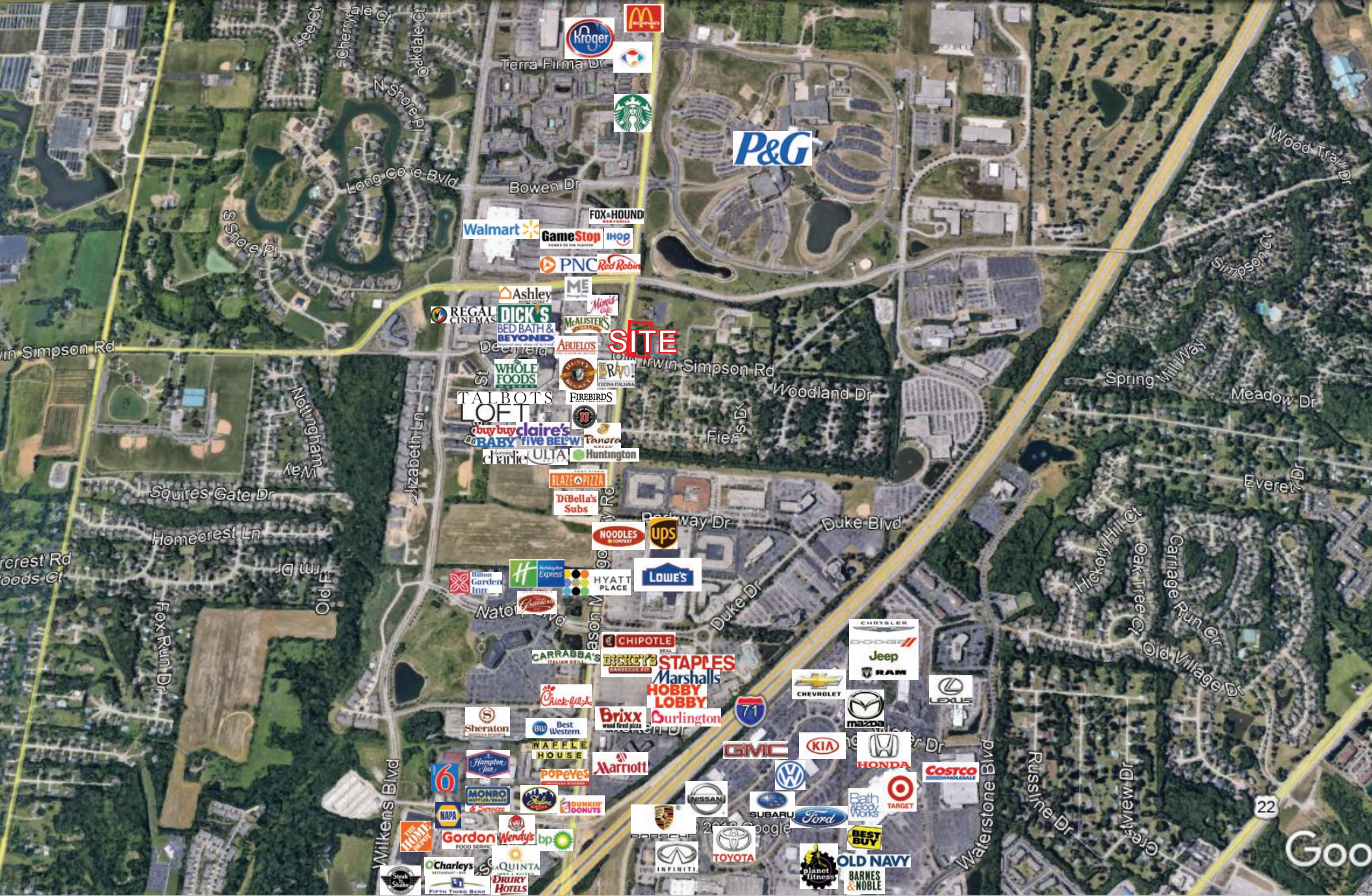


Google E

FEATURES

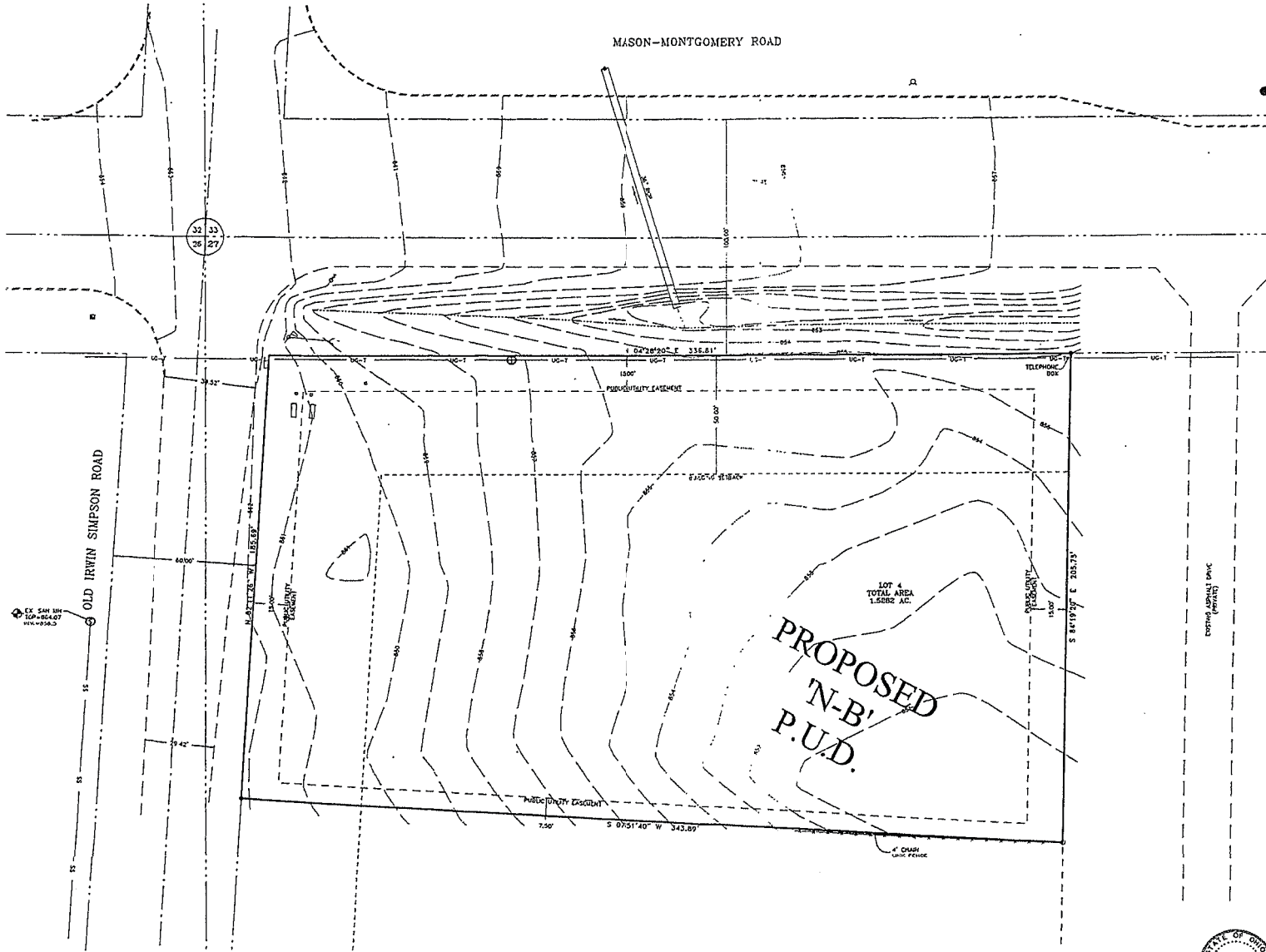


LOCATION



AERIAL

MSL-2007104848-4 - 3 (REV.) 2/27/2005 5:11:09 PM 2435 84725-74-43 1/4" = 1' (2435 x 1300) (REV. 1) (REV. 1) (REV. 1)



LEGEND
○ IP FOUND - 1/2"
● IP SET - 1/2"
⊕ BENCH MARK

LEGAL DESCRIPTION
1.5282 AC.
Situated in Section 27, Town 4, Range 2, Township of Deerfield, County of Warren, State of Ohio and being more particularly described as follows:
Beginning at the southeast corner of Lot 4 of Wilkens Subdivision, recorded in Plat Book 15, Page 34, Warren County Recorder's Office, said point being at the intersection of the east line of Mason-Montgomery Road and the north line of Old Irwin Simpson Road;
Thence along the west line of said Lot 4 and the east line of said Mason-Montgomery Road, N-0°28'20"-E a distance of 336.81 feet to an iron Pin found;
Thence leaving said east line of said Mason-Montgomery Road and along the north line of said Lot 4, S-86°19'20"-E a distance of 202.73 feet to an iron Pin found;
Thence along the east line of said Lot 4, S-0°51'42"-W a distance of 343.89 feet to an iron Pin set in said north line of said Old Irwin Simpson Road;
Thence along said north line of said Old Irwin Simpson Road and said north line of said Lot 4, N-82°17'24"-W a distance of 165.69 feet to the real Point-of-Beginning for this description.
Containing in all 1.5282 Acres, more or less, subject to all legal highways and easements of record.

