

# RENNER POINTE

Rare vacancy in a fully leased retail center!  
A long-term tenant vacated in January and we immediately filled 1,600 sq. ft. with a Chiropractor. *This space will go fast!*

1,209 Sq. Ft. For Lease

\$19/Sq. Ft.



Restaurant, Retail, or Medical

## FEATURES

- The Western Row interchange is completed
- Two signalized access points with outstanding visibility in the very desirable Mason-West Chester market
- The site is located directly across from the Lenscrafters/Luxottica Corporate Headquarters
- Easy access to I-71, I-75, and I-275
- Very high residential and business growth in the trade area
- Co-tenants: Penn Station, Pink Rosé Nail and Spa, Donato's, Daylight Donuts, Tortilleria Garcia, Wok India, and Miami Valley Smiles

## TRAFFIC COUNTS

Street/Intersection	VPD
I-71	102,590
Tylersville Road	29,108
Western Row Road	23,346

## DEMOGRAPHICS

	Radius	1 Mile	3 Mile	5 Mile
Population	6,088	57,734	146,579	
Daytime Population	9,971	71,319	154,187	
Households	2,537	22,470	55,387	
Average HH Income	\$170,418	\$155,846	\$159,180	

[View Listing](#)

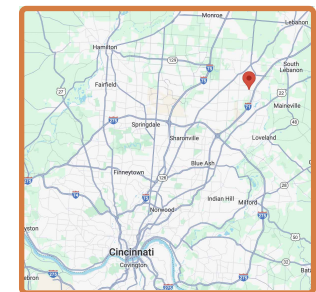
Todd Vollmer



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697 Wilmer Ave Suite C



Cincinnati, OH 45226

## WESTERN ROW INTERCHANGE

### ADDITIONAL WORK TO TAKE PLACE:

- Resurfacing on I-71 between Exit #24 (Western Row Road) and Exit #25 (Kings Mills Road) in both directions
- Resurfacing on Innovation Way at the intersection of Innovation Way and the new ramps
- Installation of a new bike path from the I-71/Innovation Way ramp intersection north to Western Row Road and from the intersection of Innovation Way and Western Row Road east to Kings Island Drive
- Landscaping throughout the project area

### PREVIOUSLY, THERE WAS ONLY A PARTIAL INTERCHANGE IN THIS AREA, WITH ONE EXIT RAMP FROM NORTHBOUND I-71 AND ONE ON-RAMP TO SOUTHBOUND I-71. THE FOLLOWING RAMPS NOW SUPPORT BETTER TRAVEL THROUGHOUT THE AREA:

- New ramp – westbound Western Row Road to northbound I-71
- New ramp – eastbound Western Row Road to northbound I-71
- New ramp – southbound I-71 entrance ramp from Innovation Way
- New ramp – southbound I-71 exit ramp to Innovation Way
- Existing ramp – southbound I-71 entrance ramp from Western Row Road
- Existing ramp – northbound I-71 exit ramp to Western Row Road

### PROJECT BENEFITS:

- Western Row Road is a key access point along the I-71 business corridor and is an important hub for economic development and job creation. This project will increase mobility, improve safety, and expand access to business and recreational destinations in this area.
- Significant planning and design work has also gone into pedestrian and bike paths that will be built – some new and some an expansion of existing paths.
- The importance of improved connectivity in southwest Warren County and northeast Hamilton County cannot be overstated. With the work at the Fields-Ertel & Mason-Montgomery Road Interchange completed in 2015, studies indicate that the Western Row improvements will reduce I-71 southbound on-ramp traffic at Fields-Ertel by 17 percent. In addition, northbound I-71 on-ramp traffic at Fields-Ertel is expected to decrease by 24% with the completion of improvements at Western Row.



