



Mason Square

717-729 Reading Rd, Mason, OH 45040

Property Description

Located at the corner of Tylersville Rd and Reading Rd in Mason, OH. Across the street from Tower Park Project which is a \$30 million mixed-use project currently under construction.

Property Highlights

- 6,430 SF Restaurant Space Available 6/1!
- New Dollar Tree Now Open
- Access from Tylersville and Reading
- Monument signage available
- Co-tenants include Dollar Tree, Kitty Brew Cafe (Opening Soon) and LabCorp



Building Summary

Building Size:	21,370 SF
Available SF:	6,430 SF
Lease Rate:	Negotiable
Operating Expenses:	\$4.92/SF

Available Spaces

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SUITE	TENANT NAME	SPACE SIZE
Suite 1	Dollar Tree	9,900 SF
Suite 2	LabCorp	1,680 SF
Suite 3	Kitty Brew Cafe	1,680 SF
Suite 4	Kitty Brew Cafe	1,680 SF
Suite 5	Available Soon	6,430 SF

Retailer Map

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Tim Maly
614.358.2089
tmaly@goblackgate.com



The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Additional Photos

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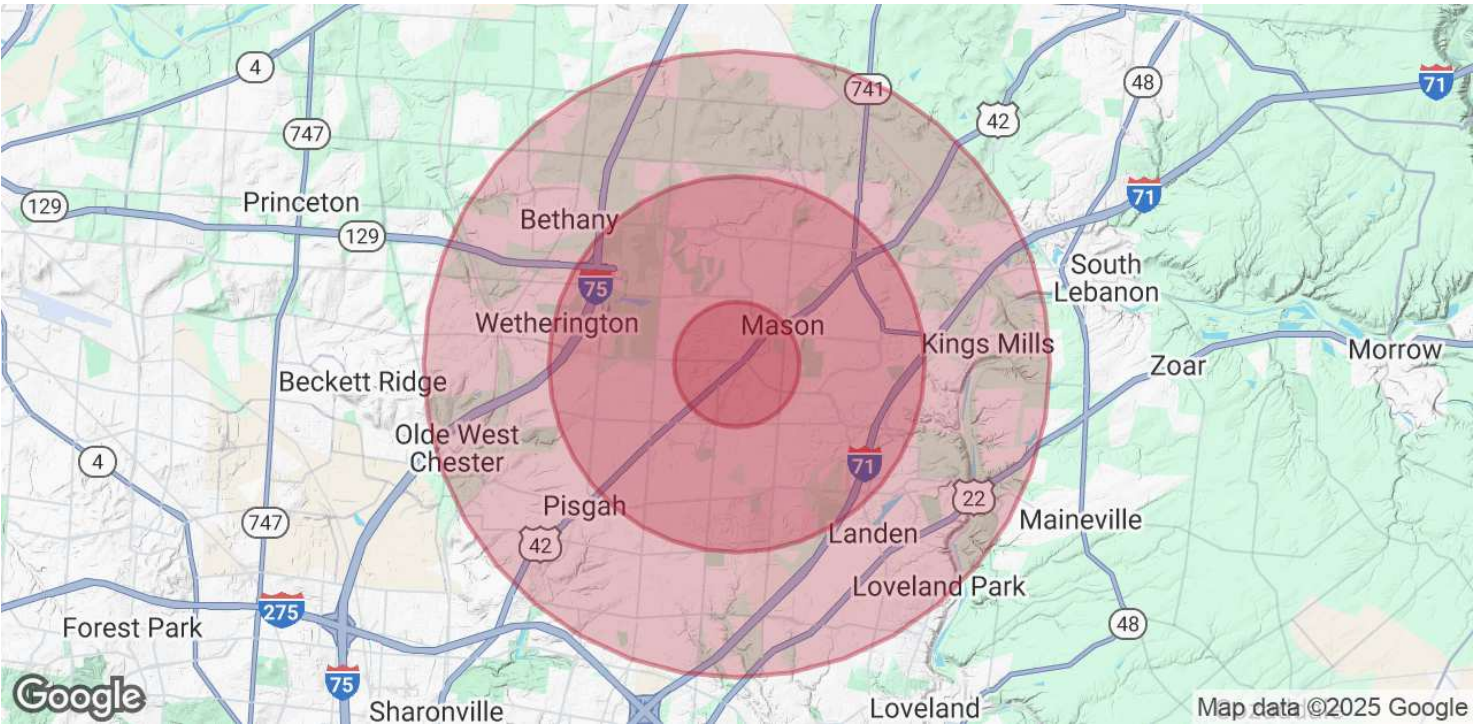
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,097	61,961	137,095
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,957	22,798	51,591
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$151,130	\$162,530	\$154,275
Average House Value	\$402,599	\$463,157	\$423,196

Demographics data derived from AlphaMap