

KROGER CENTER - INLINE SPACE

5208 - 5234 Kings Mills Road, Mason, OH 45040

1,400 - 2,800 SF For Lease



CONFIDENTIAL

Do Not Enter Premises or Interact with Existing Tenant's Employees

Property Details:

- Inline space available at this Kroger-anchored shopping center at the intersection of Kings Mills Road and SR 741 in Mason, Ohio
- Surrounded by high-income households and new residential and commercial development

Area Traffic Generators:

- Regional traffic drivers include Kings Island Amusement Park and Lindner Family Tennis Center (home to the Cincinnati Open)



Demographics:

| 2024 Estimates | 1 Mile | 3 Mile | 5 Mile | 10 Mile |
|------------------------|-----------|-----------|-----------|-----------|
| Population | 7,043 | 41,874 | 118,106 | 361,187 |
| Households | 2,712 | 15,630 | 44,320 | 134,558 |
| Average HH Income | \$154,220 | \$174,815 | \$175,107 | \$161,942 |
| Total No. of Employees | 1,687 | 20,615 | 61,682 | 193,421 |

Traffic Counts:

| | |
|---------------------------|-------------------------|
| Kings Mills Road (SR 741) | 22,644 ADT (Inrix 2023) |
| I-71 | 87,361 ADT (ODOT 2024) |

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128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Market Aerial



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Site Plan



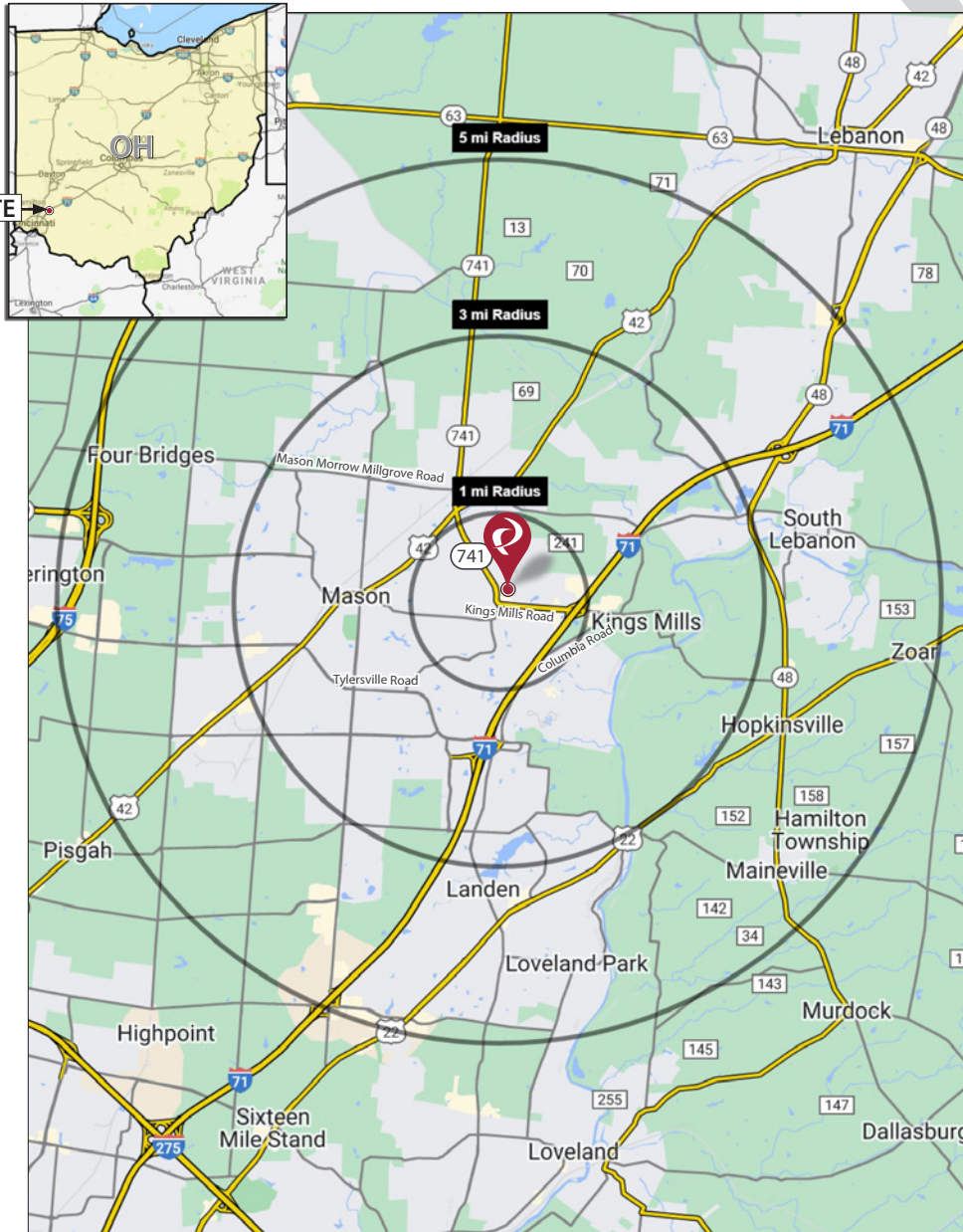
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Market Map and Demographics



