

MIXED USE DEVELOPMENT TOWER PARK

710 TYLERSVILLE ROAD, MASON, OHIO 45040



TC Bartoszek
tc@lee-associates.com
D 513.588.1840

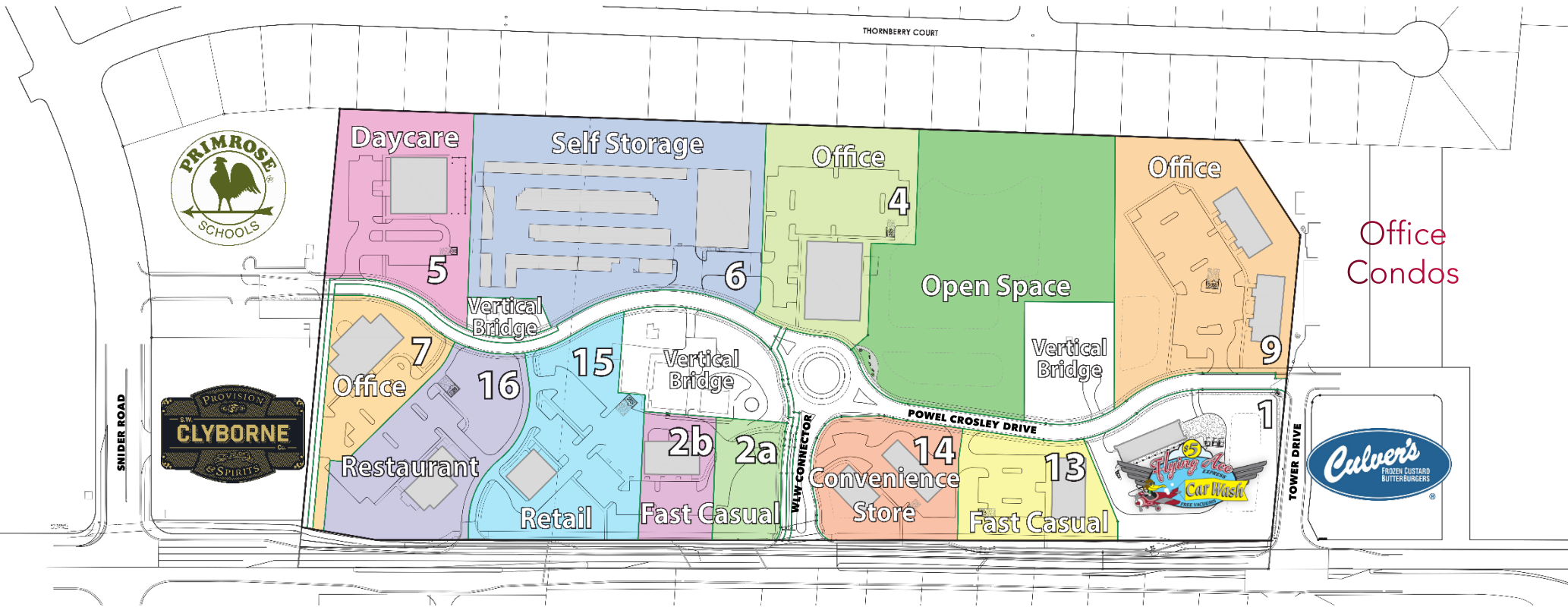
Chris Nachtrab
cnachtrab@lee-associates.com
513.588.1841

