

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- **4,000 SF on 2.05 AC available for lease**
- Excellent visibility along Snider Road
- Close to both I-71 and I-75, allowing for easy access
- 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
 - Kings Island: 4.7 Miles (Has over 3M annual visitors)
 - Mason High School: 2.0 Miles
 - Voice of America Park: 4.1 Miles

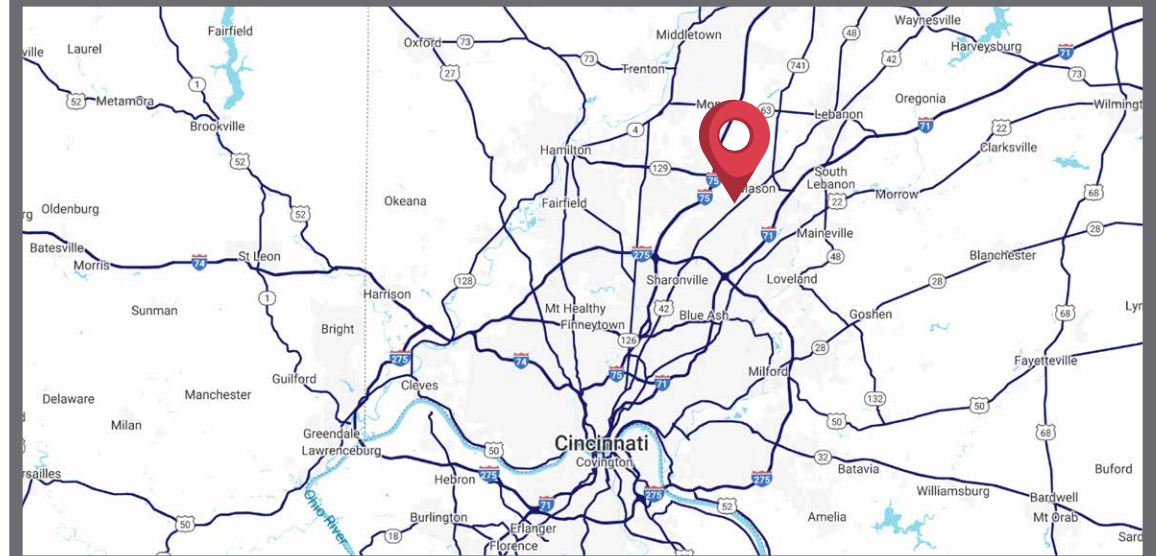


TRAFFIC COUNTS

- 12,569 (25) VPD: Snider Rd
- 21,374 (25) VPD: Tylersville Rd
- 9,362 (25) VPD: Reading Rd

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,130	62,767	149,714
HOUSEHOLDS	3,766	23,508	56,947
AVG HH INCOME	\$140,890	\$175,532	\$168,760
EMPLOYEES	4,892	38,887	82,296



CONTACT

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