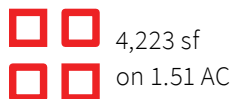# For Sale

## 7470 Mason Montgomery Road
## Mason, OH 45040



## 4,223 sf retail space for sale

Former bank with drive thru opportunity. Located on a corner lot off of a busy trade area.

| | | | |
|---|---|---|---|
| 4,223 sf on 1.51 AC | Prime intersection | 23,482 AADT | Built 2006 |

**Contact**

Kevin Thobe
Vice President
+1 513 252 2189
kevin.thobe@jll.com

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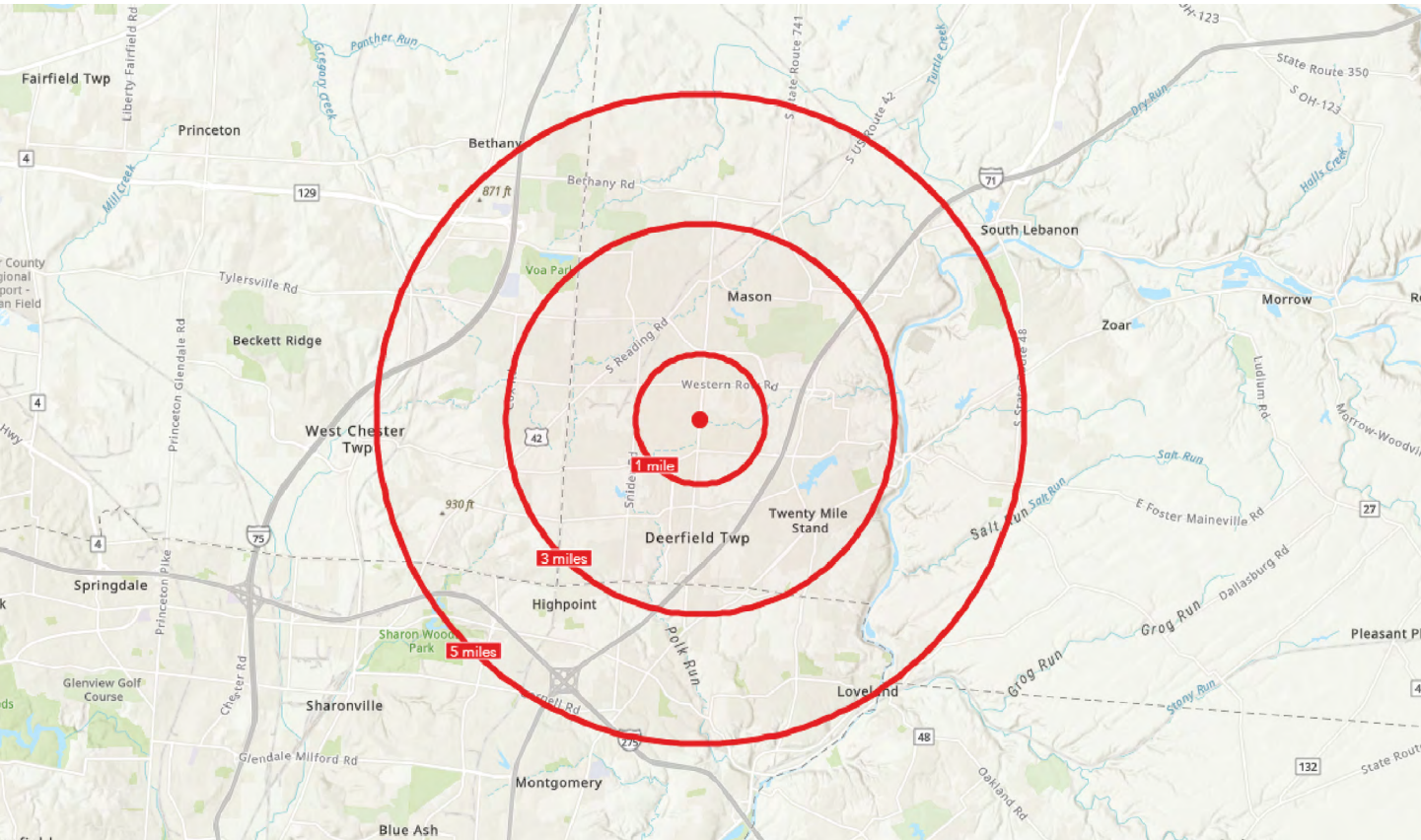| Demographics | 1 Mile | 3 Miles | 5 Miles |
| --- | --- | --- | --- |
| Total Population | 9,648 | 61,197 | 151.955 |
| Average HH Income | $150,727 | $141,039 | $149.959 |
| Median Age | 39.7 | 38.9 | 40.3 |
| Total Employees | 9,538 | 52,261 | 97,897 |

Source: Esri, 2022

Mason, OH in Warren County is a suburb north of Cincinnati. Founded in 1832, Mason originally was a small farming community up until 1970.



1. Health First Physicians
2. Kids R Kids Mason
3. Sharefax Credit Union
4. 1st National Bank
5. Manor House
6. Con Agra Foods
7. Prescolaire early Learning Academy
8. Kung Fu Tea
   Hi Fi Yoga
   Jets Pizza
   Tiffany Nails & Beauty
   Pheonician Taverna
9. United Dairy Farmers
10. El Rancho
11. Courtyard by Marriott
12. Walgreens
13. Pro Clean Car Wash
14. Firestone auto Care
15. Tide Cleaners
16. Bob Evans
17. Gold Star CHili
18. Wendy's
19. Moe's Southwest Grill
20. JoAnn Fabric
    PetSmart
    Orange Theory Fitness
    Half Price Books
21. Kroger
22. Proctor & Gamble

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