Molly Hoffman
mhoffman@lee-associates.com
D 513.588.1843

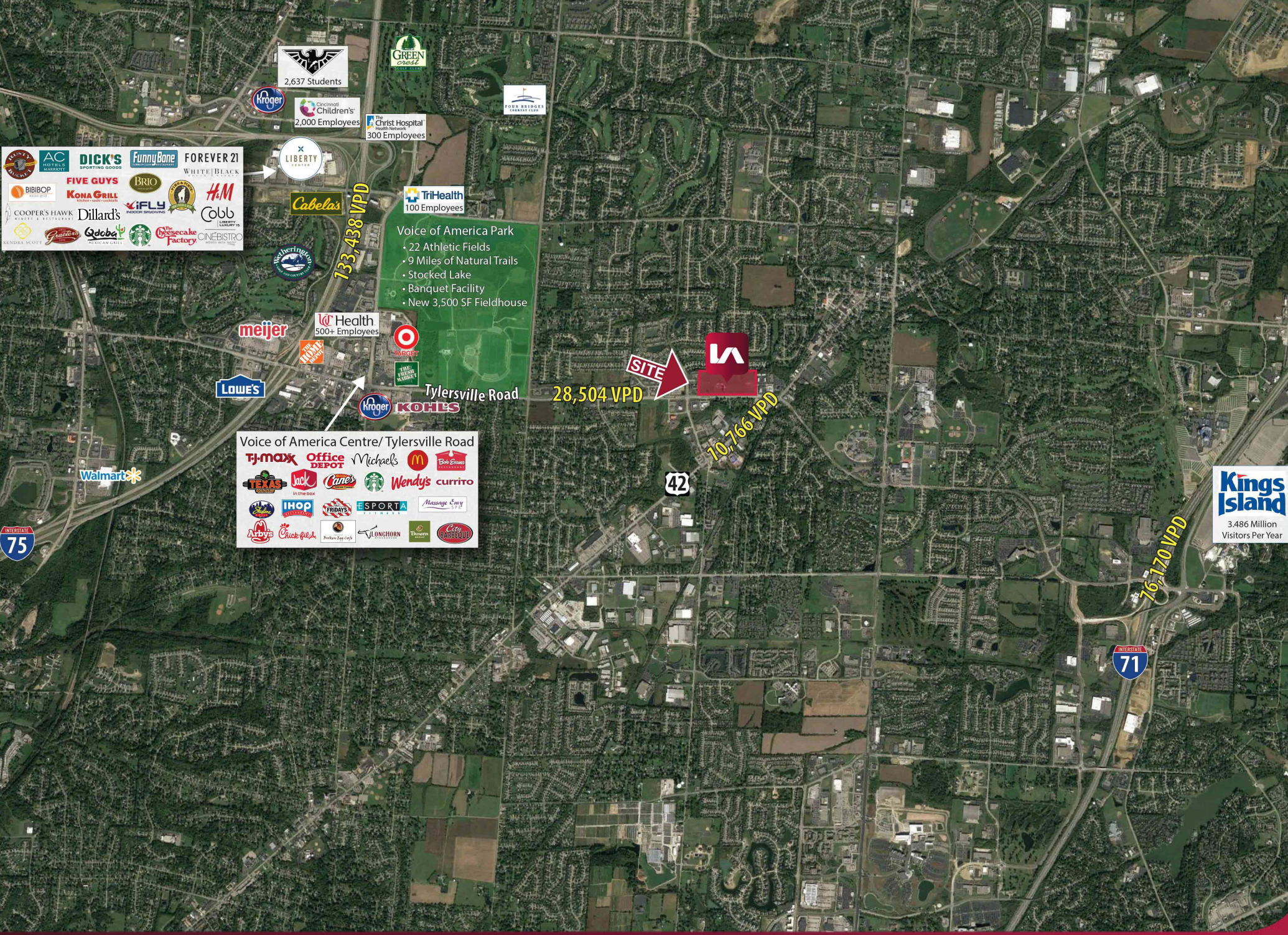
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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MIXED USE DEVELOPMENT TOWER PARK



PARCEL	USE	ACREAGE	PRICE	PARCEL	USE	ACREAGE	PRICE
1	Flying Ace Car Wash	1.8 +/-	SOLD	16	Sit Down Restaurant	1.75 +/-	\$1,200,000
13	Fast Casual	1.1 +/-	\$1,200,000	7	Office	1.25 +/-	\$850,000
14	Gas/Convenience Store	1.3 +/-	\$1,300,000	5	Daycare	2.0 +/-	\$950,000
2a	Fast Casual	0.80 +/-	\$750,000	6	Self Storage	4.1 +/-	SOLD
2b	Fast Casual	0.80 +/-	\$650,000	4	Office Building	2.2 +/-	\$850,000
15	Retail Strip	1.7 +/-	\$1,200,000	9	Office Building	3.0 +/-	\$850,000



