

Everybody's Farm - Mason, OH

Tylersville and Snider Roads | Mason, OH 45040



Property Summary

Phase 1, Available	Land- 1 Lot Remaining
Phase 2 Available	Land- 28.5 additional Acres
LoopNet ID	14351220

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information contact:



Jeff Eichhorn
Executive Vice President
513.932.6010 ext. 271
513.673.6048 cell
jeichhorn@hsabh.com

Property Description

- **PRIME FRONTAGE!** On high-traffic Tylersville Road in Mason
- Neighboring businesses include:
 - Arrow Wine
 - Marion's Piazza
 - Dermatologists of SW Ohio
 - All About Kids Daycare
 - Apex Eye
- Two new roads completed: Radio Way and Sound Wave Drive
- Zoned mixed use – retail, office, restaurant, and commercial
- **Future medical office, organic grocer, boutique retailers, corporate headquarters, or potential assisted living**

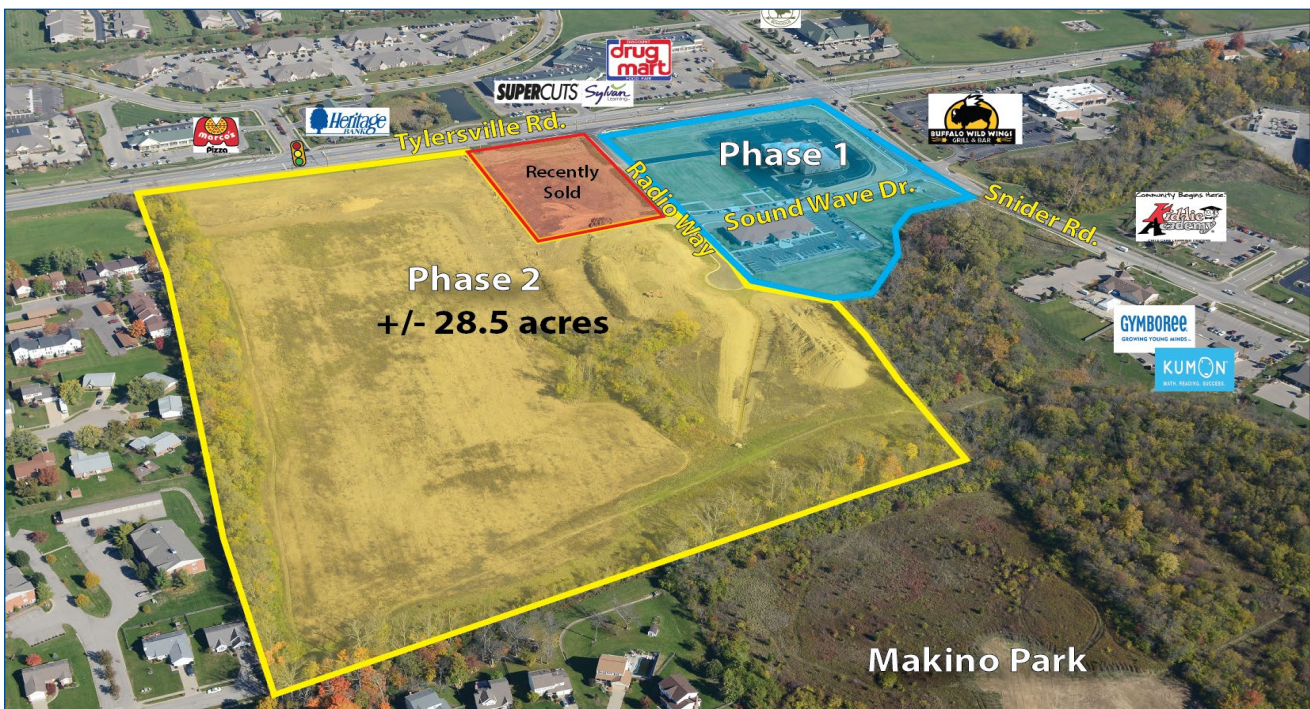
Location Highlights

- Gateway to Cincinnati's north suburbs:
 - Mason, Liberty Township, West Chester, Deerfield Township
- Access to Interstate:
 - I-75 via Tylersville Road, 3 minutes
 - I-75 via Liberty Way, 4 minutes
 - I-71 via Fields Ertel, 11 minutes
 - I-71 via Western Row, 5 minutes
- Demographics:
 - See attached
 - 41,631 vehicles pass daily
