

RENNER POINTE

Available 1/1/2025

[View Listing](#)

For Lease \$19/Sq. Ft.

1,400 & 2,800 Sq. Ft.



Restaurant, Retail, or Medical

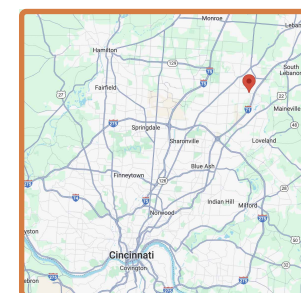
Todd Vollmer



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4200 Aero Drive
Mason, OH, 45040

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	5,088	58,407	145,648
Daytime Population	9,897	69,412	148,671
Households	2,098	22,649	54,932
Average HH Income	\$145,534	\$145,718	\$150,648



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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

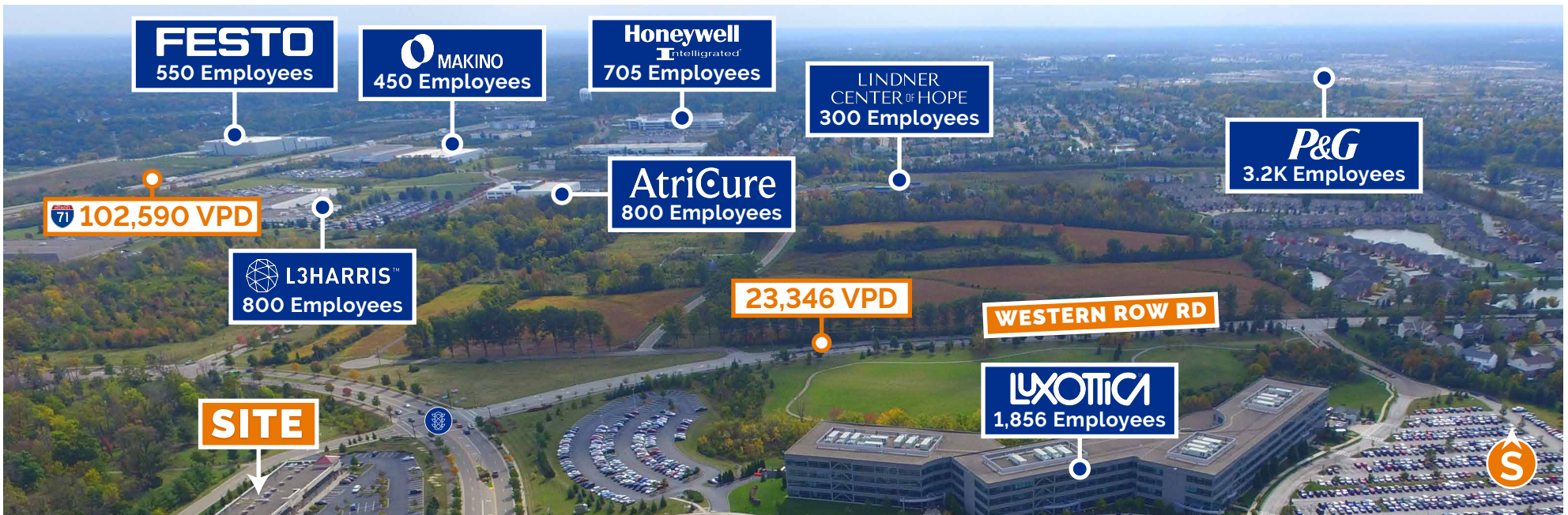
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TRADE AREA

