

RETAIL SPACE FOR LEASE TOWER PARK DEVELOPMENT

710 TYLERSVILLE ROAD, MASON, OHIO 45040



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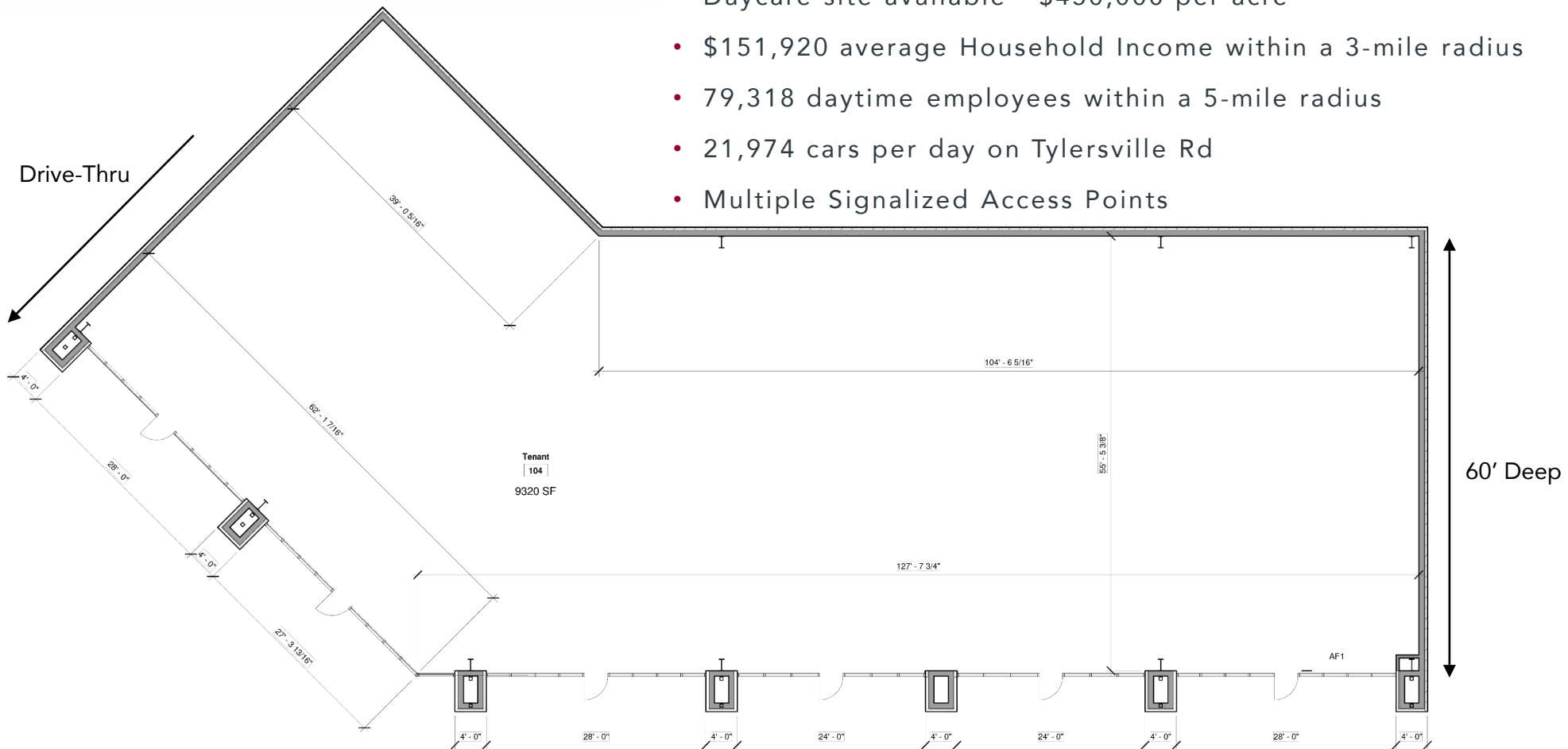
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FOR LEASE: 1,200 – 7,800 SF

LEASE RATE: \$35 - \$28 PSF + \$6.00 NNN

- New retail strip center with drive-thru
- Great opportunity for retail, office, restaurant and more
- Daycare site available - \$450,000 per acre
- \$151,920 average Household Income within a 3-mile radius
- 79,318 daytime employees within a 5-mile radius
- 21,974 cars per day on Tylersville Rd
- Multiple Signalized Access Points





PARCEL	USE	ACREAGE	PRICE	PARCEL	USE	ACREAGE	PRICE
A	Fast Food/ Bank Pad	1.6 +/-	\$1,400,000	F&G	High End Restaurants	3.0 +/-	\$1,800,000
B	Car Wash	1.2 +/-	Under Contract	H	Daycare	1.9 +/-	\$855,000
C	Gas/Convenience Store	1.6 +/-	\$1,400,000	I&J	Self Storage	4.4 +/-	Under Contract
D	Retail Strip Center	1.6 +/-	For Lease	K	Office Building	1.4 +/-	\$700,000
E	Restaurant w/ Drive Thru	1.7 +/-	\$950,000	L	Office Building	3.0 +/-	\$600,000



