

# 6.78 Acres For Sale

# Mason, Ohio



## FEATURES

- **Great Growth Area!**
- Zoned B-3
- Flat Topography
- Sample Allowed Uses: Retail, Food, Office, Medical, Child Daycare, Businesses
- Convenient to South Lebanon, Middletown, and Northern Cincinnati

## LOCATION

**Trailside Commerce Center**  
**5382-5374 Cox Smith Road**  
**Mason, Ohio 45040**

## CONTACT

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Demographics:	1 mile	3 miles	5 miles
Population:	5,872	34,855	89,599
Households:	2,316	12,624	32,406
Avg. Household Income:	\$90,506	\$116,841	\$105,781



The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



# Executive Summary

Prepared by The Everest Group

**Trailside Commerce Park**  
**Site Type: Radius**

**5382 Cox Smith Rd**  
**Mason, OH 45040**  
**Radius: 1.0 mile**

**5382 Cox Smith Rd**  
**Mason, OH 45040**  
**Radius: 3.0 mile**

**5382 Cox Smith Rd**  
**Mason, OH 45040**  
**Radius: 5.0 mile**

**2007 Population**

Total Population	5,872	34,855	89,599
Male Population	48.4%	48.7%	49.4%
Female Population	51.6%	51.3%	50.6%
Median Age	37.7	35.2	35.2

**2007 Income**

Median HH Income	\$71,985	\$90,246	\$84,831
Per Capita Income	\$35,609	\$42,167	\$38,342
Average HH Income	\$90,506	\$116,841	\$105,781

**2007 Households**

Total Households	2,316	12,624	32,406
Average Household Size	2.54	2.75	2.75
1990-2000 Annual Rate	3.15%	7.73%	5.24%

**2007 Housing**

Owner Occupied Housing Units	78.4%	78.3%	77.8%
Renter Occupied Housing Units	18.4%	15.4%	15.3%
Vacant Housing Units	3.1%	6.3%	6.9%

**Population**

1990 Population	3,053	11,459	38,541
2000 Population	3,931	24,466	66,886
2007 Population	5,872	34,855	89,599
2012 Population	7,461	43,311	110,574
1990-2000 Annual Rate	2.56%	7.88%	5.67%
2000-2007 Annual Rate	5.69%	5%	4.11%
2007-2012 Annual Rate	4.91%	4.44%	4.3%

In the identified market area, the current year population is 89,599. In 2000, the Census count in the market area was 66,886. The rate of change since 2000 was 4.11 percent annually. The five-year projection for the population in the market area is 110,574, representing a change of 4.3 percent annually from 2007 to 2012. Currently, the population is 49.4 percent male and 50.6 percent female.

**Households**

1990 Households	1,111	4,238	13,703
2000 Households	1,515	8,926	22,843
2007 Households	2,316	12,624	32,406
2012 Households	2,976	15,703	40,227
1990-2000 Annual Rate	3.15%	7.73%	5.24%
2000-2007 Annual Rate	6.03%	4.9%	4.94%
2007-2012 Annual Rate	5.14%	4.46%	4.42%

The household count in this market area has changed from 22,843 in 2000 to 32,406 in the current year, a change of 4.94 percent annually. The five-year projection of households is 40,227, a change of 4.42 percent annually from the current year total. Average household size is currently 2.75, compared to 2.76 in the year 2000. The number of families in the current year is 24,262 in the market area.

**Housing**

Currently, 77.8 percent of the 34,807 housing units in the market area are owner occupied; 15.3 percent, renter occupied; and 6.9 percent are vacant. In 2000, there were 24,135 housing units— 78.4 percent owner occupied, 16.4 percent renter occupied and 5.1 percent vacant. The rate of change in housing units since 2000 is 5.18 percent. Median home value in the market area is \$203,597, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 2.37 percent annually to \$228,922. From 2000 to the current year, median home value changed by 4.25 percent annually.



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Trailside Commerce Park Site Type: Radius	5382 Cox Smith Rd Mason, OH 45040 Radius: 1.0 mile	5382 Cox Smith Rd Mason, OH 45040 Radius: 3.0 mile	5382 Cox Smith Rd Mason, OH 45040 Radius: 5.0 mile
<b>Median Household Income</b>			
1990 Median HH Income	\$38,507	\$41,326	\$41,893
2000 Median HH Income	\$57,737	\$70,455	\$66,196
2007 Median HH Income	\$71,985	\$90,246	\$84,831
2012 Median HH Income	\$85,774	\$110,584	\$104,199
1990-2000 Annual Rate	4.13%	5.48%	4.68%
2000-2007 Annual Rate	3.09%	3.47%	3.48%
2007-2012 Annual Rate	3.57%	4.15%	4.2%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$17,012	\$17,607	\$16,943
2000 Per Capita Income	\$27,334	\$31,023	\$27,651
2007 Per Capita Income	\$35,609	\$42,167	\$38,342
2012 Per Capita Income	\$42,954	\$53,091	\$47,957
1990-2000 Annual Rate	4.86%	5.83%	5.02%
2000-2007 Annual Rate	3.72%	4.32%	4.61%
2007-2012 Annual Rate	3.82%	4.72%	4.58%
<b>Average Household Income</b>			
1990 Average Household Income	\$44,320	\$47,543	\$47,246
2000 Average Household Income	\$70,142	\$85,571	\$79,326
2007 Average HH Income	\$90,506	\$116,841	\$105,781
2012 Average HH Income	\$107,960	\$147,055	\$131,525
1990-2000 Annual Rate	4.7%	6.05%	5.32%
2000-2007 Annual Rate	3.58%	4.39%	4.05%
2007-2012 Annual Rate	3.59%	4.71%	4.45%

### Households by Income

Current median household income is \$84,831 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$104,199 in five years. In 2000, median household income was \$66,196, compared to \$41,893 in 1990.

Current average household income is \$105,781 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$131,525 in five years. In 2000, average household income was \$79,326, compared to \$47,246 in 1990.

Current per capita income is \$38,342 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$47,957 in five years. In 2000, the per capita income was \$27,651, compared to \$16,943 in 1990.

### Population by Employment

Total Businesses	181	1,027	3,541
Total Employees	8,501	36,161	67,851

Currently, 96.3 percent of the civilian labor force in the identified market area is employed and 3.7 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 96.4 percent of the civilian labor force, and unemployment will be 3.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 68.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 72.0 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 11.4 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 16.6 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 86.1 percent of the market area population drove alone to work, and 4.5 percent worked at home. The average travel time to work in 2000 was 23.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 10.7 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 24.8 percent were high school graduates only (28.6 percent in the U.S.)
- 8.1 percent had completed an Associate degree (6.3 percent in the U.S.)
- 25.6 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 11.2 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)