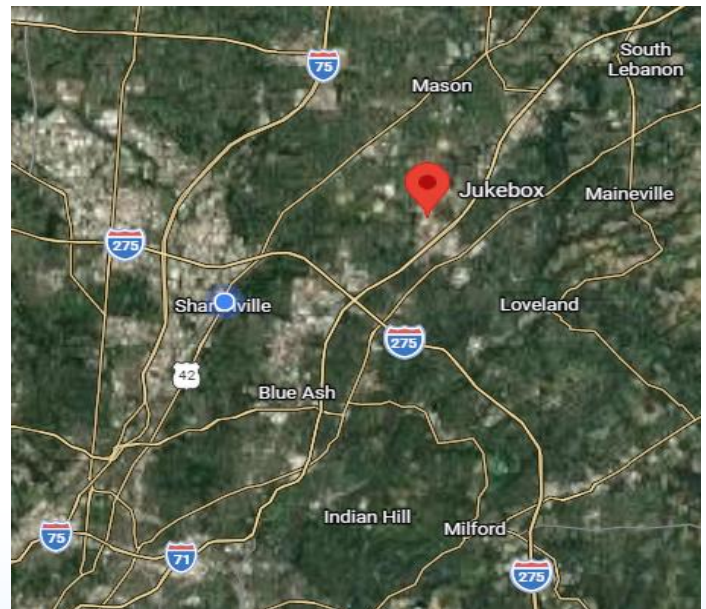




**≈1,602 SF OPEN SPACE
FOR RETAIL OR RESTAURANT**

PROPERTY FEATURES

- 1,602 SF for sublease
- Open space for retail or restaurant
- Common restrooms
- Minutes to I-71 and I-275
- Ideal for deli/sandwich shop or premium cheese shop
- Sublease Rate: \$30.00 NNN



Deerfield Towne Center

Mason, Ohio 45040

Deerfield Towne Center is a premier open-air lifestyle and shopping destination located in Mason, Ohio, at 5503 Deerfield Blvd, just off I-71. Spanning over 460,000 square feet, it features over 60 national brands, specialty boutiques, diverse restaurants, and a Regal movie theater with plush recliners.

Key highlights of the center include:

- **Dining & Entertainment:** A mix of popular eateries and specialty concepts, anchored by a state-of-the-art cinema and nearby attractions like X-Golf.
- **Shopping:** A variety of major retailers and specialty stores, ranging from everyday essentials to boutique fashion and furniture.
- **DORA Designation:** The center features a year-round Designated Outdoor Refreshment Area (DORA), allowing visitors (21+) to carry alcoholic beverages in designated cups from participating establishments.
- **The District Expansion:** The area is directly adjacent to *The District at Deerfield*, a sprawling, pedestrian-friendly mixed-use expansion featuring luxury apartments and street-level dining.

Traffic Count

Traffic volumes around Deerfield Towne Center in Mason, OH fluctuate daily, with primary access roads generally carrying between 27,000 and 43,000 vehicles per day. The region functions as a major commuter corridor, experiencing heavy congestion during morning and evening rush hours.

Specific estimated traffic counts (Annual Average Daily Traffic) on primary access arteries in the vicinity:

Mason-Montgomery Road: Approximately **27,110 vehicles per day**. Daily traffic flow generally splits with around 14,800 southbound and 12,200 northbound trips.

Fields-Ertel Road: Acts as a major east-west choke point connecting to I-71, frequently exceeding optimal road capacity (LOS E/F conditions) during peak hours.

Kings Mills Road: Serves as another vital corridor leading toward the nearby Interstate 71 interchange, carrying high commuter volumes



Deerfield Towne Center

Mason, Ohio 45040

Traffic Count Map - Close Up

5859 Deerfield Blvd, Mason, Ohio, 45040



Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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Deerfield Towne Center

Mason, Ohio 45040



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