

DOWNTOWN MASON RETAIL/OFFICE PROPERTIES

314 W Main Street & 316 W Main Street, Mason, OH 45040

2 BUILDINGS FOR SALE



Property Details:

- Join the "Mason Mile"!
- Two properties available in the heart of downtown Mason, OH
 - 314 W Main Street: 1,776 SF, on 0.32 acre, asking \$325,000
 - 316 W Main Street: 2,625 SF, on 0.17 acre, asking \$400,000
- Mason is a fast-growing, high-income suburb of Cincinnati, and is ranked #5 among Fortune's Best Places to Live for Families
- Current tenants month-to-month; provides for maximum flexibility for investor or owner-user

Nearby retailers / attractions include:



Demographics:

2026 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	7,635	57,101	132,608	406,132
Households	2,725	21,135	50,507	153,251
Average HH Income	\$174,984	\$188,813	\$174,885	\$163,758
Total Employees	2,890	36,252	87,765	296,015

Traffic Counts:

Inrix 2024	ADT
Main Street	5,683
Reading Road	10,546

Contact:

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LET US GIVE YOU AN EDGE



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

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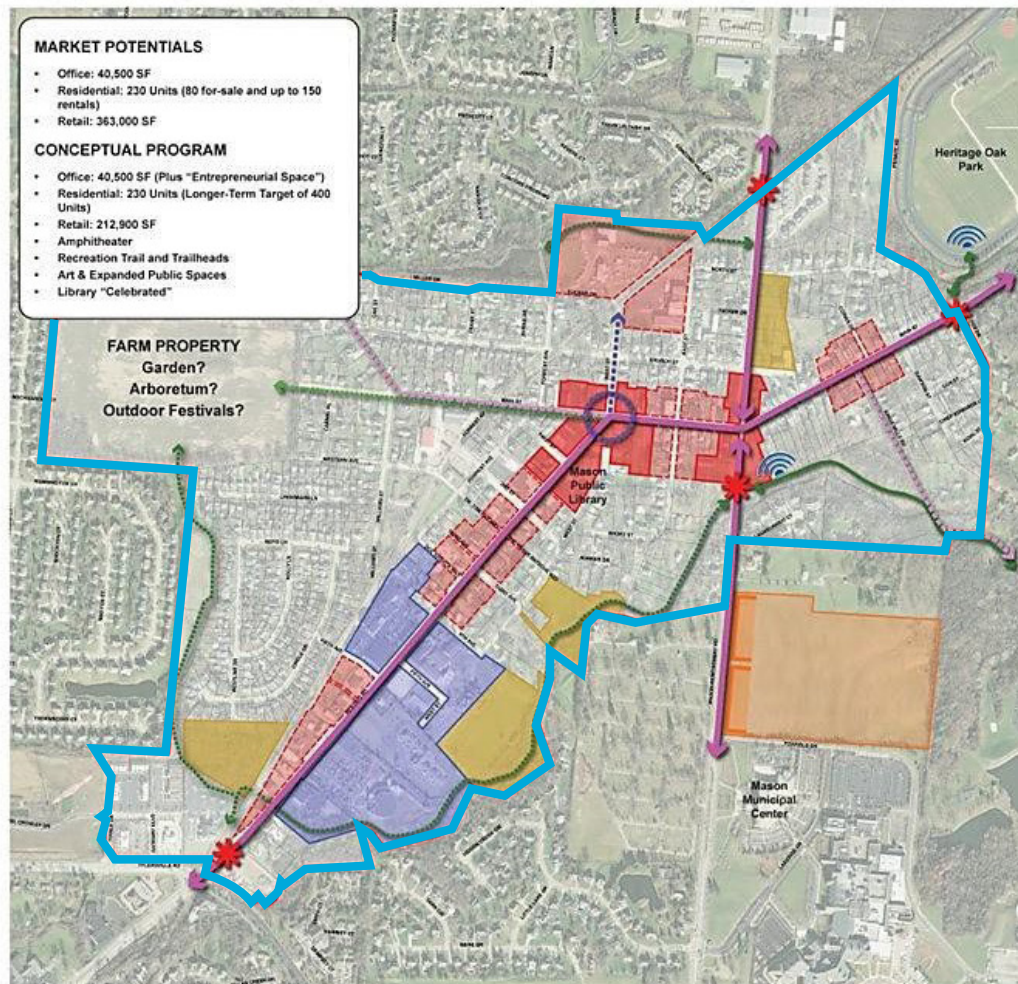
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MAKE THE MILE



