



**FOR SALE:**  
 2629 Water Park Drive  
 Mason, OH 45040



## Location Overview:

- **PARCEL ID:** #16181400080
- **CITY:** MASON
- **COUNTY:** WARREN
- **ZONING:** C-4
- **PROPERTY SIZE:** 3.24 ACRES
- **SQUARE FEET:** 9,323
- **YEAR BUILT:** 1991
- **SALE PRICE:** \$1,275,000

For more information, contact:

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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2013 Total Population	1,336	31,743	95,651
2013 Households	568	12,055	35,277
Avg. Household Income:	\$103,766	\$102,379	\$101,760





## Location Highlights:

- Located along Major Highway (I-71)
- Close proximity to several destination locations.
  - King's Island (The Largest Amusement Park in the Mid-West)
  - Great Wolf Lodge (79,000 Square foot In-door Waterpark)
  - The Beach Waterpark (A 35 Acres of All-Season Amusement Park)
- 7 hotels & Lodgings at Kings Mills Rd Exit.
- Major retailers/restaurants nearby: Kroger, Frisch's, Perkins, McDonald's, Wendy's, Burger King, Chipotle, Jimmy John's, Piza Hut, Arby's, Outback Steakhouse , Ruby Tuesday's, Taco Bell.
- Outstanding visibility.
- Strong residential base.
- Latitude: 39.359724
- Longitude: -84.264061