

FOR SALE
COLUMBIA ROAD & I-71
UNION TWP (MASON), OH



MIXED USE DEVELOPMENT
64± ACRES

- Site can be demised
- Located in Union Township just north of the Kings Mill Road exit off I-71
- Zoned MXU-C, Interstate
- Perfect for Entertainment, Retail, Office, Multi-Family, etc.
- The Kings Mill Rd (741) Exit is the location of Kings Island (3.3M visitors a year), Great Wolf Lodge (1.5M visitors a year), The Beach Waterpark (300k visitors a year), and the Linder Family Tennis Center (Western Southern Open).
- Mason is consistently ranked as “top 10 places to live in America
- Average income \$129,000 within 1 mile radius

PRICE: \$135,000/Acre

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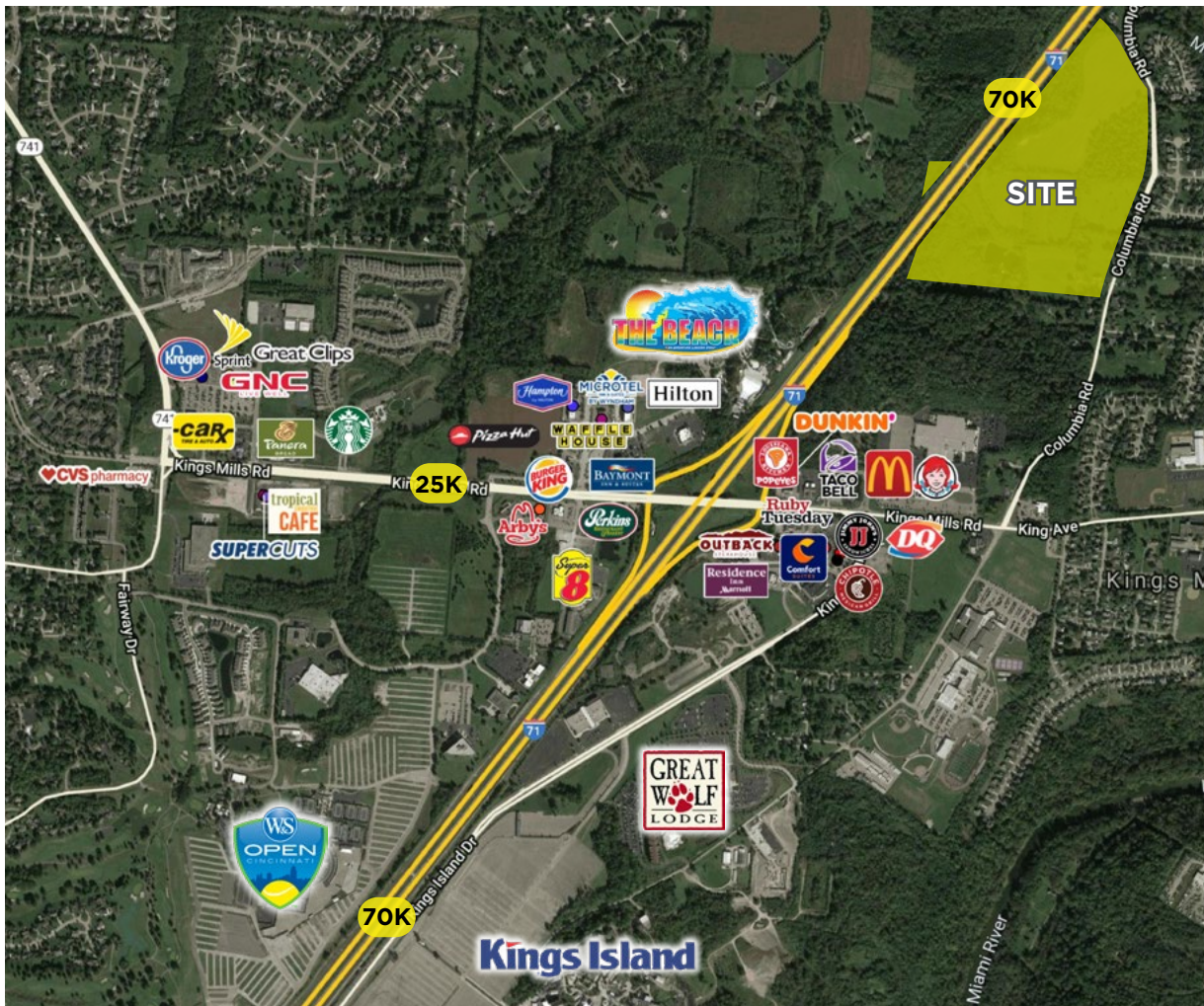
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MARKET OVERVIEW



UNION TOWNSHIP, WARREN COUNTY

Union Township, Warren County is located within a few miles of some of the region's best assets, including such places as Kings Island Amusement Park, Downtown Lebanon, and the Little Miami River corridor. Its location also happens to be a critical one, adjacent to some of the most rapidly growing areas in the Cincinnati metropolitan area.

