

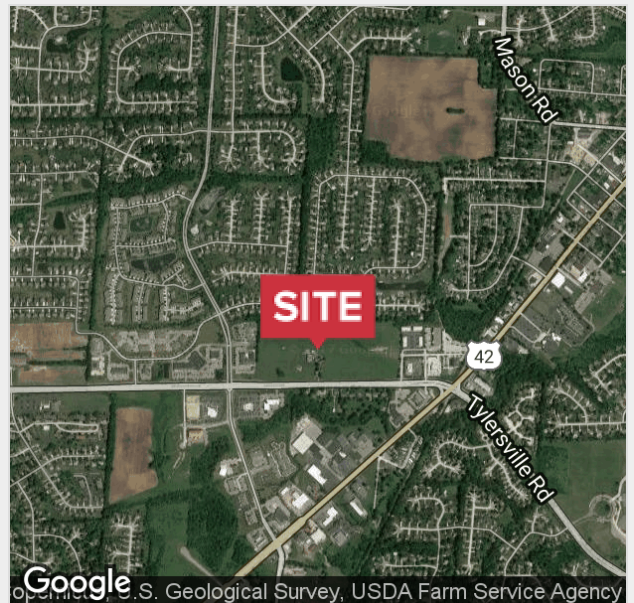


## 710 Tylersville Road

Mason, Ohio 45040

### Property Features

- 31.6 Acres Available for Development
- Retail, Restaurant, Storage
- Tremendous Access to I-75 and I-71
- Right off of Reading Rd. (US 42 W)
- Over 30,000 CPD
- Pad Sites Available



For more information:

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Demographics	1 Mile	3 Miles	5 Miles
Total Population:	7,281	54,149	124,411
Average HH Income:	\$104,608	\$103,566	\$99,855

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4695 Lake Forest Drive, Suite 100

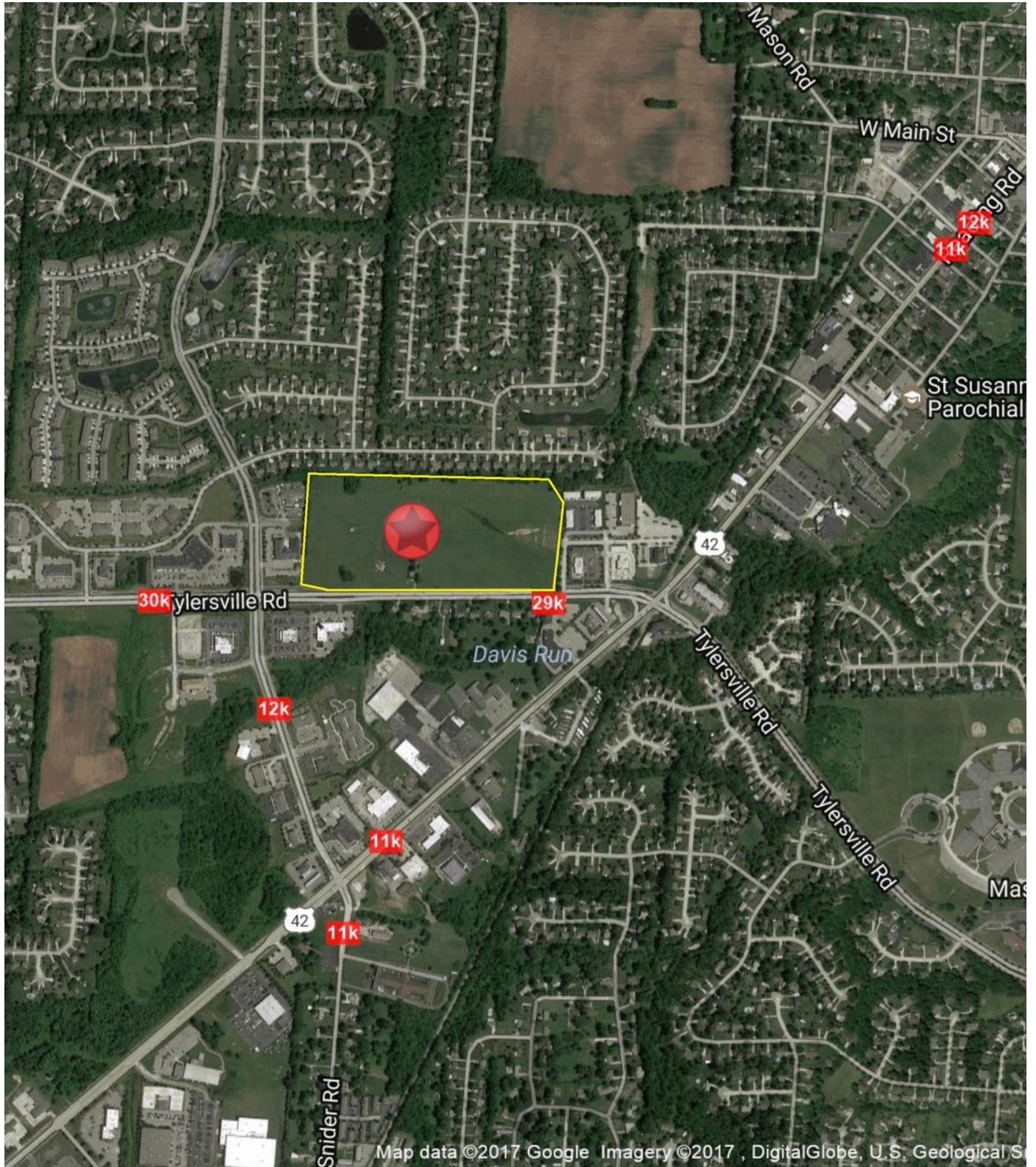
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[naiberghman.com](http://naiberghman.com)