MASON MILE STRATEGIC PLAN WORKSHOP • STRATEGIES/CONCEPTS OVERVIEW



KEY

- | | | | |
|--|--|--|---|
| | Priority Corridors for Streetscape and Placemaking (E. Main and Reading) | | Mason Plaza (Civic Node) |
| | Secondary Corridors (W. Main and King's Mill) | | Area of Mixed-Use/Office Connection Between Mason Mile and Mason Municipal Center |
| | Gateway Opportunities for Signage, Wayfinding, and Public Art | | Areas of Mixed-Use Focus (Main Street and Mason-Montgomery Corner and Reading and Main Street Civic Node) |
| | Existing Greenway/Trail | | Areas for Potential Small-Scale Commercial/Mixed-Use Infill and Retrofit |
| | Potential Trail Extension | | Areas for Medical/Office/Institutional Infill and Retrofit |
| | Potential Bike Lane/Trail Connection Between Mason Civic Node and Gould Farm | | Potential Infill Housing Opportunities Along Potential Trail Extension |
| | Enhanced Connection Between Mason Plaza and Cannery Site | | Potential Amphitheater Location |

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Overview Aerial



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Detail Aerial



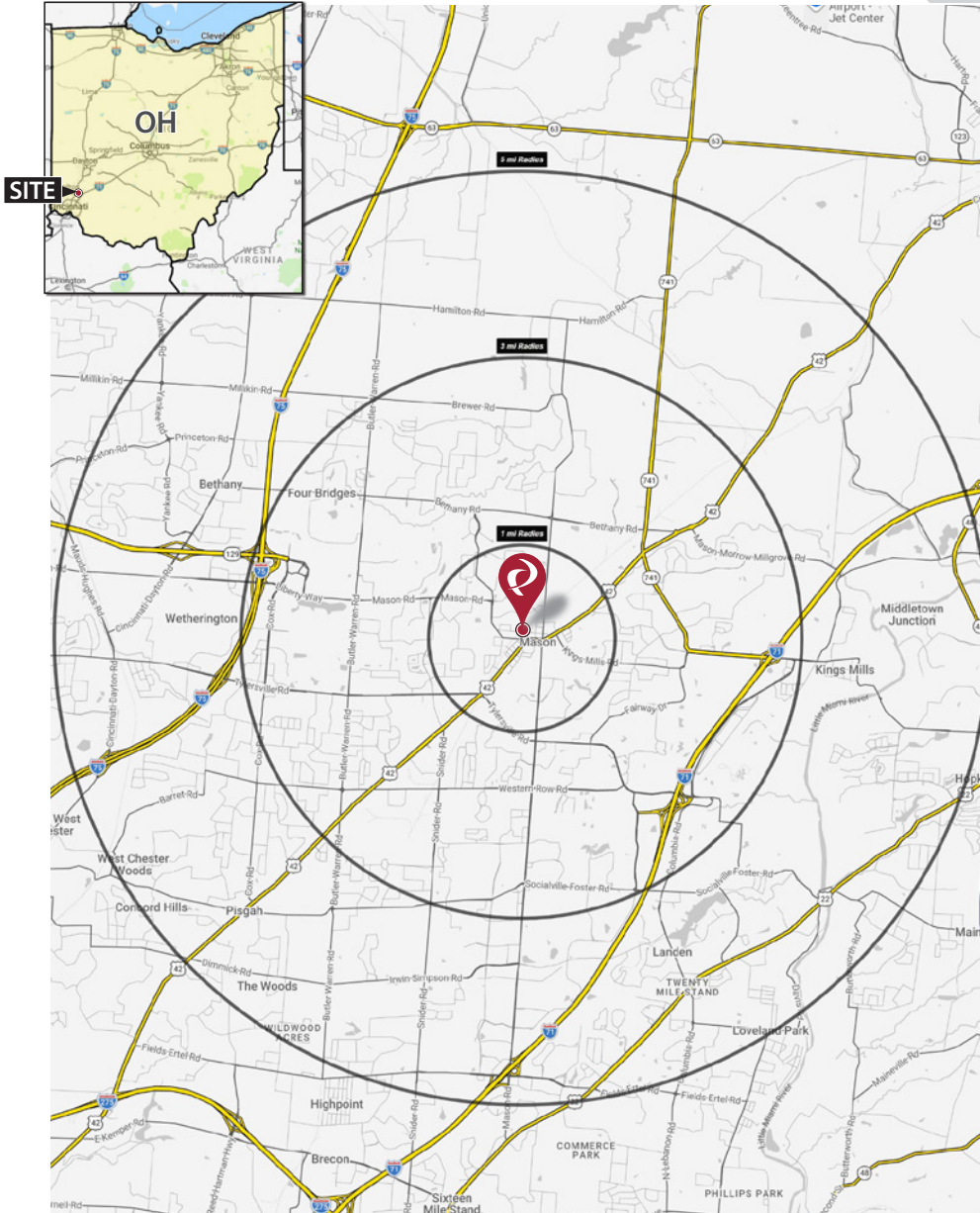
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Map and Demographics



