



6011 Tylersville Road

Mason, Ohio 45040

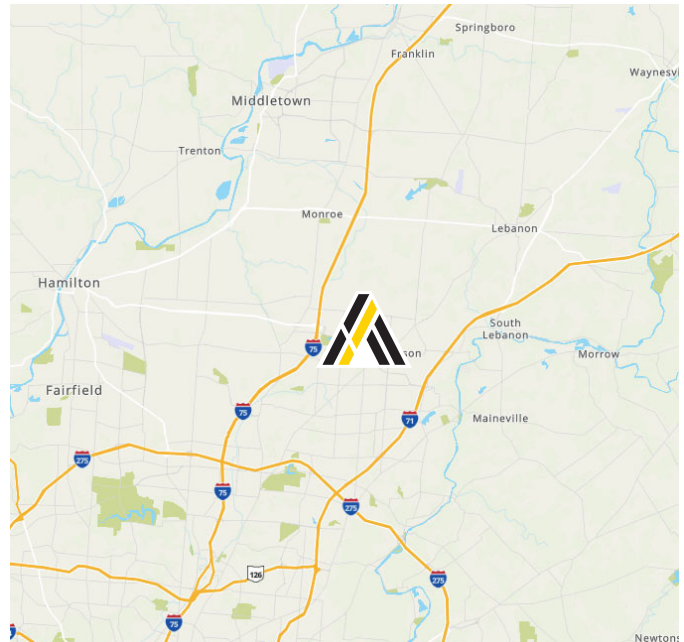
LEASE RATE:
\$13.00 PSF NNN

Property Highlights

- 27,972± SF of prime retail space in a highly sought-after location
- **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.



Joe Krug
Commercial Sales & Leasing
937.701.1083
Joe.Krug@ApexCommercialGroup.com