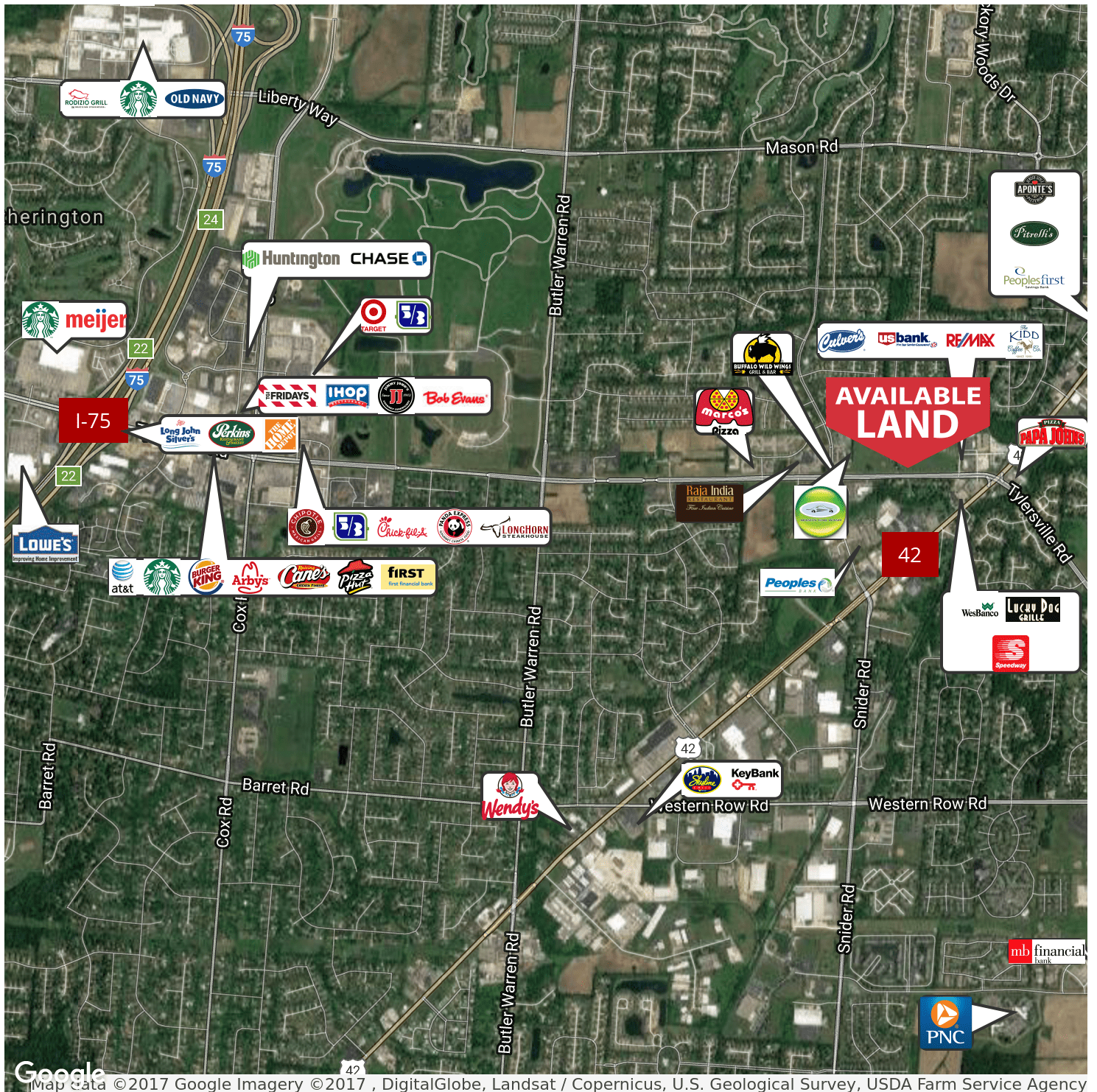
Tower Park

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