- Mason has incredible quality of life with great demographics
- Located next to Common Ground Playground at Makino Park

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Available Lots and Aerial Images

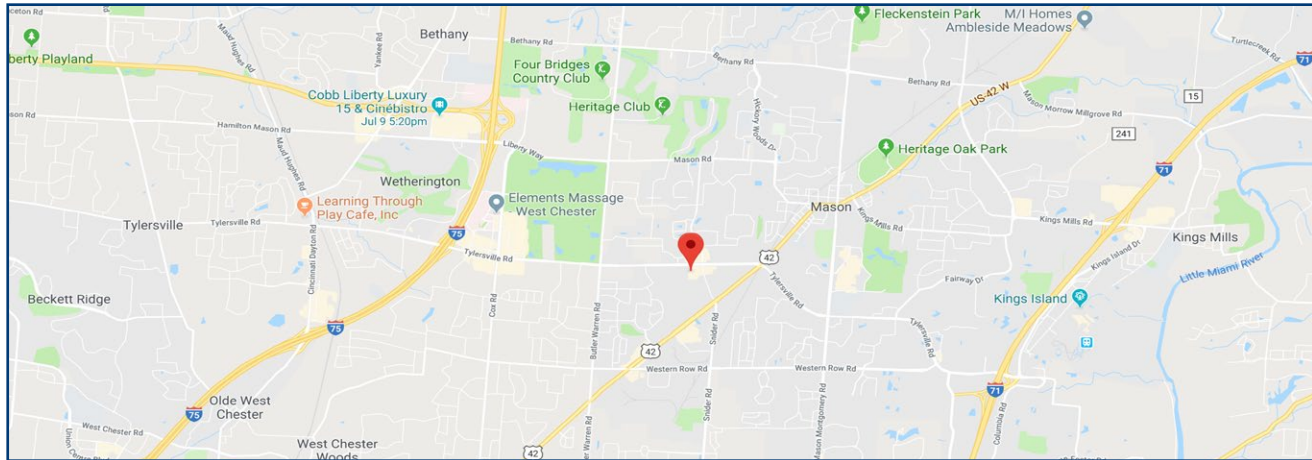


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Area Demographics

1, 3, 5 and 10 Mile



Population	1 mile	3 miles	5 miles	10 miles
2024 Projection	11,688	65,853	147,373	425,613
2019 Estimate	10,968	63,164	140,921	411,089
2010 Census	9,227	59,258	126,631	379,394
Growth 2019-2024	6.56%	4.26%	4.58%	3.53%

Households	1 mile	3 miles	5 miles	10 miles
2024 Projection	4,193	23,461	54,260	157,715
2019 Estimate	3,929	22,481	51,867	152,225
2010 Census	3,279	20,985	46,569	140,026
Growth 2017-2022	6.72%	4.36%	4.61%	3.61%

2019 Est. by Single-Class Race	10,968	63,164	140,921	411,089
White Alone	8,817	50,717	114,274	337,089
Black or African American Alone	376	2,670	7,776	35,364
Asian Alone	1,570	8,364	15,390	28,595
American Indian and Alaskan	12	122	287	972
Hawaiian and Pacific Island	21	70	288	641
Other	172	1,222	2,905	8,429

2019 Est. Median Age	36.70	37.90	38.10	38.30
2019 Est. Average Household Income	\$104,172	\$122,690	\$117,361	\$108,768

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