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



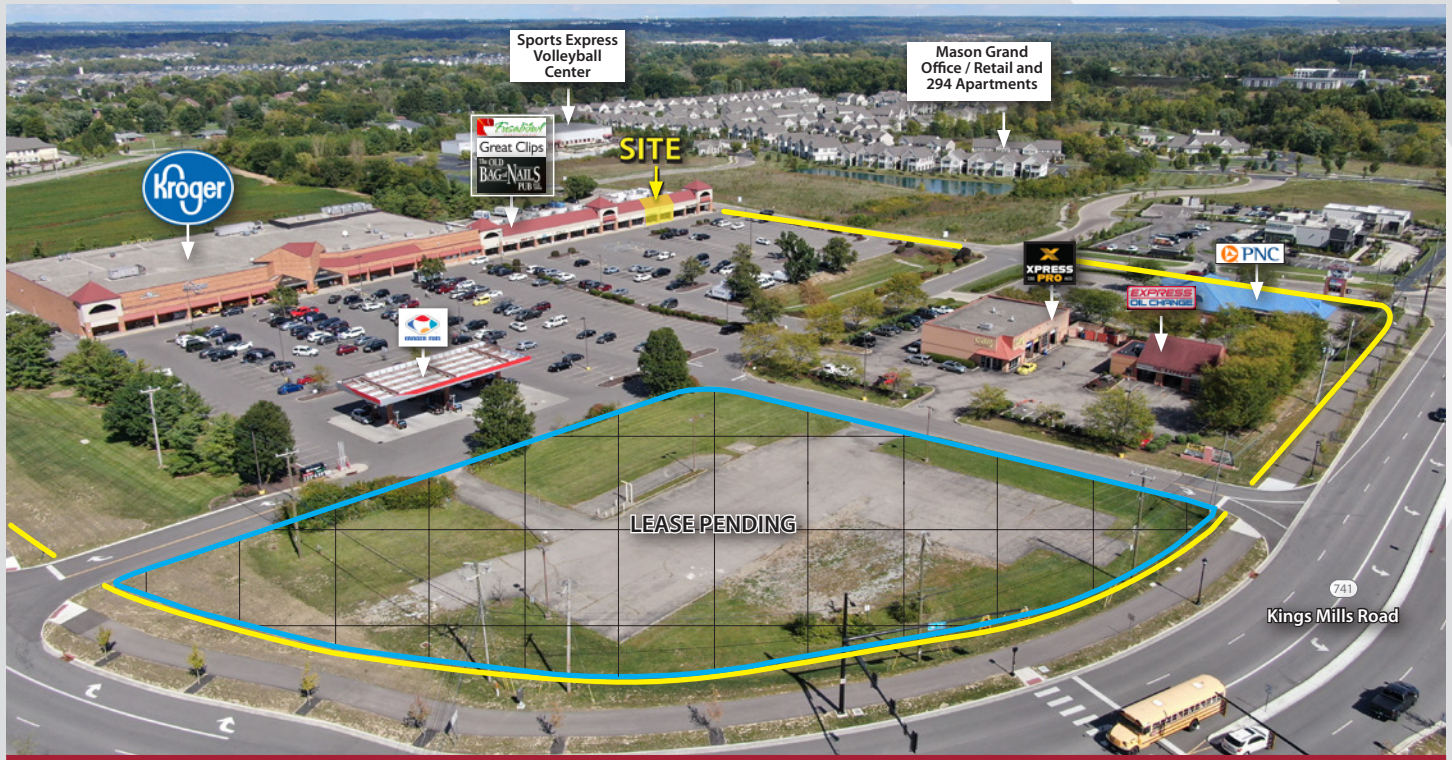
Lat/Lon: 39.3605/-84.2775

| 5234 Kings Mills Rd Mason, OH 45040 | 1 mi radius | 3 mi radius | 5 mi radius | 10 mi radius |
|---|----------------|----------------|----------------|-----------------|
| Population | | | | |
| 2025 Estimated Population | 7,043 | 41,874 | 118,106 | 361,187 |
| 2030 Projected Population | 7,031 | 41,924 | 118,851 | 363,654 |
| 2020 Census Population | 6,509 | 39,524 | 112,936 | 348,995 |
| 2010 Census Population | 4,915 | 33,505 | 96,015 | 311,752 |
| Projected Annual Growth 2025 to 2030 | - | - | 0.1% | 0.1% |
| Historical Annual Growth 2010 to 2025 | 2.9% | 1.7% | 1.5% | 1.1% |
| 2025 Median Age | 37.3 | 39.6 | 39.0 | 39.2 |
| Households | | | | |
| 2025 Estimated Households | 2,712 | 15,630 | 44,320 | 134,558 |
| 2030 Projected Households | 2,767 | 16,053 | 45,836 | 138,722 |
| 2020 Census Households | 2,536 | 14,624 | 41,604 | 127,513 |
| 2010 Census Households | 1,834 | 12,475 | 35,177 | 112,459 |
| Projected Annual Growth 2025 to 2030 | 0.4% | 0.5% | 0.7% | 0.6% |
| Historical Annual Growth 2010 to 2025 | 3.2% | 1.7% | 1.7% | 1.3% |
| Race and Ethnicity | | | | |
| 2025 Estimated White | 71.0% | 74.1% | 76.7% | 78.7% |
| 2025 Estimated Black or African American | 5.5% | 4.5% | 4.3% | 6.7% |
| 2025 Estimated Asian or Pacific Islander | 17.3% | 16.3% | 13.8% | 8.7% |