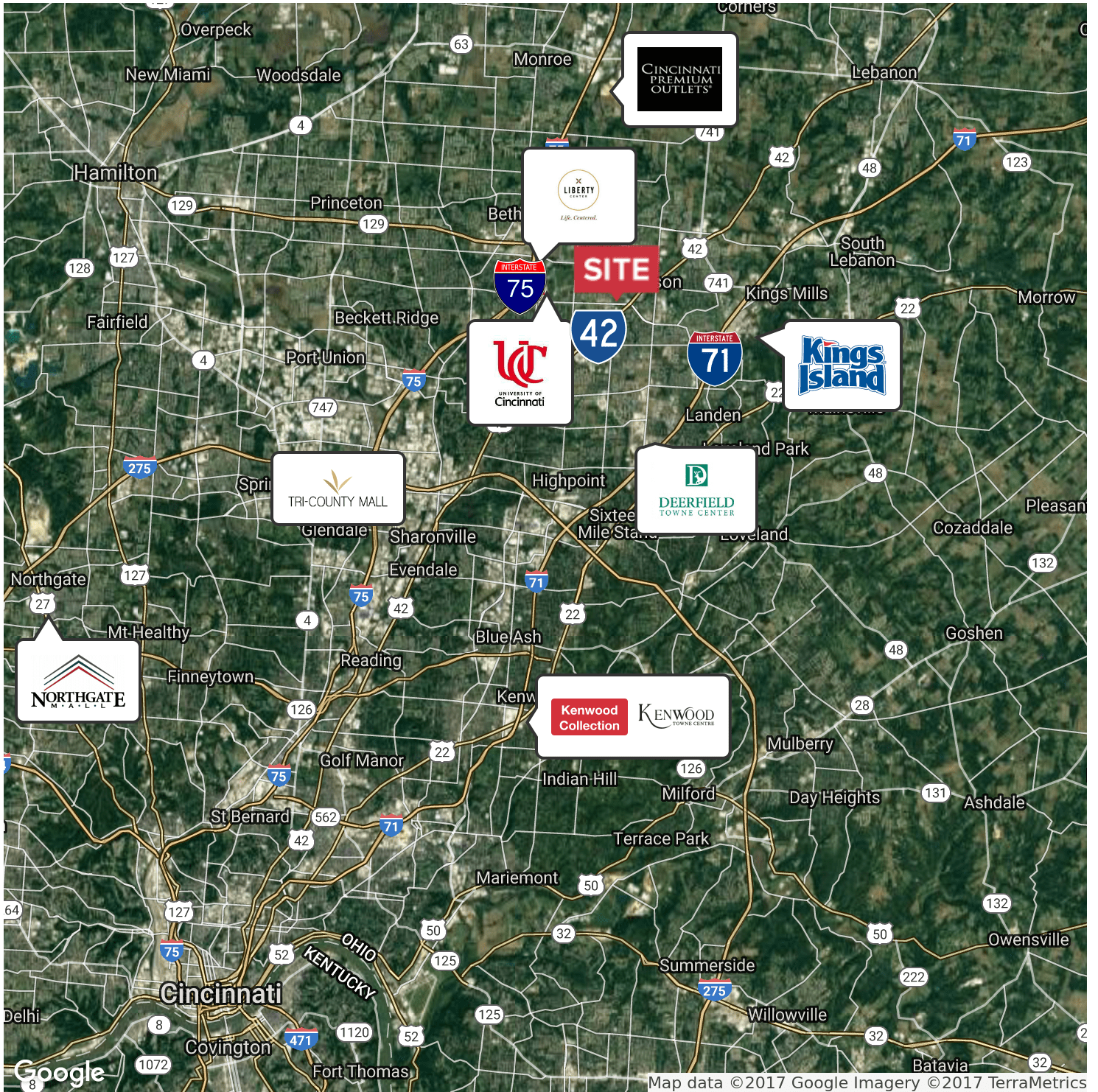
Tower Park

