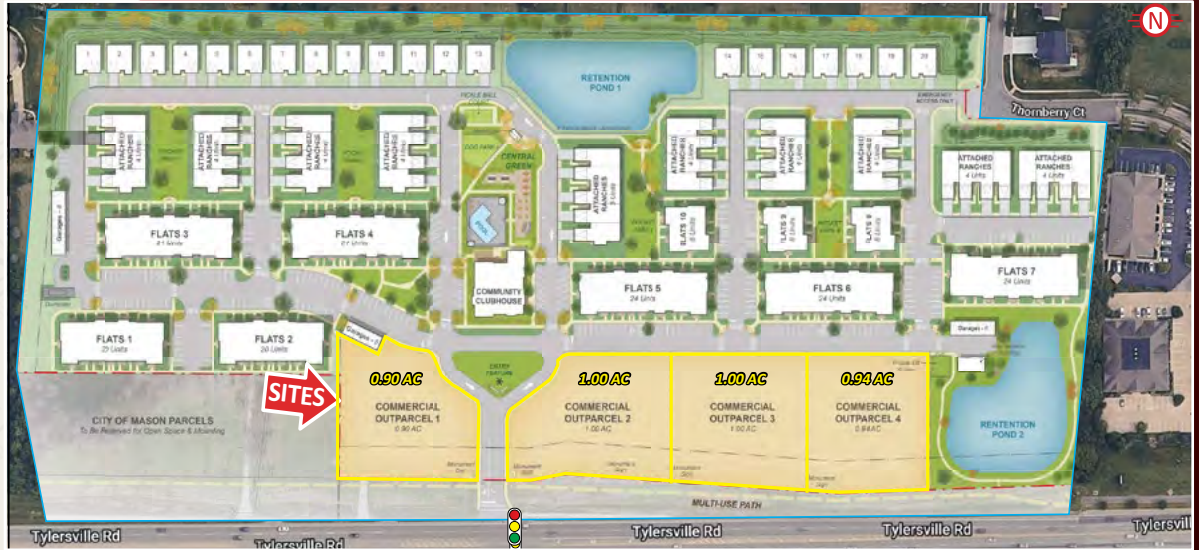


FOR LEASE/ GROUNDLEASE

Pimlico Pointe Outlots on Tylersville Road



Developed By:

**SILVERMAN
and COMPANY, INC.**

Tylersville Road, Ohio 45040

PROPERTY HIGHLIGHTS

- Tremendous Site for Outlot Development
- New Traffic Light
- Multi-Tenant & Free-Standing Opportunities Available
- Prominently Situated among the Mason/West Chester Border
- Anchored by 245 Unit High-End Residential Apartment Community
- Along Tylersville Rd's Strong Retail Corridor
- Within Deerfield Township's Booming Community

Traffic Counts:

Tylersville Rd: 28,669 ADT (2022)

DEMOGRAPHICS

<u>Year 2023</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	9,001	66,274	150,833
Median Income	\$124,882	\$130,908	\$125,153
Average HH Income	\$156,120	\$171,342	\$163,905
Daytime Population	2,942	31,008	74,153



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[CLICK HERE TO VIEW OUR OTHER LISTINGS!](#)

LIBERTY CENTER

VOICE OF AMERICA CENTER

S.W. CLYBORNE
Provisions of Spirits



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PIMLICO POINTE
Tylersville Road, Deerfield Township, Warren County, OH 45040





WIGGLY FIELD DOG PARK

VOICE OF AMERICA SOCCER FIELDS

Mason Rd

Butler Warren Rd

Tylersville Rd

Fireside Dr

SW CLYBORNE
Pizzeria & Spirits

ARROW WINE & SPIRITS

Marion's
PIAZZA

Snider Rd

BUFFALO WILD WINGS

Reading Rd

ACE
Hardware

LaRosa's
PIZZERIA & RESTAURANT

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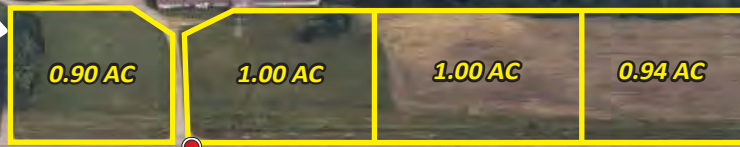
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PIMLICO POINTE

Tylersville Road, Deerfield Township, Warren County, OH 45040



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Tylersville Rd

28,669 ADT '22



Tylersville Rd

Fireside Dr

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PIMLICO POINTE

Tylersville Road, Deerfield Township, Warren County, OH 45040





SITES

0.90 AC

**COMMERCIAL
OUTPARCEL 1**
0.90 AC

1.00 AC

**COMMERCIAL
OUTPARCEL 2**
1.00 AC

1.00 AC

**COMMERCIAL
OUTPARCEL 3**
1.00 AC

0.94 AC

**COMMERCIAL
OUTPARCEL 4**
0.94 AC

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PIMLICO POINTE
Tylersville Road, Deerfield Township, Warren County, OH 45040



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3522/-84.3402

6791 Tylersville Rd Mason, OH 45040	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	9,001	66,274	150,833
2028 Projected Population	9,100	68,501	156,109
2020 Census Population	8,675	64,880	147,992
2010 Census Population	8,566	58,843	133,368
Projected Annual Growth 2023 to 2028	0.2%	0.7%	0.7%
Historical Annual Growth 2010 to 2023	0.4%	1.0%	1.0%
2023 Median Age	37.5	39.2	38.7
Households			
2023 Estimated Households	3,160	23,996	55,904
2028 Projected Households	3,260	25,312	58,673
2020 Census Households	3,005	23,206	54,132
2010 Census Households	2,913	20,671	48,428
Projected Annual Growth 2023 to 2028	0.6%	1.1%	1.0%
Historical Annual Growth 2010 to 2023	0.7%	1.2%	1.2%
Race and Ethnicity			
2023 Estimated White	72.0%	74.1%	74.8%
2023 Estimated Black or African American	4.5%	5.2%	6.3%
2023 Estimated Asian or Pacific Islander	17.5%	15.3%	12.9%
2023 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%
2023 Estimated Other Races	5.8%	5.3%	5.9%
2023 Estimated Hispanic	4.4%	4.0%	4.6%
Income			
2023 Estimated Average Household Income	\$156,120	\$171,342	\$163,905
2023 Estimated Median Household Income	\$124,882	\$130,908	\$125,153
2023 Estimated Per Capita Income	\$54,925	\$62,101	\$60,804
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.4%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.3%	2.2%
2023 Estimated High School Graduate	20.9%	17.7%	17.3%
2023 Estimated Some College	14.6%	13.8%	13.9%
2023 Estimated Associates Degree Only	5.3%	6.1%	6.5%
2023 Estimated Bachelors Degree Only	37.2%	34.5%	35.2%
2023 Estimated Graduate Degree	18.6%	24.3%	23.4%
Business			
2023 Estimated Total Businesses	290	2,385	5,082
2023 Estimated Total Employees	2,942	31,008	74,153
2023 Estimated Employee Population per Business	10.1	13.0	14.6
2023 Estimated Residential Population per Business	31.0	27.8	29.7