

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. 1,450-2,850 SF end cap available for lease.

FEATURES

Lease Rate: \$22.00-28.00
Lease Type: NNN (\$6.50)
Available: 1,450-2,800 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

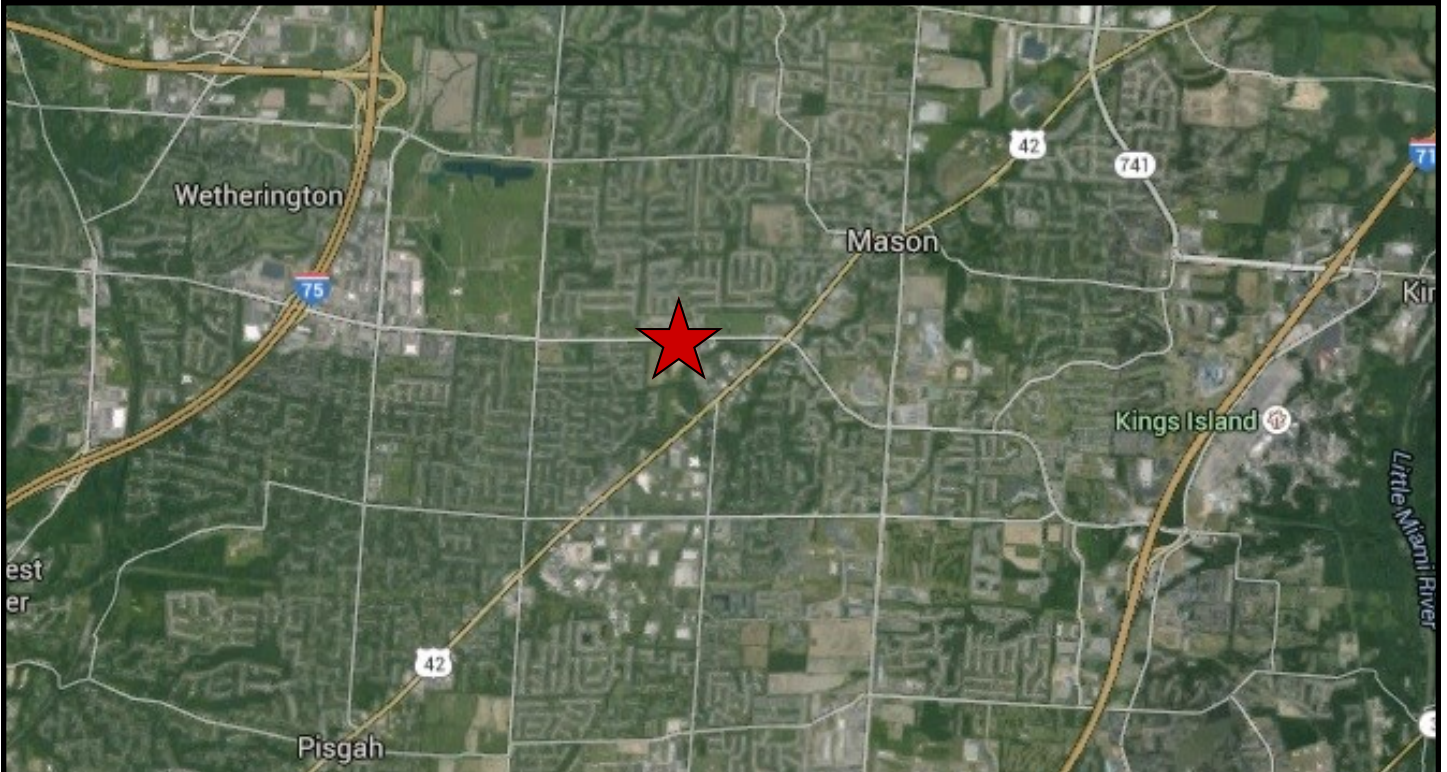
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