RENNER POINTE

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SITE PLAN

RENNER POINTE

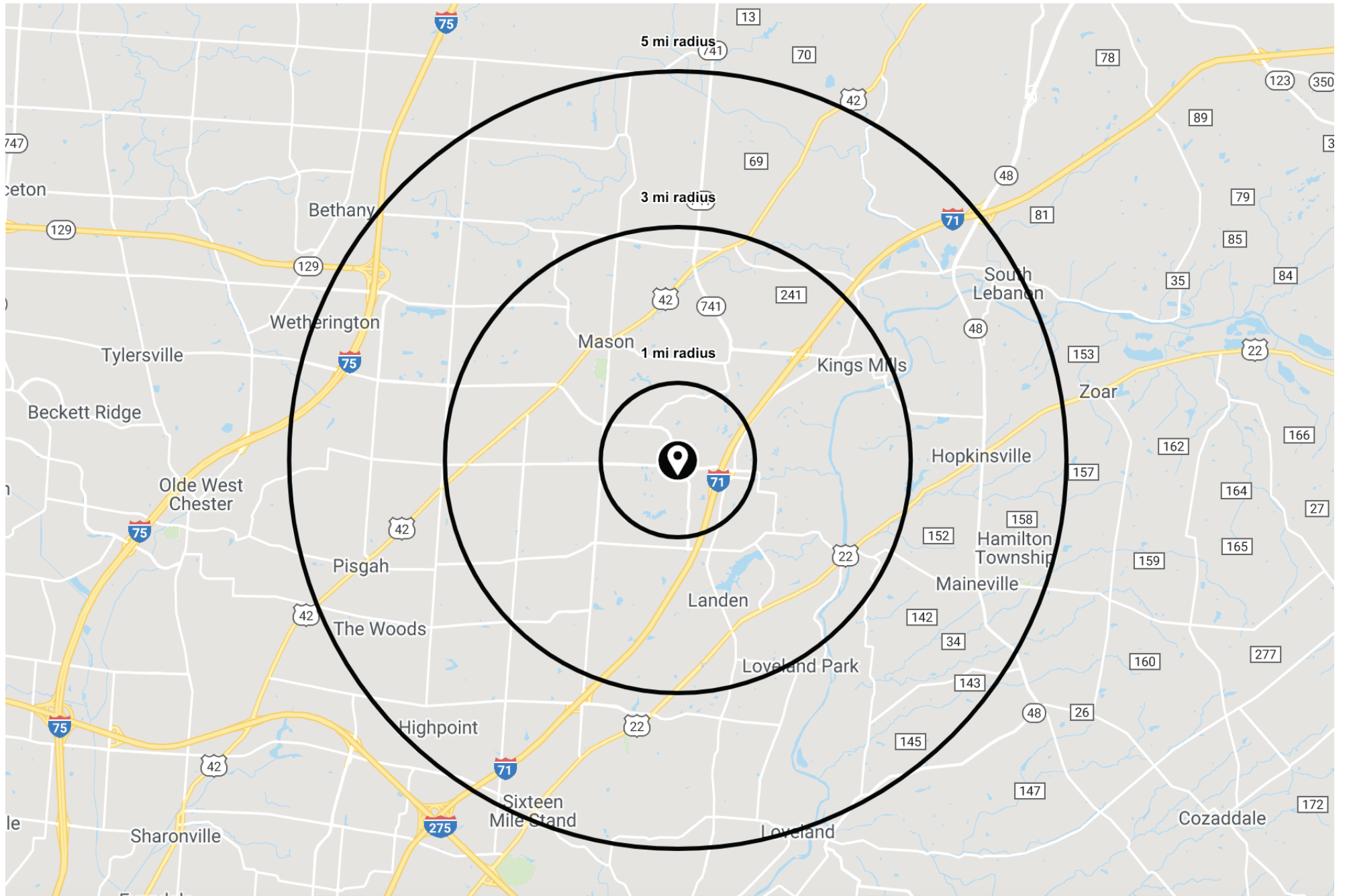
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MAP
RENNER POINTE
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2023 Demographics

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
2023 Total Population	5,088	58,407	145,648
2028 Total Population	5,242	60,393	150,232
2022-2027 Population: Annual Growth Rate	0.60%	0.67%	0.62%
2023 Total Daytime Population	9,897	69,412	148,671
2023 Female Population	2,642	29,830	73,989
2023 Male Population	2,446	28,577	71,659
2023 Median Age	44.3	39.3	39.6
Households	1 mile	3 miles	5 miles
2023 Total Households	2,098	22,649	54,932
2028 Total Households	2,185	23,652	57,228
2022-2027 Households: Annual Growth Rate	0.82%	0.87%	0.82%
2023 Average Household Size	2.43	2.56	2.63
2023 Dominant Tapestry Segment Name	Workday Drive	Workday Drive	Workday Drive
Income	1 mile	3 miles	5 miles
2023 Average Household Income	\$145,534	\$145,718	\$150,648
2028 Average Household Income	\$161,725	\$161,730	\$167,559
2023 Median Household Income	\$107,990	\$106,997	\$111,056
2028 Median Household Income	\$123,373	\$117,317	\$122,807
2022-2027 Median Household Income: Annual Growth Rate	2.70%	1.86%	2.03%
2023 Per Capita Income	\$59,547	\$55,965	\$56,528
2028 Per Capita Income	\$66,898	\$62,723	\$63,469
2022-2027 Per Capita Income: Annual Growth Rate	2.36%	2.31%	2.34%
Home Value	1 mile	3 miles	5 miles
2023 Average Home Value	\$376,539	\$332,298	\$326,822
2028 Average Home Value	\$417,173	\$396,407	\$399,985
2023 Median Home Value	\$376,539	\$332,298	\$326,822
2028 Median Home Value	\$409,446	\$363,684	\$359,699
Race	1 mile	3 miles	5 miles
Diversity Index	54.9	52.7	48.9
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	11	334	957
9-12th Grade/No Diploma	73	712	1,802
High School Diploma	560	5,866	16,389
GED/Alternative Credential	22	585	1,575
Some College/No Degree	364	4,287	11,709
Associate's Degree	259	3,324	7,514
Bachelor's Degree	1,430	14,869	35,248
Graduate/Professional Degree	927	9,627	23,009
Educational Attainment Base	3,646	39,604	98,203
Business Summary	1 mile	3 miles	5 miles
Total Businesses	170	2,294	4,787
Total Employees	5,723	45,967	80,500
Total (SIC01-99) Sales (\$000)	\$628,151,136	\$7,146,202,953	\$12,587,833,603
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2023 Annual Budget Expenditures	\$256,772,237	\$2,794,700,347	\$7,002,741,303
2028 Annual Budget Expenditures	\$297,280,101	\$3,239,039,685	\$8,112,727,517
2023 Retail Goods	\$10,233,523	\$114,058,589	\$283,576,547
2028 Retail Goods	\$93,383,474	\$1,014,717,461	\$2,546,430,902