

# FOR LEASE



6360 Tylersville Rd  
Mason, OH 45040

Great neighborhood retail center located on the corner of Tylersville Road and Nicholas Way. Signalized intersection with easy ingress-egress. Excellent visibility in a very busy high growth corridor. Traffic counts over 30,000 cars daily. A very desirable location in one of the best neighborhoods in the Mason/West Chester market. Tenants include Best Brains, All State Insurance, Marco's Pizza, Menchie's Frozen Yogurt, Revelation Chiropractic, Aqua Systems and Peace, Love & Little Donuts.

Great demographics with strong growth numbers. 1,450 SF end cap available for lease.

## FEATURES

Lease Rate: \$25.00  
Lease Type: NNN (\$6.50)  
Available: 1,450 SF  
Year Built: 2009  
Lot Size: 2.60 acres  
Population 3 mile: 65,954  
Households 3 mile: 23,552  
Income 3 mile: \$139,463  
Parking Spaces: 63  
Signalized Intersection  
Great Demographics

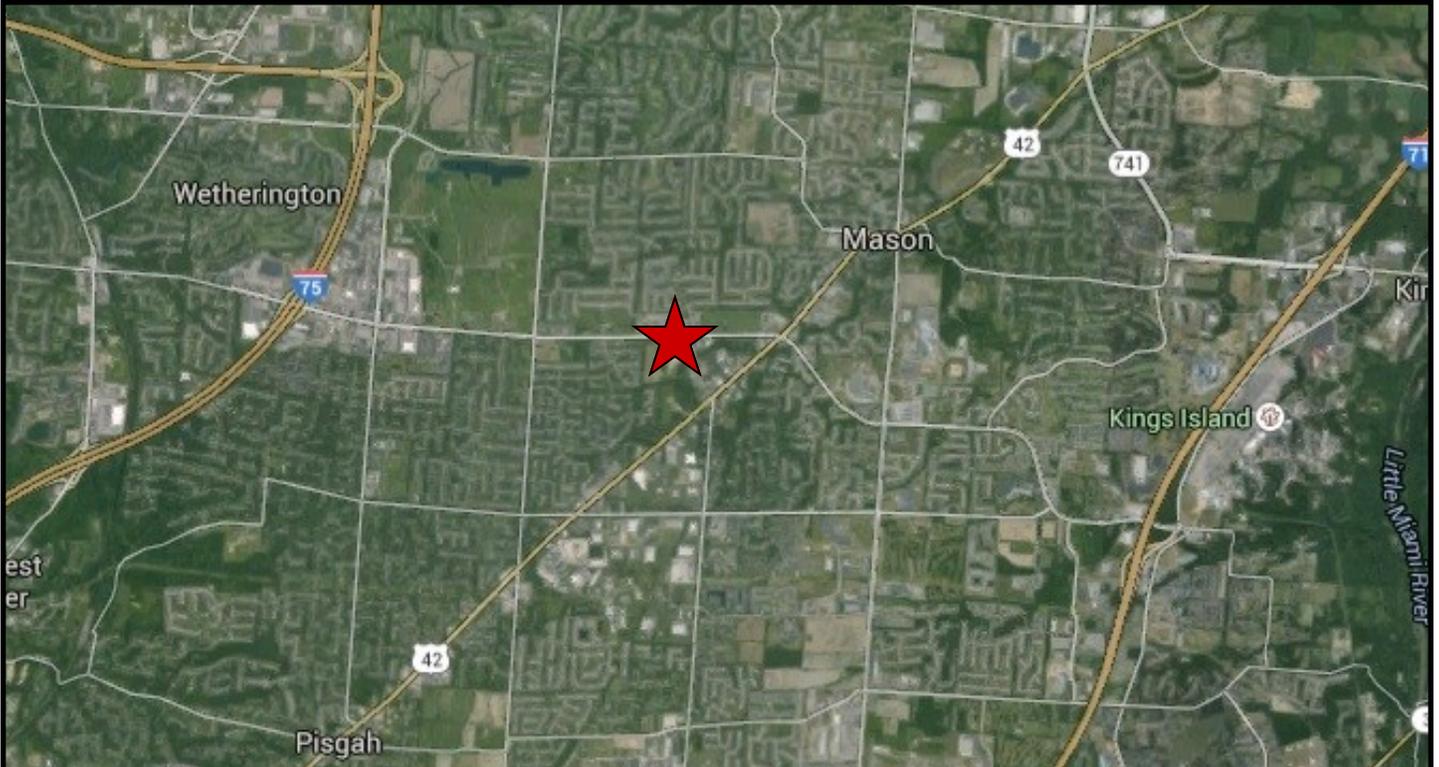
Spencer Kron  
7809 Laurel Avenue  
Cincinnati, OH 45243  
spencerk@skcres.com

**S|K** Sudbrack|Kron  
Commercial Real Estate Services

513-271-2460

www.SKCRE.com

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