

PRICE REDUCED!

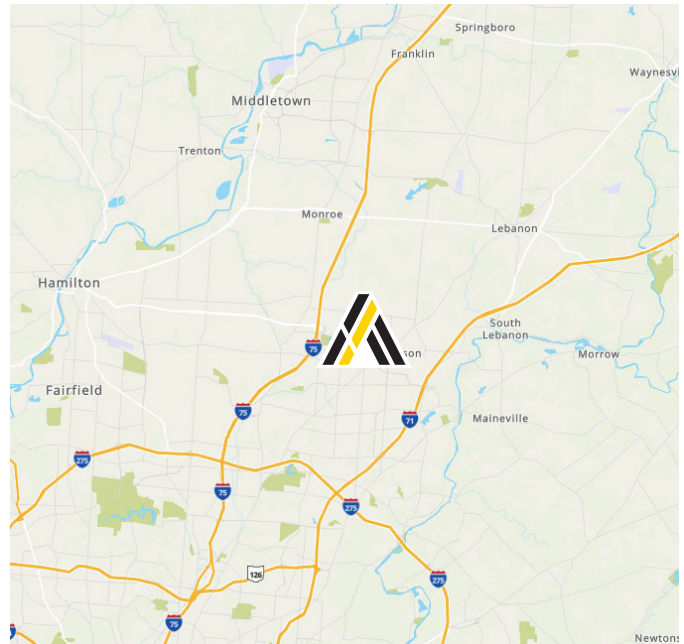

6011 Tylersville Road

Mason, Ohio 45040

LEASE RATE:
~~\$13.00 PSF NNN~~
\$12.00 PSF NNN

Property Highlights

- 27,972± SF of prime retail space in a highly sought-after location
- **First 2 years at \$10.00 psf NNN on qualified deals of 5 years or more**
- **Suite Availability:** 1,680± SF up to 3,499± SF available - Suites highlighted below
- **Desirable Demographics:** The median household income in Mason is \$121,082, highlighting the purchasing power of the local community and enhancing the appeal for businesses seeking to tap into a prosperous market.
- **High Traffic Visibility:** Direct exposure to over 20,000 cars per day on Tylersville Road offering exceptional visibility and access
- **Prime Location:** Located on Tylersville Road offering prime visibility near the heart of Mason. Mason Ohio is ranked #5 on Fortune's top 50 list for "Best Places to Live for Families" and is fast-growing, with a 332% population increase over the last 13 years.


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Demographics

	1 Mile	3 Mile	5 Mile
Total Population	11,144	65,564	139,267
Total Households	4,129	24,687	53,588

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Aerial

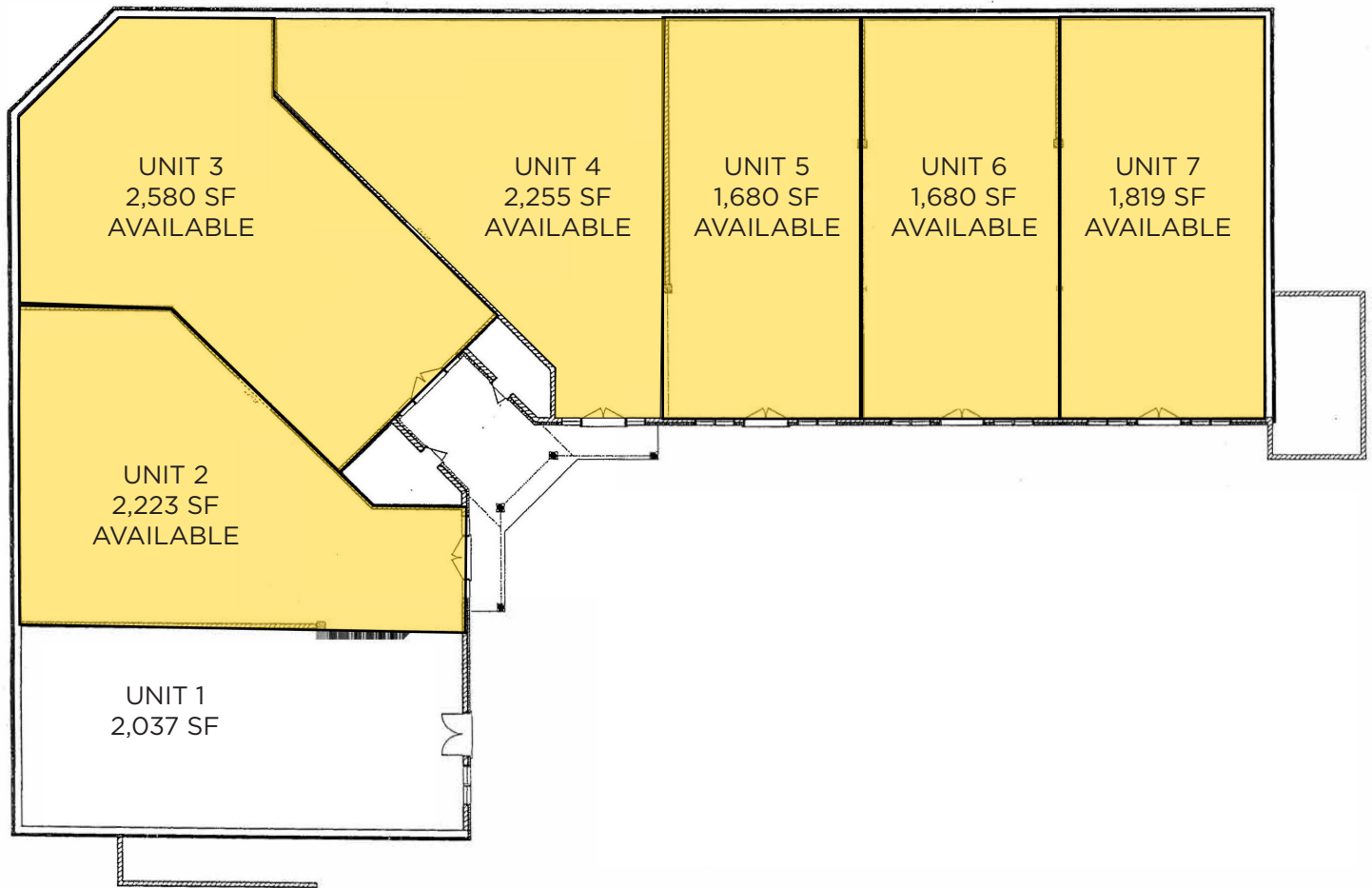


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Floor Plan



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Aerial



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