

Redevelopment Opportunity

Deerfield Township

9311 Mason Montgomery Road
Mason, OH 45040



FEATURES

- Existing 22,276 SF building
- Approximately 3.5 acres
- Adjacent to Deerfield Towne Center
- Traffic light entrance
- Up to 3 parcels
- Excellent demographics
- Possible reuse of building, tear down, build-to-suit, ground leases, sale, etc.

LOCATION

9311 Mason Montgomery Road
Mason, OH 45040

CONTACT

Chris Nachtrab

chris.nachtrab@everestrealstate.com
513/769-2509

John Thompson

john.thompson@everestrealstate.com
513/769-2514

Outstanding redevelopment opportunity. The site currently is comprised of a 22,271 SF medical building and approximately 3.5 acres of land. All ideas will be considered: re-use of building, tear down, build-to-suit, ground lease up to 3 parcels. The location, visibility and access make it the most attractive site in Deerfield Township, one of greater Cincinnati's best sub-markets.

Demographics:	1 mile	3 miles	5 miles
Population:	4,781	66,572	147,043
Households:	1,672	24,555	53,851
Avg. HH Income:	\$117,721	\$106,802	\$105,114

Traffic Count:
Mason Montgomery Rd. @ Parkway Drive = 26,872 ADT 2002



COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

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John Simpson Rd

REGAL CINEMAS
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DICK'S SPORTS & SHIRT STORES
WHOLE FOODS MARKET
buybuy BABY
URBAN ACTIVE
charming CHARLIE

Deerfield Towne Center

SITE

S Mason Montgomery Rd

T-Mobile

STAPLES

MATTRESS WHAREHOUSE

LOWE'S

Panera

Chipotle

FIVE GUYS

Remke bigg's

CARRABBA'S

Cracker Barrel

Wendy's

RAMADA

Applebees

red roof

Waffle House

Marriott

King's Auto Mall

Shell

Wendy's

Wendy's

LOVE STAR

hgregg

Target
Michaels
Justice Bassett
Party City
Best Buy
Old Navy

COSTCO WHOLESALE

Fields Ertel Rd

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	4,781	66,572	147,043
Male Population	46.5%	48.9%	48.8%
Female Population	53.5%	51.1%	51.2%
Median Age	32.0	36.3	37.5
2010 Income			
Median HH Income	\$108,712	\$87,885	\$85,249
Per Capita Income	\$41,156	\$39,457	\$38,744
Average HH Income	\$117,721	\$106,802	\$105,114
2010 Households			
Total Households	1,672	24,555	53,851
Average Household Size	2.86	2.69	2.71
2010 Housing			
Owner Occupied Housing Units	63.8%	70.1%	72.9%
Renter Occupied Housing Units	29.1%	22.3%	20.4%
Vacant Housing Units	7.1%	7.6%	6.7%
Population			
1990 Population	2,125	36,674	93,436
2000 Population	3,137	54,492	124,830
2010 Population	4,781	66,572	147,043
2015 Population	5,506	71,553	157,178
1990-2000 Annual Rate	3.97%	4.04%	2.94%
2000-2010 Annual Rate	4.2%	1.97%	1.61%
2010-2015 Annual Rate	2.86%	1.45%	1.34%

In the identified market area, the current year population is 147,043. In 2000, the Census count in the market area was 124,830. The rate of change since 2000 was 1.61 percent annually. The five-year projection for the population in the market area is 157,178, representing a change of 1.34 percent annually from 2010 to 2015. Currently, the population is 48.8 percent male and 51.2 percent female.

	1 mile radius	3 miles radius	5 miles radius
Households			
1990 Households	845	12,974	32,915
2000 Households	1,109	19,954	45,610
2010 Households	1,672	24,555	53,851
2015 Households	1,926	26,468	57,653
1990-2000 Annual Rate	2.76%	4.4%	3.32%
2000-2010 Annual Rate	4.09%	2.04%	1.63%
2010-2015 Annual Rate	2.87%	1.51%	1.37%

The household count in this market area has changed from 45,610 in 2000 to 53,851 in the current year, a change of 1.63 percent annually. The five-year projection of households is 57,653, a change of 1.37 percent annually from the current year total. Average household size is currently 2.71, compared to 2.71 in the year 2000. The number of families in the current year is 40,040 in the market area.

Housing

Currently, 72.9 percent of the 57,704 housing units in the market area are owner occupied; 20.4 percent, renter occupied; and 6.7 percent are vacant. In 2000, there were 47,532 housing units - 77.1 percent owner occupied, 18.8 percent renter occupied and 4.1 percent vacant. The rate of change in housing units since 2000 is 1.91 percent. Median home value in the market area is \$198,823, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.23 percent annually to \$222,033. From 2000 to the current year, median home value changed by 2.11 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$47,167	\$51,047	\$48,047
2000 Median HH Income	\$76,736	\$71,002	\$68,603
2010 Median HH Income	\$108,712	\$87,885	\$85,249
2015 Median HH Income	\$125,586	\$103,534	\$100,697
1990-2000 Annual Rate	4.99%	3.35%	3.63%
2000-2010 Annual Rate	3.46%	2.1%	2.14%
2010-2015 Annual Rate	2.93%	3.33%	3.39%
Per Capita Income			
1990 Per Capita Income	\$22,133	\$21,769	\$20,592
2000 Per Capita Income	\$30,277	\$32,429	\$32,012
2010 Per Capita Income	\$41,156	\$39,457	\$38,744
2015 Per Capita Income	\$46,183	\$43,856	\$42,849
1990-2000 Annual Rate	3.18%	4.07%	4.51%
2000-2010 Annual Rate	3.04%	1.93%	1.88%
2010-2015 Annual Rate	2.33%	2.14%	2.03%
Average Household Income			
1990 Average Household Income	\$55,623	\$62,160	\$57,932
2000 Average Household Income	\$82,659	\$87,946	\$86,488
2010 Average HH Income	\$117,721	\$106,802	\$105,114
2015 Average HH Income	\$132,217	\$118,354	\$116,125
1990-2000 Annual Rate	4.04%	3.53%	4.09%
2000-2010 Annual Rate	3.51%	1.91%	1.92%
2010-2015 Annual Rate	2.35%	2.08%	2.01%

Households by Income

Current median household income is \$85,249 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$100,697 in five years. In 2000, median household income was \$68,603, compared to \$48,047 in 1990.

Current average household income is \$105,114 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$116,125 in five years. In 2000, average household income was \$86,488, compared to \$57,932 in 1990.

Current per capita income is \$38,744 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$42,849 in five years. In 2000, the per capita income was \$32,012, compared to \$20,592 in 1990.

Population by Employment

Total Businesses	466	2,221	6,289
Total Employees	12,056	40,120	99,334

Currently, 91.5 percent of the civilian labor force in the identified market area is employed and 8.5 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 93.0 percent of the civilian labor force, and unemployment will be 7.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 72.2 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:

- 76.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 11.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 12.1 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 87.2 percent of the market area population drove alone to work, and 4.0 percent worked at home. The average travel time to work in 2000 was 23.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 5.3 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 20.4 percent were high school graduates only (29.6 percent in the U.S.)
- 8.6 percent had completed an Associate degree (7.7 percent in the U.S.)
- 30.5 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 17.8 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)