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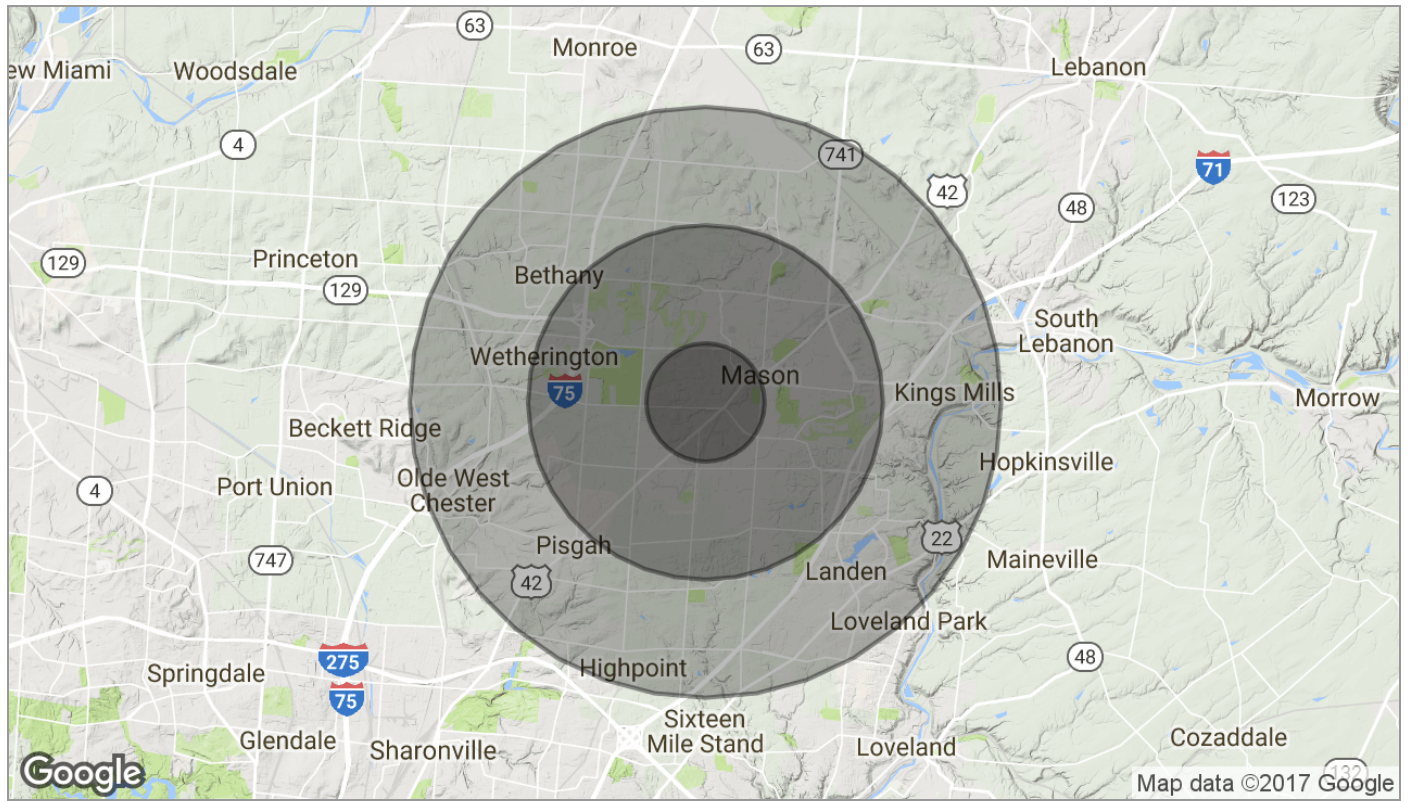
Tower Park

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	1 Mile	3 Miles	5 Miles
<b>Population</b>			
TOTAL POPULATION	7,281	54,149	124,411
MEDIAN AGE	35.9	36.7	37.0
MEDIAN AGE (MALE)	34.2	35.3	35.7
MEDIAN AGE (FEMALE)	36.3	37.3	37.8
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	2,500	18,899	44,656
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$104,608	\$103,566	\$99,855
AVERAGE HOUSE VALUE		\$289,222	\$290,314
<b>Race</b>			
% WHITE	85.8%	84.9%	86.3%
% BLACK	3.5%	3.8%	3.9%
% ASIAN	8.4%	9.0%	7.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.2%	0.1%
% OTHER	0.2%	0.4%	0.6%
<b>Ethnicity</b>			
% HISPANIC	2.4%	3.0%	3.4%

\* Demographic data derived from 2010 US Census