2,637 Students

GREEN
CREDIT

Kroger

Cincinnati Children's
2,000 Employees

The Christ Hospital
South Wing
300 Employees

FOUR BRIDGES
LOWERY CUP

LIBERTY
UNIVERSITY

AC HOTELS & SUITES
DICK'S SPORTING GOODS
Funny Bone
FOREVER 21
WHITE BLACK
BIBBOP
FIVE GUYS
BRIO
H&M
COOPERS HAWK
Dillard's
iFLY
Cobb
RENDRA SCOTT
Qdoba
Starbucks
The Cheesecake Factory
CINEBISTRO

Cabela's

TriHealth
100 Employees

Voice of America Park
• 22 Athletic Fields
• 9 Miles of Natural Trails
• Stocked Lake
• Banquet Facility
• New 3,500 SF Fieldhouse

Waterington
COMMUNITY CENTER

meijer

LC Health
500+ Employees

Target

THE FURNITURE
MARKET

LOWE'S

Tylersville Road

28,504 VPD

SITE

LA

10,766 VPD

Voice of America Centre/ Tylersville Road
TJ-maxx
Office DEPOT
Michaels
McDonald's
Bak Etc
TEXAS
Jack
Cane's
Starbucks
Wendy's
currito
IHOP
FRIDAYS
ESPORTA
Massage Envy
Aldi's
Chick-fil-ee
Fleming's
Longhorn
Panera
Coca-Cola

Kings Island
3.486 Million
Visitors Per Year

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	9,616	62,990	141,074
	2025 Projected Population	10,148	65,842	145,894
	2010 Census Population	9,388	57,746	128,645
	2000 Census Population	7,161	39,957	105,497
	Projected Annual Growth 2020 to 2025	1.1%	0.9%	0.7%
	Historical Annual Growth 2000 to 2020	1.7%	2.9%	1.7%
HOUSEHOLDS	2020 Estimated Households	3,494	22,953	53,053
	2025 Projected Households	3,713	24,143	55,190
	2010 Census Households	3,309	20,453	47,046
	2000 Census Households	2,498	13,930	36,804
	Projected Annual Growth 2020 to 2025	1.3%	1.0%	0.8%
	Historical Annual Growth 2000 to 2020	2.0%	3.2%	2.2%
AGE	2020 Est. Population Under 10 Years	13.0%	12.8%	12.7%
	2020 Est. Population 10 to 19 Years	17.0%	16.7%	15.1%
	2020 Est. Population 20 to 29 Years	9.8%	9.3%	11.1%
	2020 Est. Population 30 to 44 Years	21.2%	20.4%	19.8%
	2020 Est. Population 45 to 59 Years	21.1%	21.6%	21.3%
	2020 Est. Population 60 to 74 Years	11.2%	13.3%	14.6%
	2020 Est. Population 75 Years or Over	6.6%	5.9%	5.5%
	2020 Est. Median Age	37.5	38.5	38.4
MARITAL STATUS & GENDER	2020 Est. Male Population	49.3%	49.4%	49.5%
	2020 Est. Female Population	50.7%	50.6%	50.5%
	2020 Est. Never Married	26.5%	25.9%	25.7%
	2020 Est. Now Married	49.2%	55.7%	56.8%
	2020 Est. Separated or Divorced	14.4%	12.3%	12.4%
	2020 Est. Widowed	9.8%	6.0%	5.1%
INCOME	2020 Est. HH Income \$200,000 or More	19.0%	22.5%	19.1%
	2020 Est. HH Income \$150,000 to \$199,999	15.4%	12.1%	12.0%
	2020 Est. HH Income \$100,000 to \$149,999	15.4%	19.6%	20.9%
	2020 Est. HH Income \$75,000 to \$99,999	13.9%	13.9%	13.7%
	2020 Est. HH Income \$50,000 to \$74,999	16.4%	13.6%	14.7%
	2020 Est. HH Income \$35,000 to \$49,999	5.0%	7.5%	8.2%
	2020 Est. HH Income \$25,000 to \$34,999	7.5%	5.1%	5.2%
	2020 Est. HH Income \$15,000 to \$24,999	4.1%	3.4%	3.5%
	2020 Est. HH Income Under \$15,000	3.2%	2.4%	2.8%
	2020 Est. Average Household Income	\$136,077	\$151,290	\$138,169
	2020 Est. Median Household Income	\$115,529	\$120,603	\$109,864
	2020 Est. Per Capita Income	\$49,526	\$55,180	\$51,987
	2020 Est. Total Businesses	389	2,212	4,749
	2020 Est. Total Employees	3,661	39,223	76,475

