

PIMLICO POINTE

TYLERSVILLE ROAD & FIRESIDE DRIVE, MASON, OH 45040



Space For Lease & Ground Lease / Retail, Restaurant, Office or Medical

WE ARE
THE CENTER
OF RETAIL



Pimlico Pointe

0.90 AC

1.00 AC

1.00 AC

0.94 AC

Tylersville Road 20,808 VPD



Developed By:

SILVERMAN
and
COMPANY, INC.

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RETAIL/OFFICE SPACE

1,200 - 15,000 SF

OUTLOTS

1.0 - 2.94 Acres

Ground Lease Only

Drive-Thru's allowed

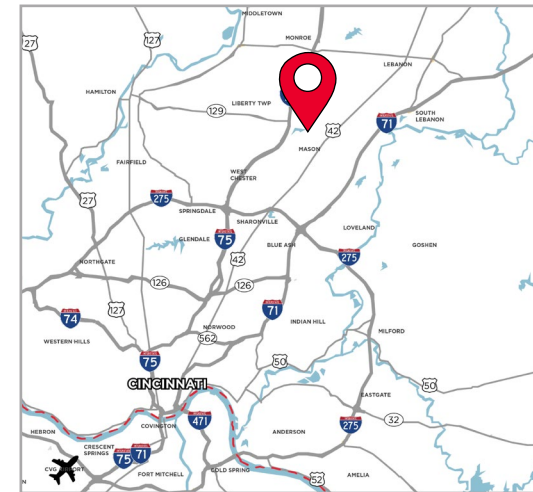
COMMENTS

- New development features 245 new upscale residential apartments; occupancy **Q4 2024**, located on the popular Tylersville Road corridor near the entrance to the Voice of America Park (VOA) which see's 800,000± visitors each year
- Multi-tenant lease & free standing ground lease opportunities
- New signalized traffic light at entrance
- Drive-thru's: Available for lease and permitted on all parcels (**Lot 1 - Non food**)
- Centrally located at the Mason/West Chester border
- One mile from from Exit 22 on I-75 and 3 miles from Exit 24 on I-71

NEIGHBORHOOD DEMOGRAPHICS



1 Mile	8,656	\$145,907	5,536
3 Miles	64,546	\$166,041	50,822
5 Miles	148,569	\$158,094	117,339



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Example of small shop retail center with drive-thru

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Elevation Examples - Final Design Subject to Change



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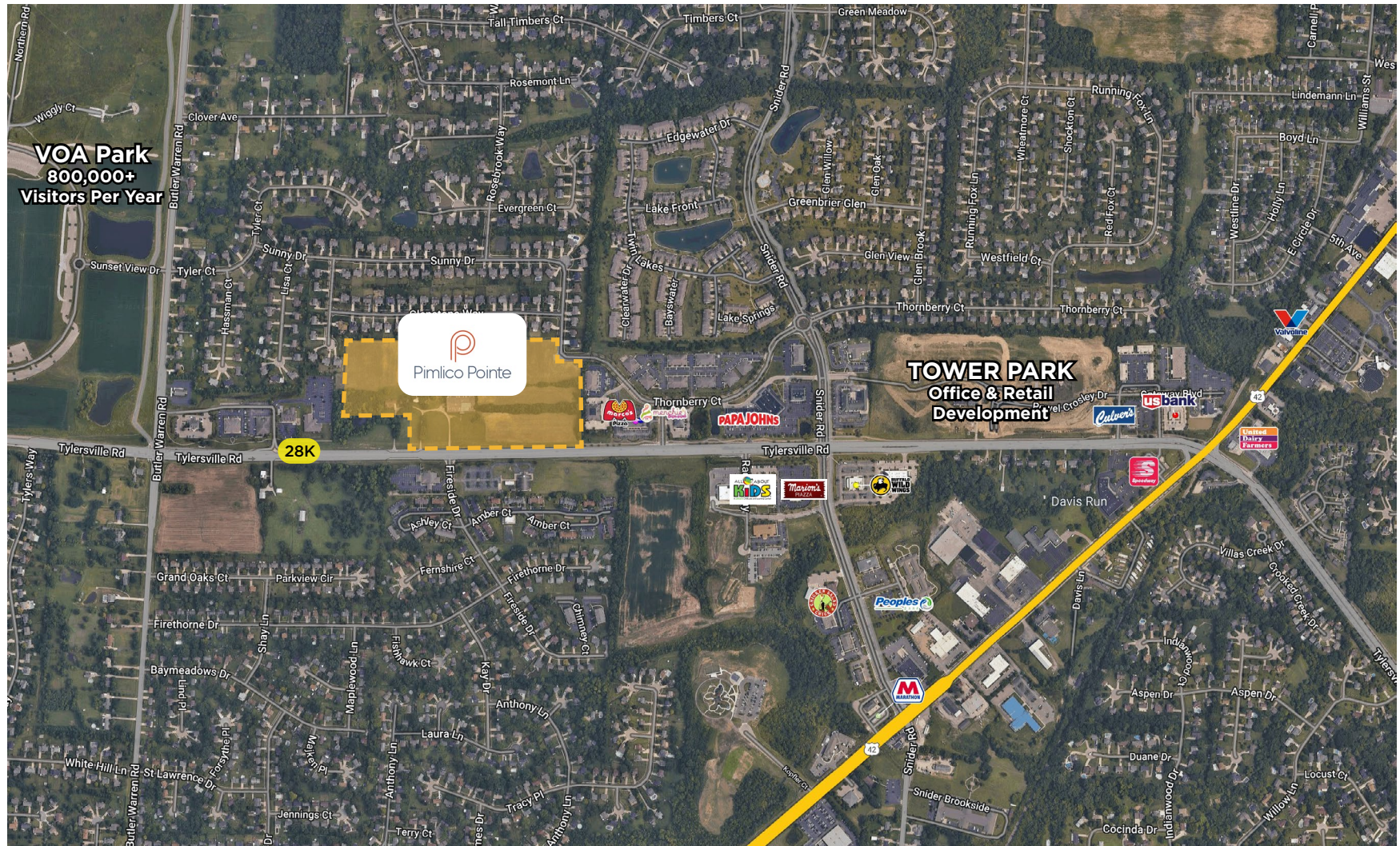
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Drone Aerials



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