EXISTING CONDITIONS

SITUATED IN
LOT 4
WILKENS SUBDIVISION
PLAT BOOK 15, PAGE 34
SECTION 27, TOWN 4, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

ISSUED
FEB 02 2005
King-Hasselbring Assoc.
CIVIL ENGINEERS & SURVEYORS

SHEET 3 OF 6

BOUNDARY & TOPOGRAPHIC SURVEY FROM FIELD MEASUREMENTS
JULY 31, 2005



KING-HASSELBRING & ASSOCIATES
 CIVIL ENGINEERS & LAND SURVEYORS
 612 NORTH BRIDGEWAY, LEBANON, OHIO 43034-1714
 TELEPHONE: (614) 532-3484 FACSIMILE: (614) 932-4947

GLAD INVESTMENTS I LTD
 MASON-MONTGOMERY & IRWIN-SIMPSON
 WARREN COUNTY, OHIO

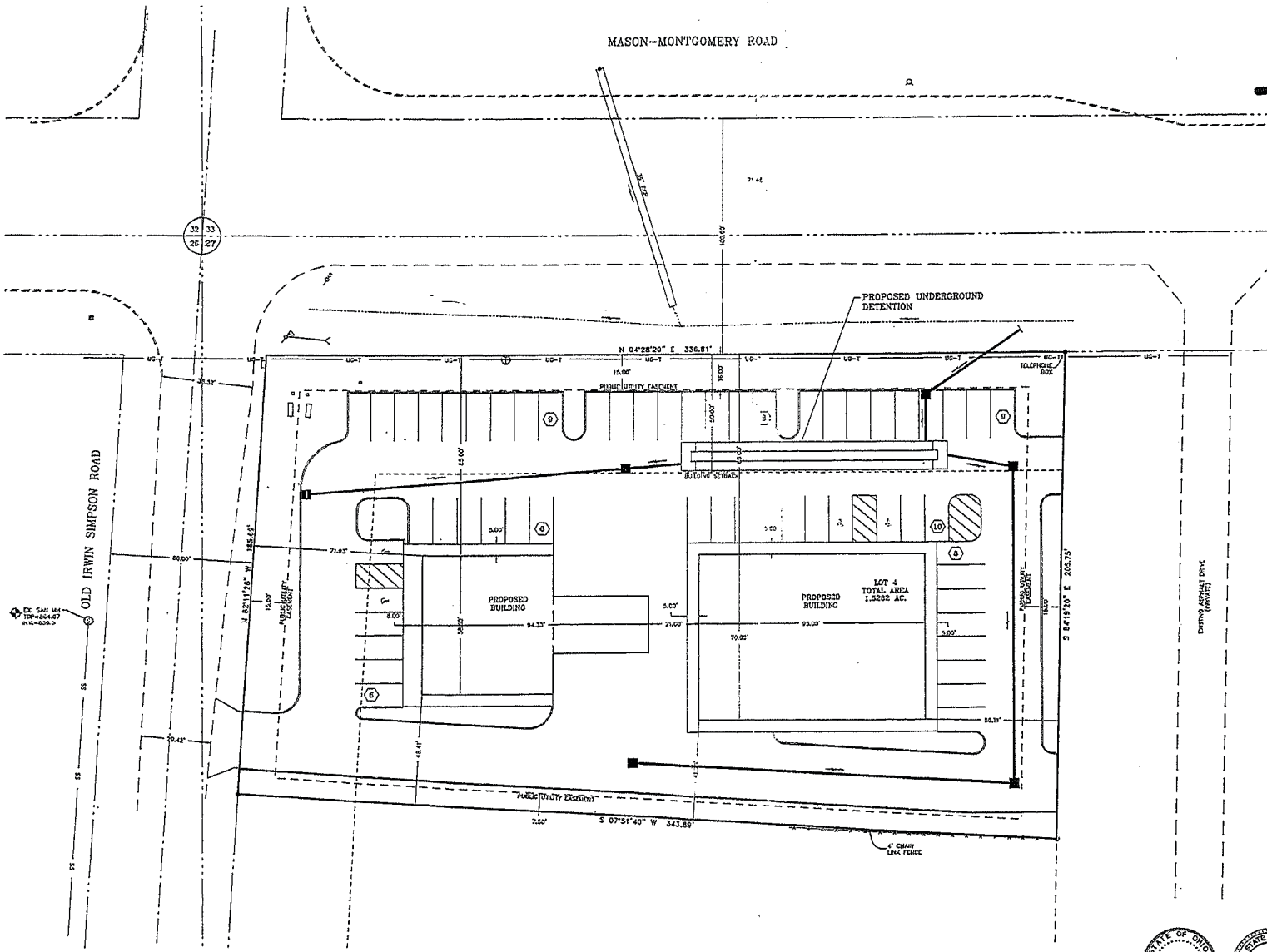
PROJECT No. 05-10856	DRAWN BY: R. M. N.	DATE: 01/29/05	COORD. FILED GLASER/LTD
SCALE:		DRAWING TITLE:	DRAWING No.