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3606/-84.3133

314 & 316 W Main St Mason, OH 45040	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2026 Estimated Population	7,635	57,101	132,608	406,132
2031 Projected Population	7,540	56,967	134,308	413,569
2020 Census Population	7,973	55,642	127,606	390,545
2010 Census Population	7,364	48,193	112,613	350,114
Projected Annual Growth 2026 to 2031	-0.2%	-	0.3%	0.4%
Historical Annual Growth 2010 to 2026	0.2%	1.2%	1.1%	1.0%
2026 Median Age	38.8	39.4	38.9	38.9
Households				
2026 Estimated Households	2,725	21,135	50,507	153,251
2031 Projected Households	2,731	21,453	52,082	158,218
2020 Census Households	2,690	19,821	46,782	143,201
2010 Census Households	2,505	17,043	41,042	127,036
Projected Annual Growth 2026 to 2031	-	0.3%	0.6%	0.6%
Historical Annual Growth 2010 to 2026	0.5%	1.5%	1.4%	1.3%
Race and Ethnicity				
2026 Estimated White	70.9%	68.6%	71.5%	75.5%
2026 Estimated Black or African American	4.4%	5.3%	6.3%	8.2%
2026 Estimated Asian or Pacific Islander	18.8%	20.5%	15.8%	9.5%
2026 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.2%	0.2%
2026 Estimated Other Races	5.7%	5.5%	6.2%	6.6%
2026 Estimated Hispanic	4.8%	4.6%	5.4%	5.9%
Income				
2026 Estimated Average Household Income	\$174,984	\$188,813	\$174,885	\$163,758
2026 Estimated Median Household Income	\$144,983	\$142,942	\$132,705	\$124,782
2026 Estimated Per Capita Income	\$62,483	\$69,958	\$66,649	\$61,858
Education (Age 25+)				
2026 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.4%	1.8%	2.2%
2026 Estimated Some High School (Grade Level 9 to 11)	1.5%	2.0%	2.3%	2.9%
2026 Estimated High School Graduate	12.1%	14.6%	16.1%	20.1%
2026 Estimated Some College	13.2%	13.7%	14.6%	16.0%
2026 Estimated Associates Degree Only	9.7%	7.0%	7.5%	8.1%
2026 Estimated Bachelors Degree Only	37.5%	35.2%	34.5%	30.7%
2026 Estimated Graduate Degree	25.1%	26.1%	23.2%	20.0%
Business				
2026 Estimated Total Businesses	336	1,846	4,534	17,094
2026 Estimated Total Employees	2,890	36,252	87,765	296,015
2026 Estimated Employee Population per Business	8.6	19.6	19.4	17.3
2026 Estimated Residential Population per Business	22.7	30.9	29.2	23.8

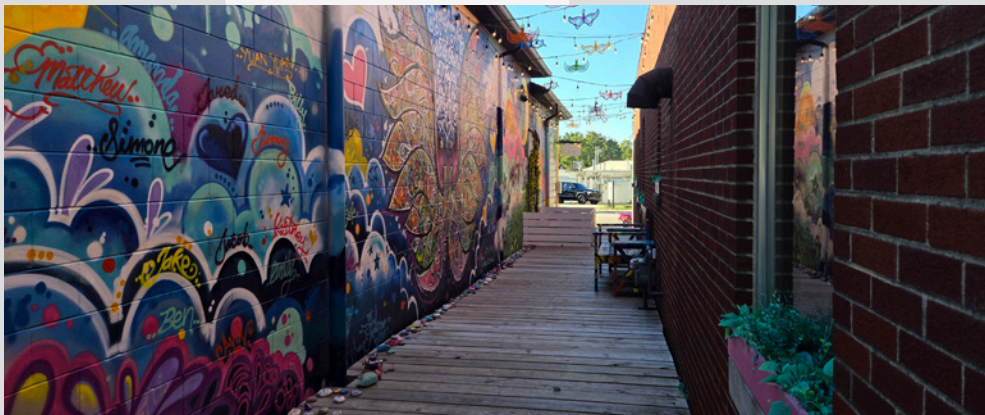
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page 1 of 1

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Outdoor patio between the two buildings



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