

FOR LEASE



**5948 SNIDER RD
MASON, OH 45040**

Amazing location on the corner of Tylersville and Snider Roads. Signalized intersection with easy ingress-egress. Excellent visibility, high growth corridor, traffic counts over 30,000 cars daily. Large scale mixed use development next door adds significant demand to the market. The retail center situated along the Mason/West Chester bike and walking path connecting the numerous subdivisions to the property. One of the most desirable areas in the Northern Cincinnati MSA. Join the best restaurant in Mason, S. W. Clyborne and Bella Chic Salon. Up to 8,500 SF for lease, retail and flex space. TI is available to qualified tenants.

FEATURES

Lease Rate: \$12.00-20.00
Lease Type: NNN (\$5.85)
Available: 1,500-8,500 SF
GLA: 17,867
Population 3 mile: 64,320
Households 3 mile: 22,900
Income 3 mile: \$140,503
Parking Spaces: 93
Excellent Visibility
High Traffic Counts
Great Demographics
Signalized Hard Corner

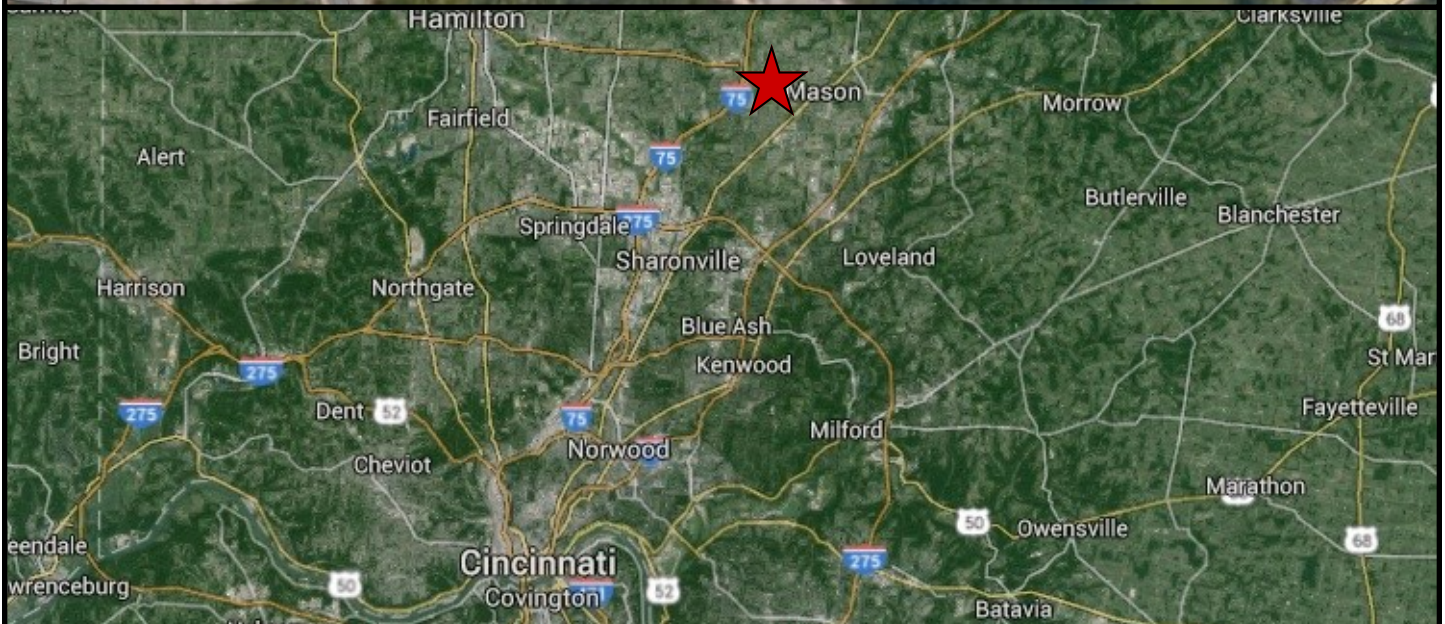
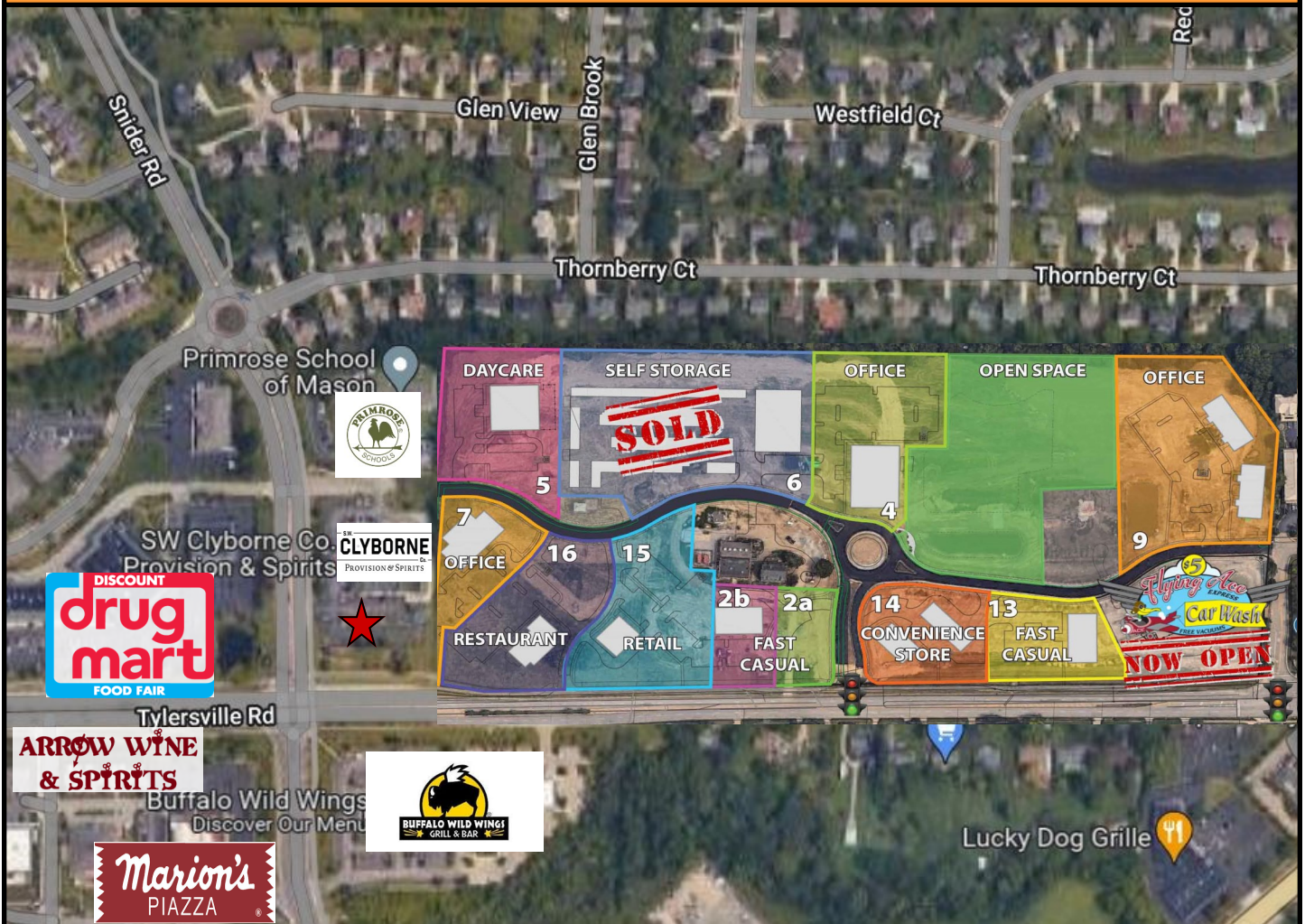
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LOCATION



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