SITE SURVEY

MASON-MONTGOMERY ROAD



LEGEND
1" = 20' (SCALE)
○ 1/2" DIA. - 1/2"
● 1/4" DIA. - 1/4"
◇ BENCH MARK



SITE PLAN

ISSUED
FEB 02 2005
King-Hasselbring & Associates
CIVIL ENGINEERS & SURVEYORS

SHEET 4 OF 5



KING-HASSELBRING & ASSOCIATES
 CIVIL ENGINEERS • LAND SURVEYORS
 210 NORTH BROADWAY CLEVELAND, OHIO 44115-1718
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GLAD INVESTMENTS I LTD
 MASON-MONTGOMERY @ IRWIN-SIMPSON
 WARREN COUNTY, OHIO

PROJECT No: 02-10826	DRAWN BY: R. M. H.	DATE: 01/28/05	COORD. FILED: GLASER/CRD
SCALE: AS SHOWN	DRAWING NAME: C11 ASSR DWG	DRAWING NO.: D-10888	



10-10001(VALLEY) 4-4 DTL 7/27/2005 2:11:13 PM TALK PAPER-14.pdf. AENH Approp'd 0 (1/25) 3 11:59 (local). Lincoln

SITE PLAN

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,779	54,351	121,118
2010 Population	3,358	62,637	139,921
2019 Population	4,780	66,185	147,378
2024 Population	5,425	68,552	152,290
2000-2010 Annual Rate	6.56%	1.43%	1.45%
2010-2019 Annual Rate	4.00%	0.61%	0.58%
2019-2024 Annual Rate	2.56%	0.71%	0.66%
2019 Male Population	50.5%	48.9%	48.9%
2019 Female Population	49.5%	51.1%	51.1%
2019 Median Age	34.3	39.6	40.5

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2019 White Alone	60.0%	78.2%	80.8%
2019 Black Alone	6.5%	4.4%	4.4%
2019 American Indian/Native Alaskan Alone	0.1%	0.1%	0.2%
2019 Asian Alone	29.5%	13.0%	10.8%
2019 Pacific Islander Alone	0.0%	0.2%	0.2%
2019 Other Race	1.2%	1.7%	1.4%
2019 Two or More Races	2.8%	2.3%	2.3%
2019 Hispanic Origin (Any Race)	3.8%	4.6%	4.2%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	552	20,017	44,418
2010 Households	1,141	24,609	53,299
2019 Households	1,654	26,102	56,269
2024 Households	1,882	27,050	58,177
2000-2010 Annual Rate	7.53%	2.09%	1.84%
2010-2019 Annual Rate	4.21%	0.66%	0.60%
2019-2024 Annual Rate	2.62%	0.72%	0.67%
2019 Average Household Size	2.89	2.53	2.61

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Median Household Income	\$92,560	\$91,157	\$92,849
2024 Median Household Income	\$102,195	\$101,065	\$102,299
2019-2024 Annual Rate	2.00%	2.09%	1.96%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$126,712	\$118,795	\$121,951
2024 Average Household Income	\$138,394	\$130,441	\$133,679
2019-2024 Annual Rate	1.78%	1.89%	1.85%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2019 Per Capita Income	\$45,038	\$46,849	\$46,547
2024 Per Capita Income	\$49,274	\$51,466	\$51,026
2019-2024 Annual Rate	1.81%	1.90%	1.85%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	570	21,057	46,391
2000 Owner Occupied Housing Units	93.0%	75.5%	76.8%
2000 Renter Occupied Housing Units	3.9%	19.5%	19.0%
2000 Vacant Housing Units	3.2%	4.9%	4.3%
2010 Total Housing Units	1,271	25,978	56,294
2010 Owner Occupied Housing Units	59.5%	68.3%	72.8%
2010 Renter Occupied Housing Units	30.3%	26.5%	21.9%
2010 Vacant Housing Units	10.2%	5.3%	5.3%
2019 Total Housing Units	1,779	27,452	59,181
2019 Owner Occupied Housing Units	53.6%	66.5%	70.8%
2019 Renter Occupied Housing Units	39.4%	28.6%	24.3%
2019 Vacant Housing Units	7.0%	4.9%	4.9%
2024 Total Housing Units	2,032	28,500	61,263
2024 Owner Occupied Housing Units	54.6%	57.6%	71.8%
2024 Renter Occupied Housing Units	38.0%	27.3%	23.2%
2024 Vacant Housing Units	7.4%	5.1%	5.0%

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

October 22, 2019

DEMOGRAPHICS



Image Landsat / Copernicus

Google

FOR FURTHER INFORMATION, PLEASE CONTACT:

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