2,637 Students



Children's Children's
2,000 Employees

The Christ Hospital
Health Network
300 Employees



AC HOTELS & MARKET, DICK'S SPORTING GOODS, Funny Bone, FOREVER 21 WHITE|BLACK, BIBBOP, FIVE GUYS, BRIO, H&M, COOPER'S HAWK, Dillard's, iFLY INDOOR SKYDIVING, Cobb, RENDRA SCOTT, Qdoba MEXICAN GRILL, The Cheesecake Factory, CINEBISTRO WINE WITH TABLE



Cabela's

TriHealth
100 Employees

Voice of America Park

- 22 Athletic Fields
- 9 Miles of Natural Trails
- Stocked Lake
- Banquet Facility
- New 3,500 SF Fieldhouse



meijer

LC Health
500+ Employees



Lowes



Kohl's

Tylersville Road

28,504 VPD



70,766 VPD

Voice of America Centre/ Tylersville Road

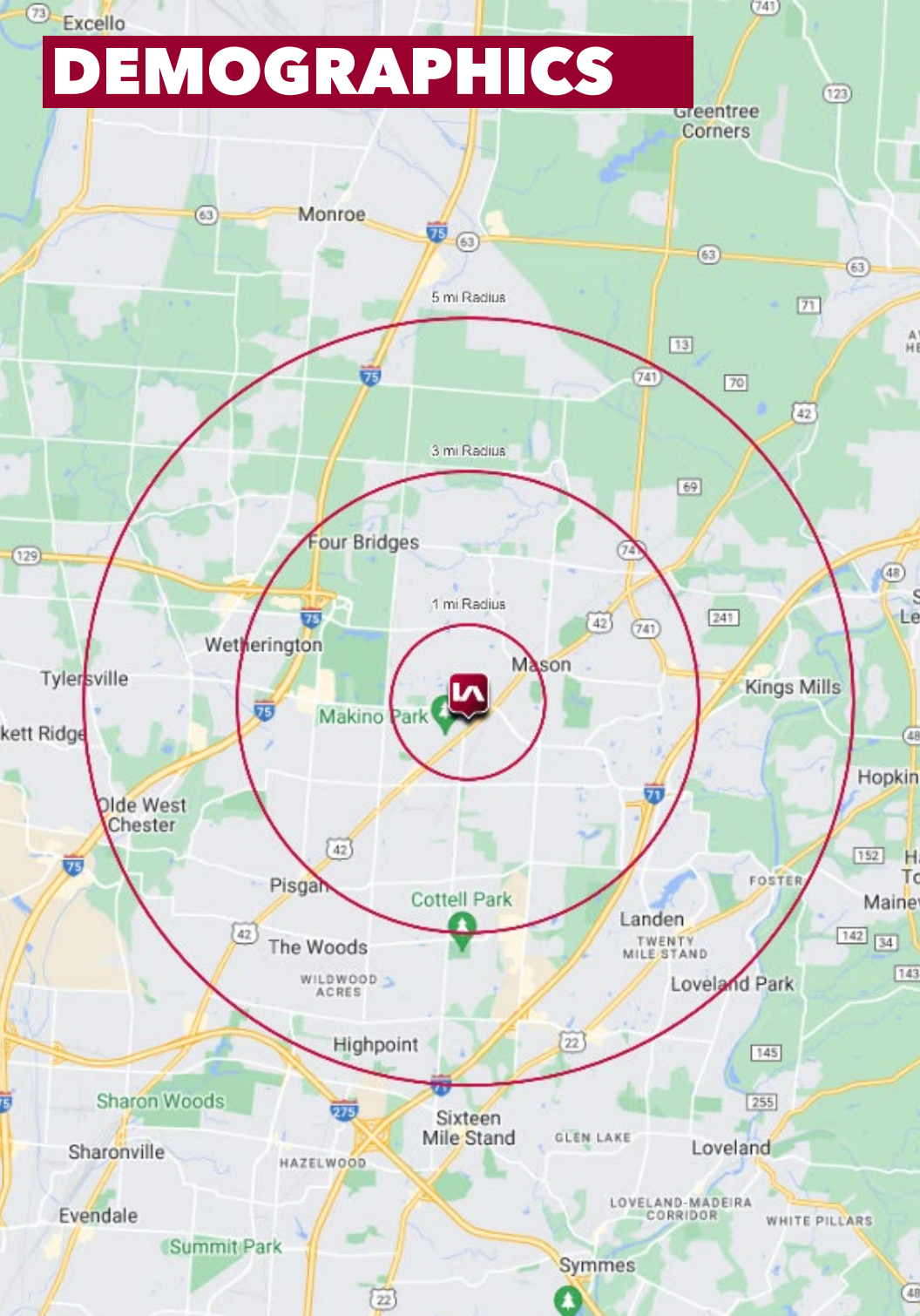
TJ-maxx, Office DEPOT, Michaels, McDonald's, Bob Evans, TEXAS ROADHOUSE, Jack in the box, Cane's, Starbucks, Wendy's currito, IHOP, FRIDAYS, ESPORTA, Massage Envy, ALOYS, Chick-fil-ee, Longhorn, The Cheesecake Factory, COTY BARBECUE