## WESTERN ROW

### RENNER POINTE

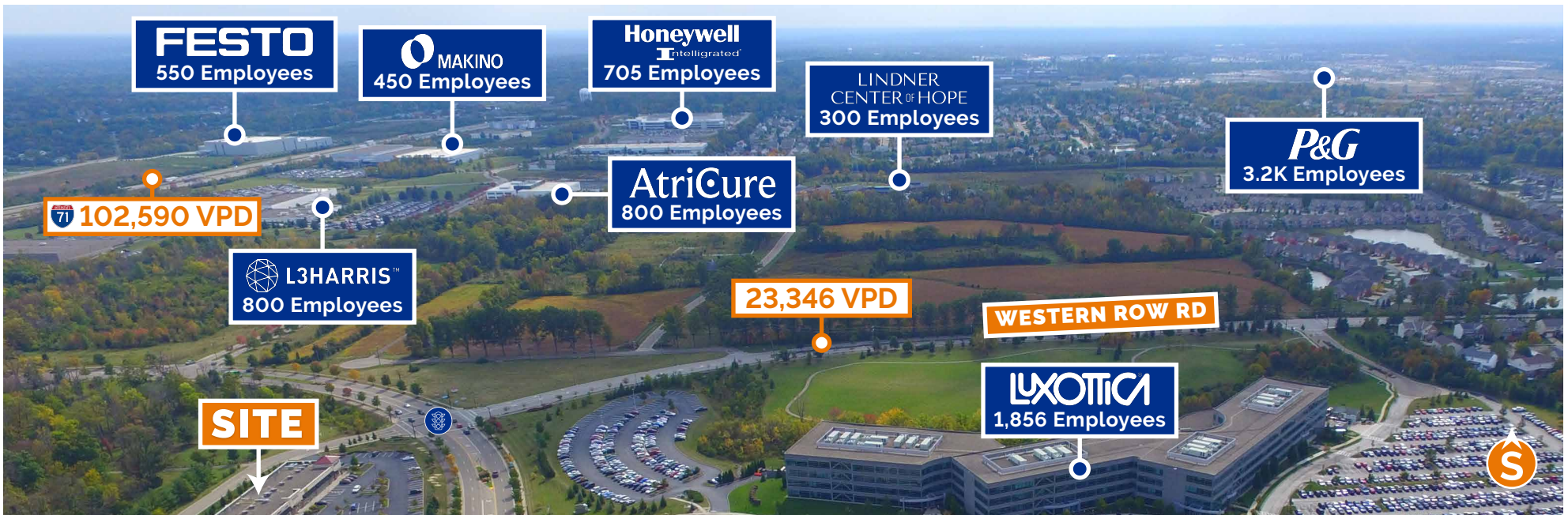
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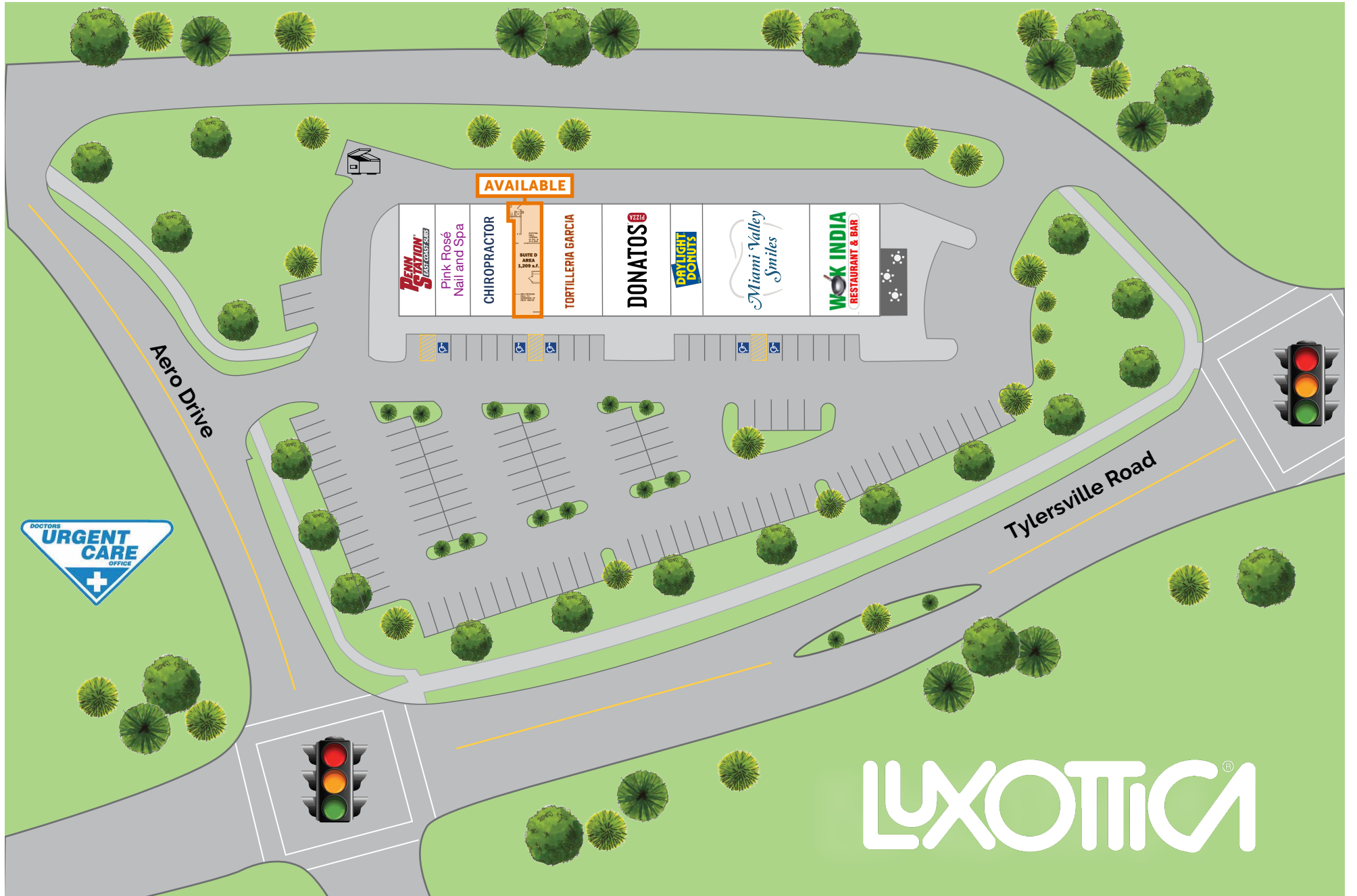
**TRADE AREA**  
**RENNER POINTE**  
 1,209 Sq Ft For Lease



