

THE BEACH WATERPARK

2590 Waterpark Drive
Mason, OH 45040

Development Opportunity

for office, medical, high tech, corporate headquarters, manufacturers

HIGHLIGHTS

- 34 acres available and strategically located at I-71 and Kings Mill Road in Warren County, the 2nd fastest growing county in Ohio
- Development opportunity for office, medical, high tech, corporate headquarters and manufacturers
- The city of Mason offers performance-based incentives to assist companies that are starting, relocating, or expanding in Ohio
- Mason sits at the core of the Cincinnati-Dayton metropolitan region, the 14th largest urban area in the nation
- Kings Island, Lindner Family Tennis Center (home of the Western & Southern Open) and Great Wolf Lodge all located in the immediate area

TRAFFIC COUNTS

- 62,383 VPD on I-71
- 21,788 VPD on Kings Mills Drive

DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	3,853	38,695	112,773
Households	1,349	14,720	42,531
Average HH Income	\$157,796	\$149,126	\$160,231
Daytime Employees	1,836	18,702	47,960

CONTACT: 513-784-1106

Jason Gibson jgibson@anchor-associates.com

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ASSOCIATES



ANCHOR
ASSOCIATES

4901 Hunt Road
Suite 102
Blue Ash, OH 45242

513-784-1106

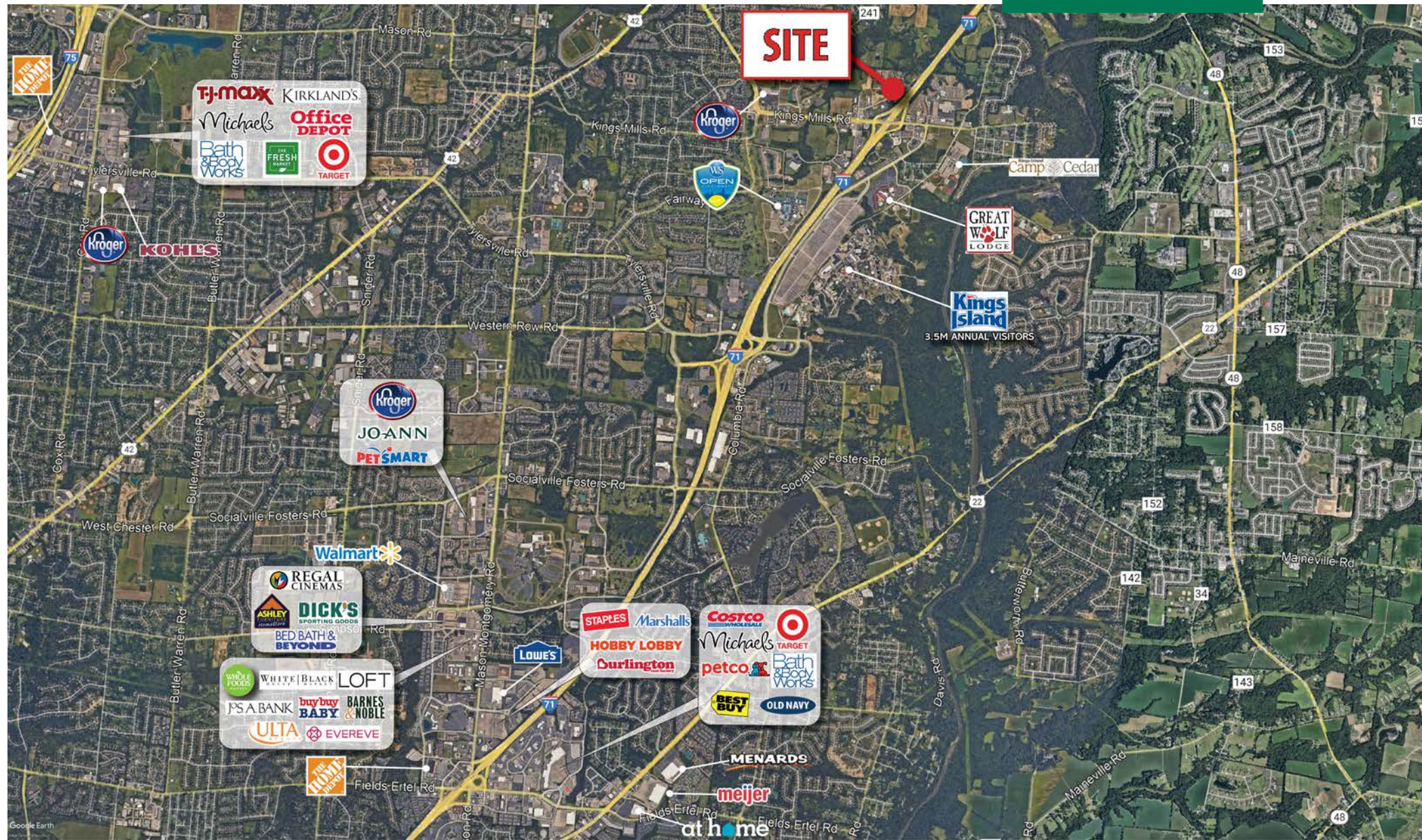
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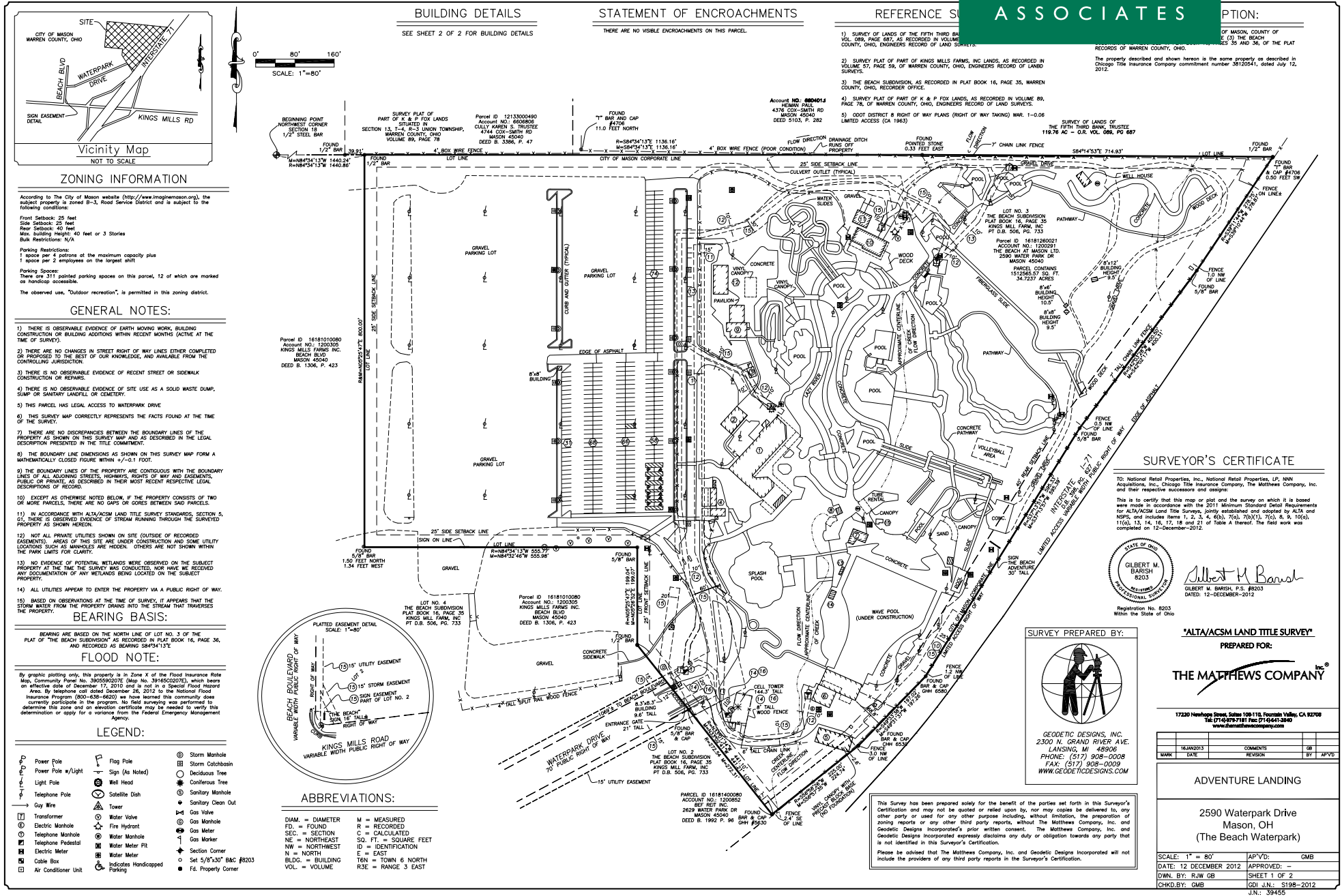
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PROPOSED SITE PLAN/RENDERING

