



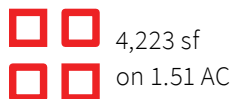
# For Sale

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

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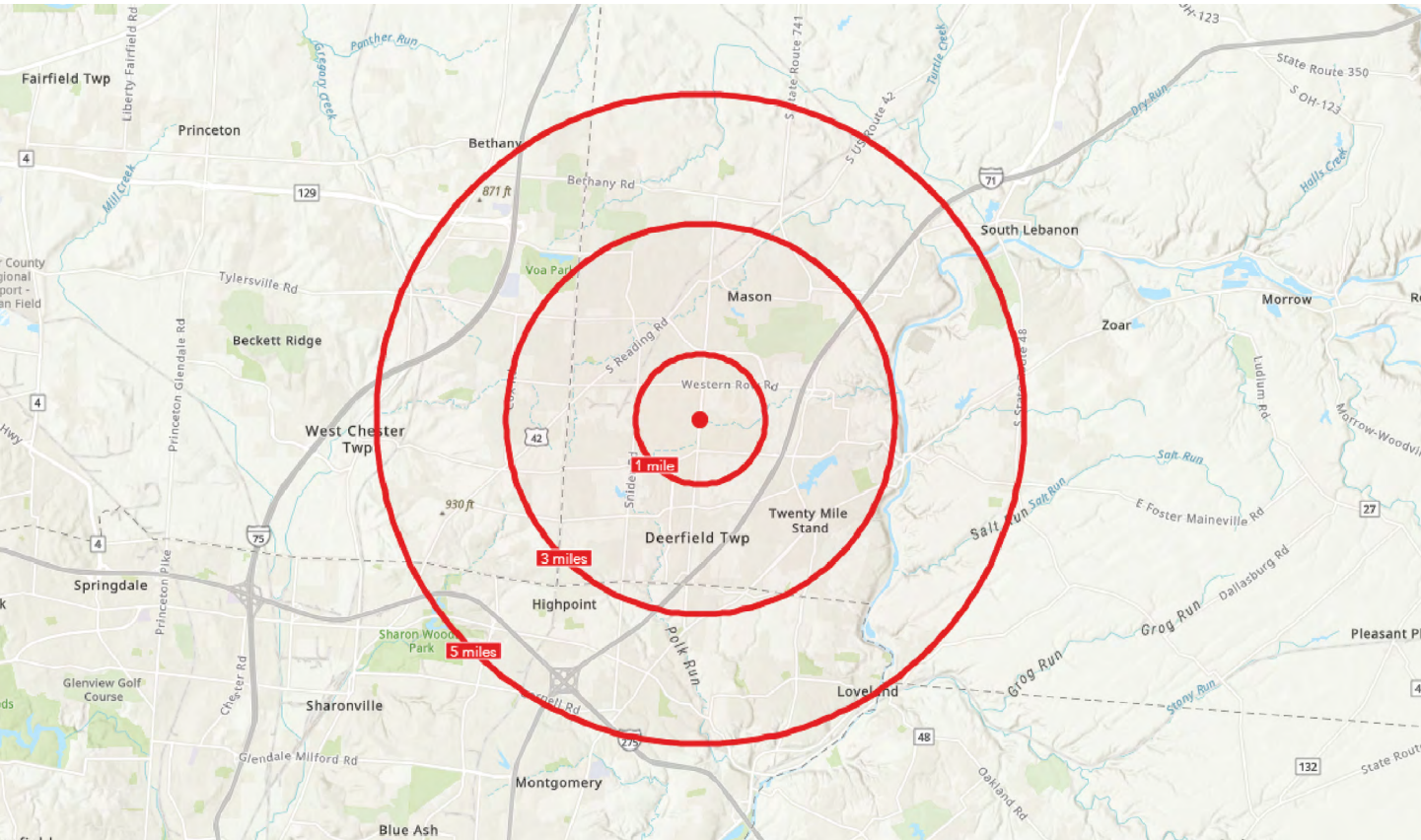




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## Location and demographics



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





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## Trade area overview

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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