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**SITE PLAN**  
**RENNER POINTE**  
 1,209 Sq Ft For Lease

**LUXOTICA®**



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## 2024 Demographics

Renner Pointe  
4200 Aero Dr, Mason, Ohio, 45040  
Rings: 1, 3, 5 mile radii

Latitude: 39.33942  
Longitude: -84.29273

Population	1 mile	3 miles	5 miles
2024 Total Population	6,088	57,734	146,579
2029 Total Population	6,265	59,629	151,252
2023-2028 Population: Annual Growth Rate	0.57%	0.65%	0.63%
2024 Total Daytime Population	9,971	71,319	154,187
2024 Female Population	3,190	29,010	73,367
2024 Male Population	2,898	28,724	73,212
2024 Median Age	47.0	40.9	40.7
Households	1 mile	3 miles	5 miles
2024 Total Households	2,537	22,470	55,387
2029 Total Households	2,652	23,562	57,864
2023-2028 Households: Annual Growth Rate	0.89%	0.95%	0.88%
2024 Average Household Size	2.40	2.55	2.63
2024 Dominant Tapestry Segment Name	Workday Drive	Workday Drive	Workday Drive
Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$170,418	\$155,846	\$159,180
2029 Average Household Income	\$191,182	\$175,838	\$181,150
2024 Median Household Income	\$131,039	\$116,869	\$119,944
2029 Median Household Income	\$153,471	\$131,944	\$138,719
2023-2028 Median Household Income: Annual Growth	3.21%	2.46%	2.95%
2024 Per Capita Income	\$68,774	\$60,359	\$59,894
2029 Per Capita Income	\$78,405	\$69,124	\$68,977
2023-2028 Per Capita Income: Annual Growth Rate	2.66%	2.75%	2.86%
Home Value	1 mile	3 miles	5 miles
2024 Average Home Value	\$424,064	\$371,487	\$375,278
2029 Average Home Value	\$483,477	\$452,847	\$472,655
2024 Median Home Value	\$424,064	\$371,487	\$375,278
2029 Median Home Value	\$471,818	\$413,893	\$421,944
Race	1 mile	3 miles	5 miles
Diversity Index	56.9	53.9	50.2
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	8	323	928
9-12th Grade/No Diploma	74	683	1,868
High School Diploma	595	5,335	15,369
GED/Alternative Credential	17	450	1,317
Some College/No Degree	456	4,769	12,208
Associate's Degree	269	3,039	7,459
Bachelor's Degree	1,720	14,611	34,927
Graduate/Professional Degree	1,286	10,280	25,202
Educational Attainment Base	4,425	39,490	99,278
Business Summary	1 mile	3 miles	5 miles
Total Businesses	170	2,346	4,981
Total Employees	4,875	41,778	76,462
Total (SIC01-99) Sales (\$000)	\$1,193,567,763	\$9,518,702,733	\$16,434,317,589
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2024 Annual Budget Expenditures	\$367,346,511	\$3,001,214,186	\$7,550,824,935
2029 Annual Budget Expenditures	\$430,480,548	\$3,550,622,046	\$8,976,451,274
2024 Retail Goods	\$14,305,671	\$120,699,498	\$302,290,641
2029 Retail Goods	\$140,998,612	\$1,157,396,263	\$2,935,565,896