| 2025 Estimated American Indian or Native Alaskan | 0.2% | 0.1% | 0.1% | 0.1% |
| 2025 Estimated Other Races | 5.9% | 5.0% | 5.1% | 5.7% |
| 2025 Estimated Hispanic | 4.8% | 4.3% | 4.1% | 4.8% |
| Income | | | | |
| 2025 Estimated Average Household Income | \$154,220 | \$174,815 | \$175,107 | \$161,942 |
| 2025 Estimated Median Household Income | \$132,144 | \$136,377 | \$131,278 | \$124,051 |
| 2025 Estimated Per Capita Income | \$59,418 | \$65,280 | \$65,758 | \$60,387 |
| Education (Age 25+) | | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 2.3% | 1.1% | 1.2% | 1.6% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 2.0% | 1.5% | 1.9% | 2.6% |
| 2025 Estimated High School Graduate | 16.1% | 13.7% | 17.0% | 19.8% |
| 2025 Estimated Some College | 10.8% | 12.5% | 13.3% | 14.8% |
| 2025 Estimated Associates Degree Only | 10.6% | 9.0% | 7.9% | 8.0% |
| 2025 Estimated Bachelors Degree Only | 35.9% | 35.5% | 34.4% | 31.4% |
| 2025 Estimated Graduate Degree | 22.3% | 26.8% | 24.4% | 21.8% |
| Business | | | | |
| 2025 Estimated Total Businesses | 160 | 1,182 | 3,656 | 13,785 |
| 2025 Estimated Total Employees | 1,687 | 20,615 | 61,682 | 193,421 |
| 2025 Estimated Employee Population per Business | 10.5 | 17.4 | 16.9 | 14.0 |
| 2025 Estimated Residential Population per Business | 44.0 | 35.4 | 32.3 | 26.2 |

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