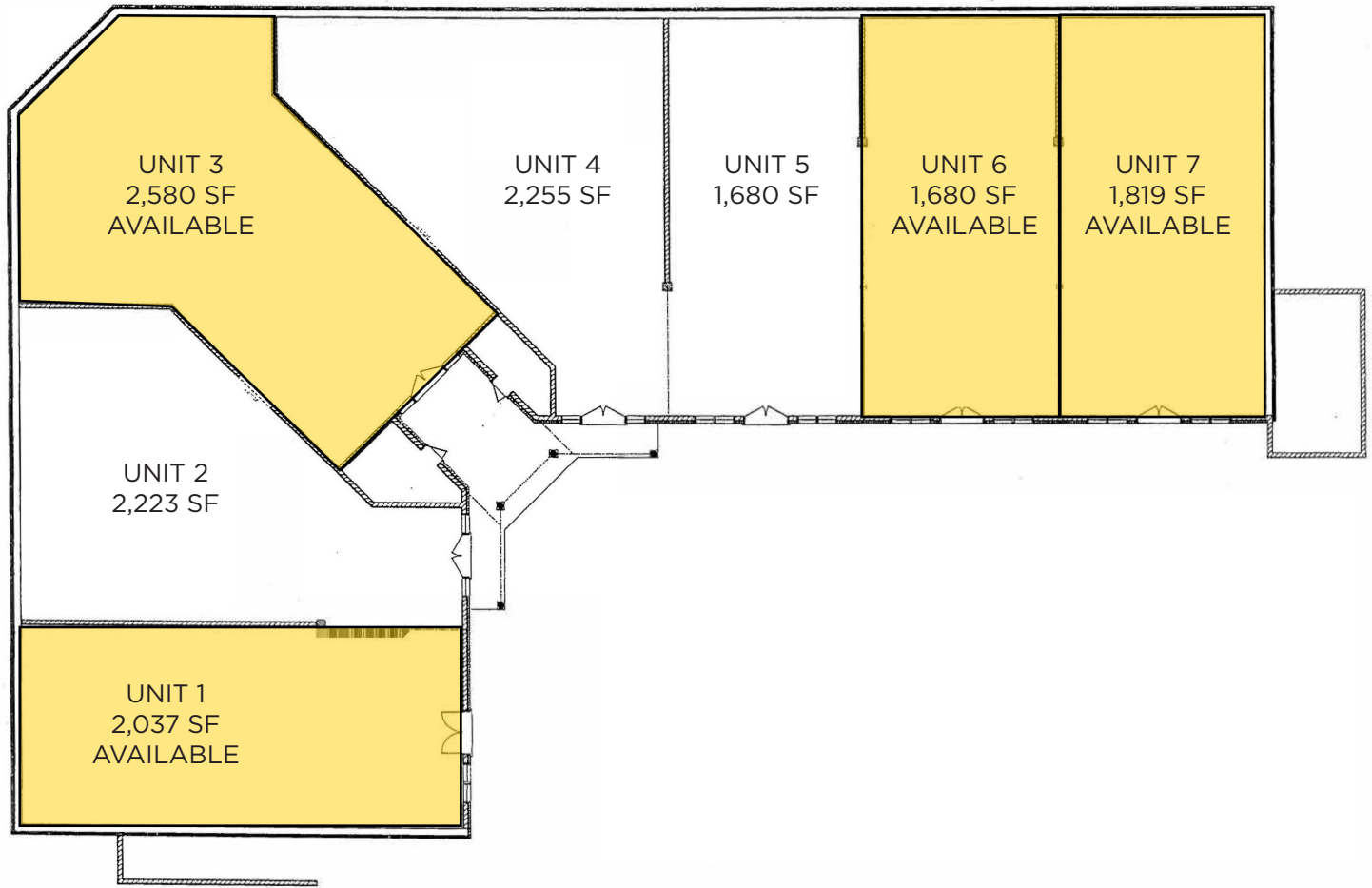


Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,144	65,564	139,267
Total Households	4,129	24,687	53,588

6011 Tylersville Road

Mason, Ohio 45040

Floor Plan



6011 Tylersville Road

Mason, Ohio 45040



Aerial

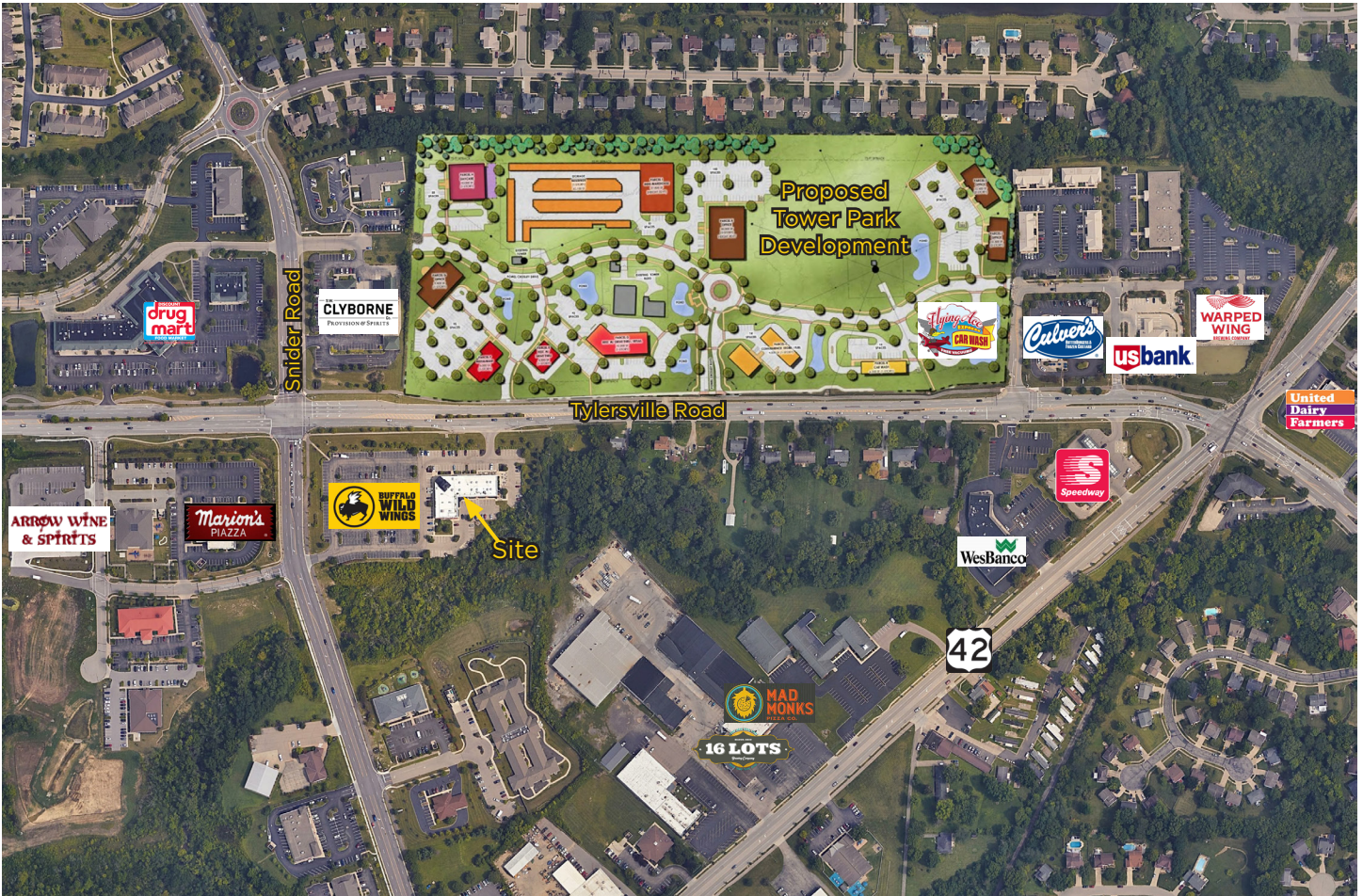


ApexCommercialGroup.com

6011 Tylersville Road

Mason, Ohio 45040

Aerial



ApexCommercialGroup.com