

PARCELS AVAILABLE FOR SALE

PROPERTY HIGHLIGHTS

- 0.8 - 3.0 Acres available for sale
- Excellent visibility along Tylersville Road — ideal for retail, restaurant, or office use
- Surrounded by major retailers including Target, Kroger, TJ Maxx, PetSmart, Home Depot, Kohl's, and more
- Nearby dining options include Chick-fil-A, Buffalo Wild Wings, Culver's, Texas Roadhouse, LongHorn Steakhouse, Bonefish Grill, Chipotle, Panera Bread, Raising Cane's, Starbucks, and others
- Distance from Points of Interest:
 - Mason High School: 3.8 Miles
 - Voice of America Park: 2.0 Miles
 - Voice of America Center: 2.7 Miles
 - Kings Island: 4.5 Miles

TRAFFIC COUNTS

- 21,079 (24) VPD: Tylersville Rd in front of site
- 10,193 (24) VPD: US 42 N of Site
- 135,147 (24) VPD: I-71

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,256	65,183	146,885
HOUSEHOLDS	3,351	24,121	55,483
AVG HH INCOME	\$153,264	\$177,602	\$166,981
EMPLOYEES	3,469	39,482	76,472

CONTACT

BLAKE HASSELBECK

513 784 1106

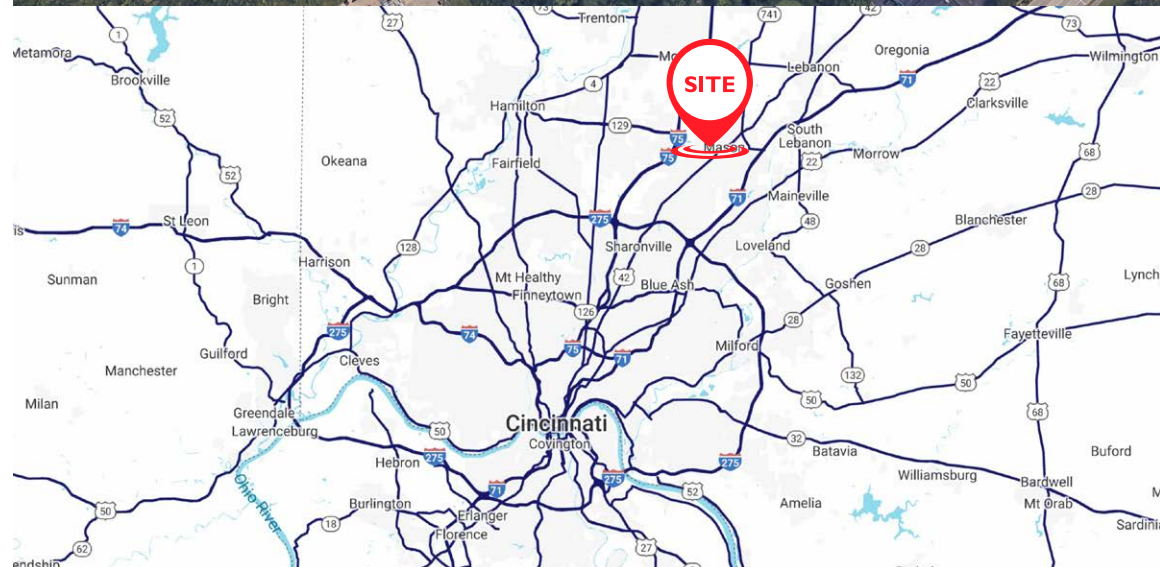
bhasselbeck@anchor-associates.com

JOHN MCNALLY