Union Township is defined by its beautiful landscape, friendly people, and a balance between the preservation of its rural character and accommodations for sustainable growth.

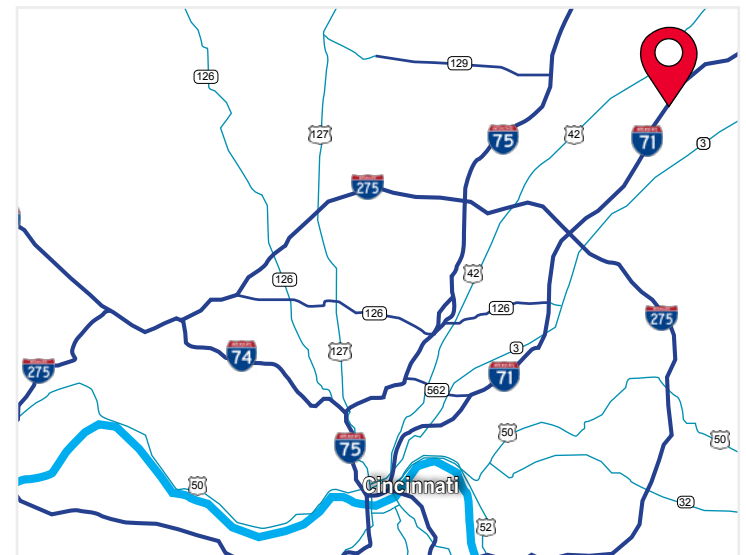
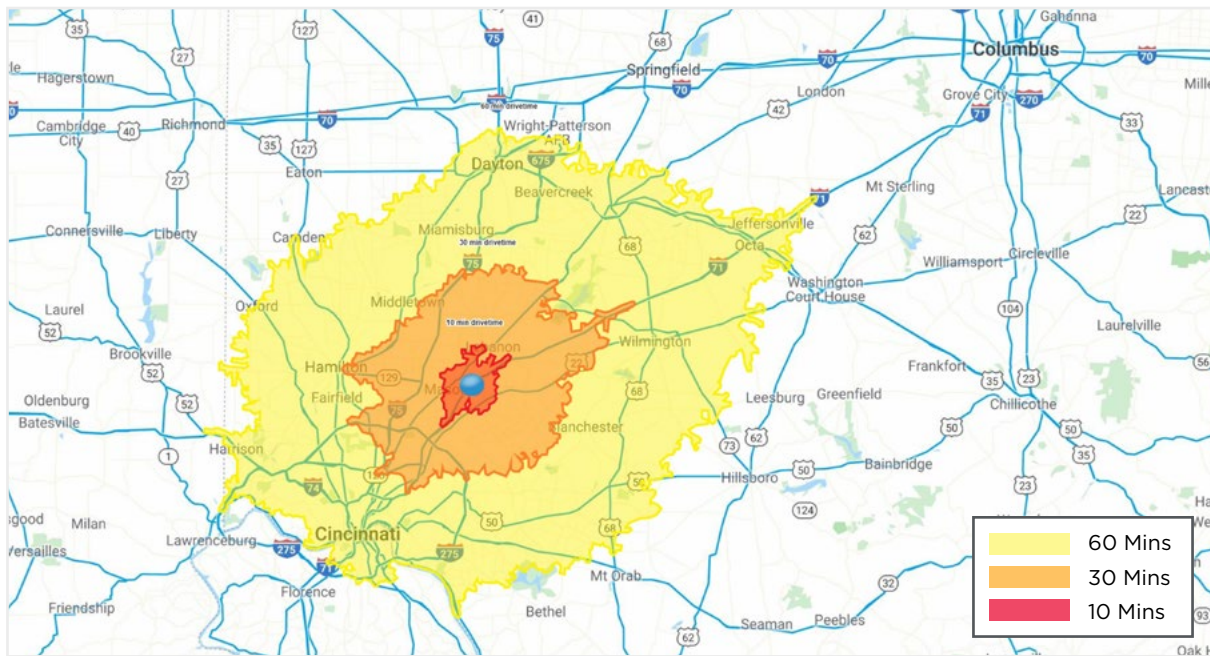
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DEMOGRAPHICS



NEIGHBORHOOD DEMOGRAPHICS



1 Mile	6,182	\$137,020	3,372
3 Miles	38,590	\$138,662	33,359
5 Miles	106,530	\$126,829	92,750