76,170 VPD

Kings Island
3.486 Million
Visitors Per Year

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	9,208	63,784	144,151
2029 Projected Population	9,454	66,040	149,716
2020 Census Population	9,199	64,041	142,660
2010 Census Population	9,138	57,084	128,129
Projected Annual Growth 2024 to 2029	0.5%	0.7%	0.8%
Historical Annual Growth 2010 to 2024	-	0.8%	0.9%
HOUSEHOLDS			
2024 Estimated Households	3,355	23,839	55,122
2029 Projected Households	3,486	24,983	57,929
2020 Census Households	3,278	22,939	52,489
2010 Census Households	3,219	20,165	46,813
Projected Annual Growth 2024 to 2029	0.8%	1.0%	1.0%
Historical Annual Growth 2010 to 2024	0.3%	1.3%	1.3%
AGE			
2024 Est. Population Under 10 Years	10.8%	11.1%	11.8%
2024 Est. Population 10 to 19 Years	16.4%	15.4%	13.9%
2024 Est. Population 20 to 29 Years	10.9%	10.3%	11.1%
2024 Est. Population 30 to 44 Years	18.7%	19.3%	20.0%
2024 Est. Population 45 to 59 Years	23.1%	22.5%	20.6%
2024 Est. Population 60 to 74 Years	13.6%	14.7%	16.0%
2024 Est. Population 75 Years or Over	6.4%	6.7%	6.6%
2024 Est. Median Age	39.6	40.4	39.8
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.0%	49.2%	49.5%
2024 Est. Female Population	51.0%	50.8%	50.5%
2024 Est. Never Married	27.8%	25.9%	26.1%
2024 Est. Now Married	51.2%	56.7%	57.5%
2024 Est. Separated or Divorced	14.6%	11.8%	11.5%
2024 Est. Widowed	6.3%	5.7%	5.0%
INCOME			
2024 Est. HH Income \$200,000 or More	18.1%	24.4%	20.3%
2024 Est. HH Income \$150,000 to \$199,999	14.7%	13.1%	14.7%
2024 Est. HH Income \$100,000 to \$149,999	22.1%	20.7%	20.5%
2024 Est. HH Income \$75,000 to \$99,999	14.9%	15.2%	15.7%
2024 Est. HH Income \$50,000 to \$74,999	12.2%	10.4%	12.8%
2024 Est. HH Income \$35,000 to \$49,999	6.7%	6.7%	6.5%
2024 Est. HH Income \$25,000 to \$34,999	2.6%	2.4%	3.3%
2024 Est. HH Income \$15,000 to \$24,999	6.4%	4.1%	3.1%
2024 Est. HH Income Under \$15,000	2.2%	3.1%	3.0%
2024 Est. Average Household Income	\$144,226	\$170,111	\$156,505
2024 Est. Median Household Income	\$118,036	\$126,327	\$119,477
2024 Est. Per Capita Income	\$52,660	\$63,645	\$59,892
2024 Est. Total Businesses	387	2,371	4,929
2024 Est. Total Employees	3,409	38,274	72,376