513 784 1106

jmcnally@anchor-associates.com

4901 Hunt Road, Suite 102 | Blue Ash, OH 45242 | www.anchor-associates.com



710 TYLERSVILLE RD | MASON, OHIO 45040

ASSOCIATES



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Tower Park

710 TYLERSVILLE RD | MASON, OHIO 45040

Anchor
ASSOCIATES



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

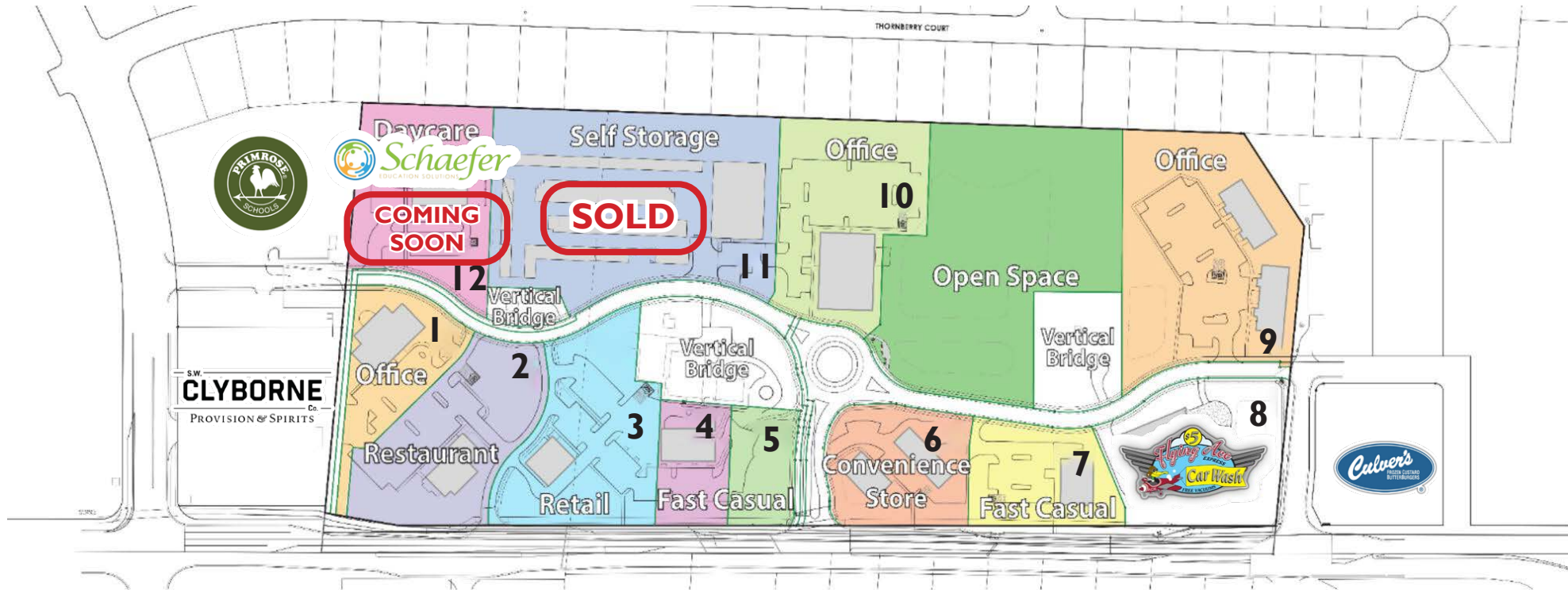
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Tower Park

710 TYLERSVILLE RD | MASON, OHIO 45040

Anchor
ASSOCIATES

SITE PLAN



PARCEL	USE	ACREAGE	PRICE
1	Office	±1.25 AC	\$600,000
2	Sit Down Restaurant	±1.75 AC	\$1,000,000
3	Retail Strip	±1.7 AC	\$1,200,000
4	Fast Casual	±0.80 AC	\$650,000
5	Fast Casual	±0.80 AC	\$650,000
6	Gas/Convenience Store	±1.3 AC	\$1,300,000

PARCEL	USE	ACREAGE	PRICE
7	Fast Casual	±1.1 AC	\$1,000,000
8	Flying Ace Car Wash	±1.8 AC	SOLD
9	Office Building	±3.0 AC	\$750,000
10	Office Building	±2.2 AC	\$750,000
11	Self Storage	±4.1 AC	SOLD
12	Schaefer Education Solutions	±2.0 AC	SOLD

4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS