

# THE BEACH WATERPARK

2590 Waterpark Drive  
Mason, OH 45040

**FOR SALE**  
**34 Acres Available**

## HIGHLIGHTS

- 34 acres strategically located at I-71 and Kings Mill Road in Warren County
- Development opportunity
- 2nd fastest growing county in Ohio
- Kings Island, Lindner Family Tennis Center (Home of the Western & Southern Open) and Great Wolf Lodge all located in the immediate area
- Over 150 Corporations are located in Mason
- Traffic light at access drive on Kings Mills Road

## TRAFFIC COUNTS

- 75,972 VPD on I-71
- 22,982 VPD on Kings Mills Drive

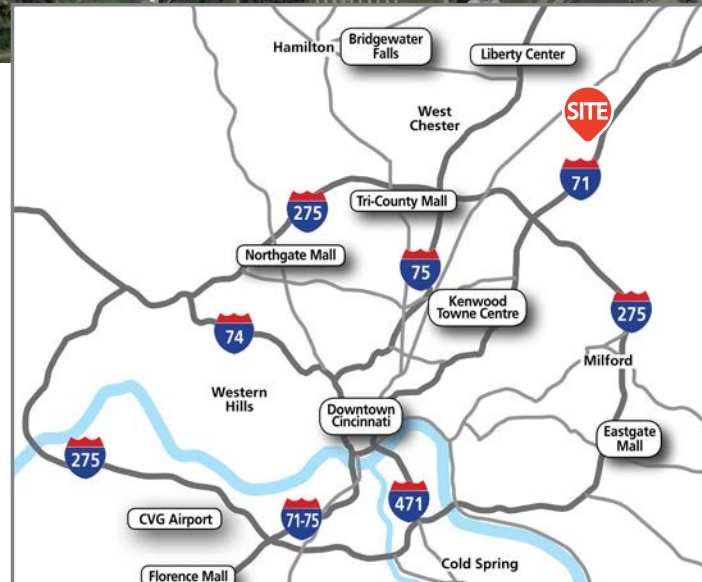
## DEMOGRAPHICS

2019 Estimates	1 miles	3 miles	5 miles
Population	2,888	32,856	101,204
Households	1,046	12,890	38,664
Average HH Income	\$149,014	\$122,340	\$124,700
Daytime Employees	2,667	21,003	51,058

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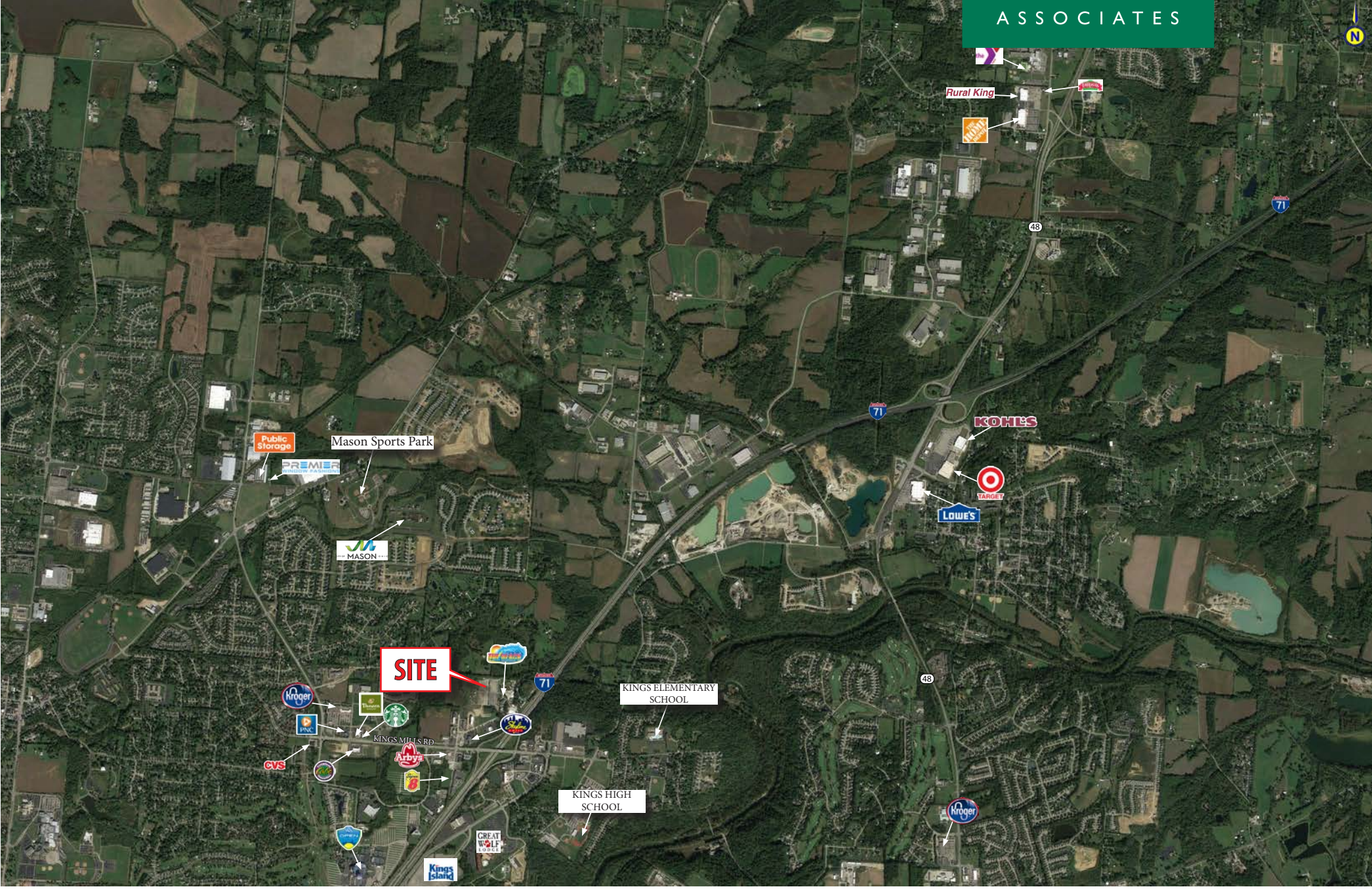
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