

# LAND FOR SALE

## PARKSIDE DRIVE & STATE RTE. 741

Mason, OH 45040



### SALE OFFERING:

**SALE PRICE:** \$850,000 (\$395,000/Acre)

### PROPERTY INFORMATION:

**LOT SIZE:** 2.157 acres

**ZONING:** B-3

**COUNTY:** Warren

**MARKET:** Northern Cincinnati

**SUBMARKET:** Mason

### PROPERTY HIGHLIGHTS:

- 800" Frontage on State Rte. 741
- Located in Mason, one of Cincinnati's most affluent communities and home to Mason City Schools, named #11 in the U.S.
- Situated in the heart of Warren County's popular entertainment district that includes Kings Island, The Beach Waterpark, Great Wolf Lodge & Lindner Family Tennis Center.
- Across the street from Mason Grand & Villages of Mason, two new residential developments featuring more than 500 units.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Right Of Way Change

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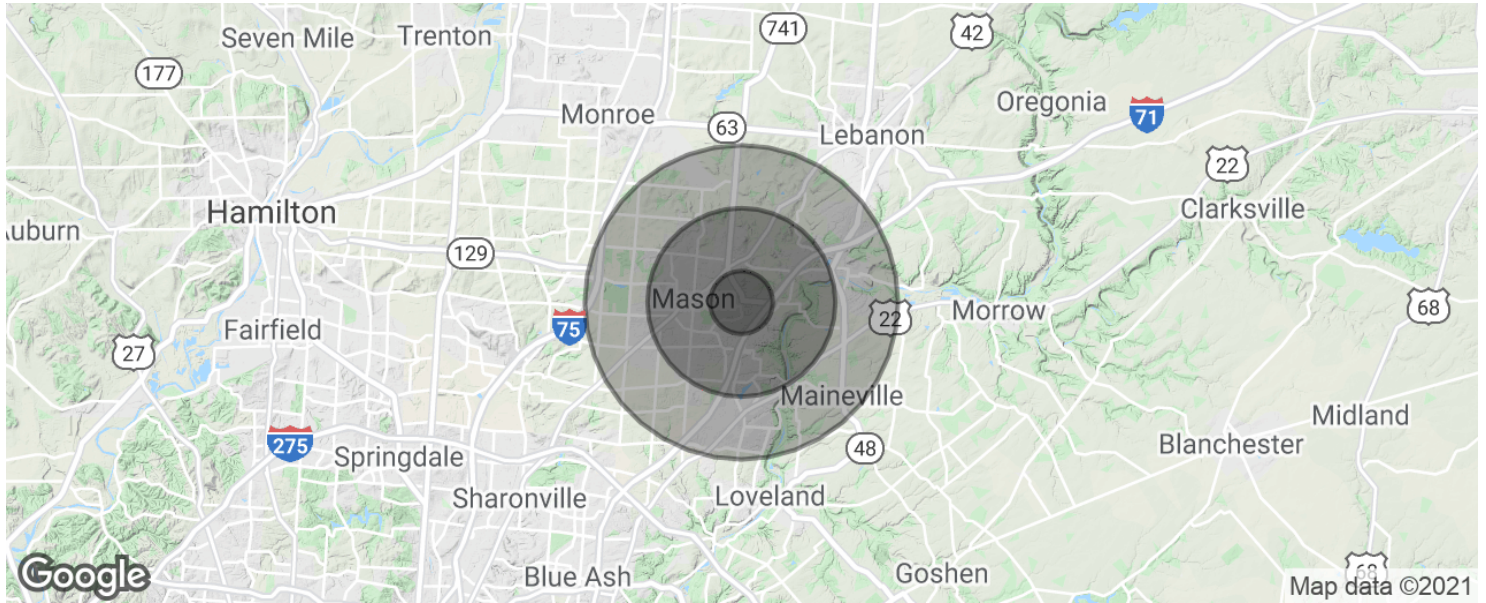
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	3,935	34,470	94,263
Median age	37.1	35.9	35.9
Median age (Male)	35.8	35.2	35.1
Median age (Female)	38.0	36.3	36.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,515	12,909	34,812
# of persons per HH	2.6	2.7	2.7
Average HH income	\$95,770	\$97,402	\$95,769
Average house value	\$241,095	\$244,364	\$256,739

\* Demographic data derived from 2010 US Census

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