







FOR SALE/LEASE

Free Standing Urgent Care Building



4201 Aero Drive at Tylersville Rd, Mason, OH 45040

PROPERTY HIGHLIGHTS

-  Situated at the Signalized Intersection of Tylersville Road and Aero Drive
-  Conveniently Located off of I-71 & Western Row Road
-  Over 40 On-site Parking Spaces Available
-  Highly Visible Monument Sign
-  Within 1 Mile of New Dorothy Lane Development
-  Traffic Counts: 16,284 ADT Tylersville Rd

DEMOGRAPHICS

<u>Year 2023</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	4,893	58,358	144,054
Median Income	\$124,438	\$123,709	\$127,021
Average HH Income	\$182,291	\$166,722	\$166,824
Daytime Population	7,674	38,939	69,753

Joshua M. Rothstein
josh@onsiteretailgroup.com
513.268.4453

Haleigh D. Jones
haleigh@onsiteretailgroup.com
513.924.5266



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





Mason Middle School

23,663 ADT '23

Tylersville Rd

Available
5,337 SF/2.73 AC

16,284 ADT '23

LUXOTTICA

PENN STATION
EAST COAST SUBS

DONATOS
PIZZA SUBS SALADS

CINTAS

71

42,686 ADT '23 (W)

48,774 ADT '23 (E)

Western Row Rd

22,205 ADT '23

Western Row Rd

TOWNEPLACE
SUITES
MARRIOTT

Dorothy Lane Development

Public Storage

Joshua M. Rothstein
josh@onsiteretailgroup.com
513.268.4453

Haleigh D. Jones
haleigh@onsiteretailgroup.com
513.924.5266

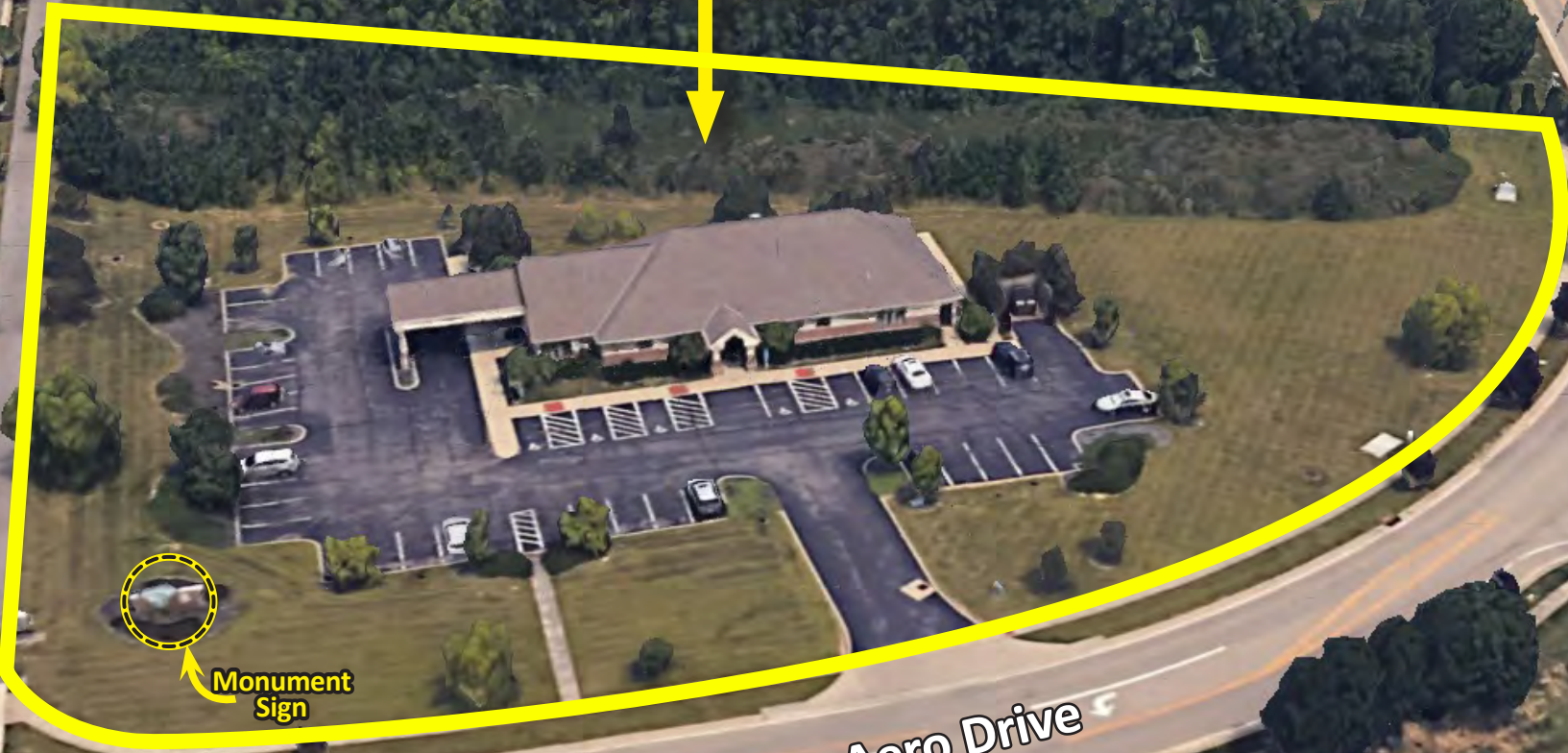
4201 Aero Drive, Mason, OH 45040



Available
5,337 SF/2.73 AC

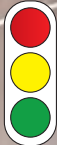


Tylersville Rd



Monument Sign

Aero Drive



Joshua M. Rothstein

josh@onsiteretailgroup.com
513.268.4453

Haleigh D. Jones

haleigh@onsiteretailgroup.com
513.924.5266

4201 Aero Drive, Mason, OH 45040



Summary Profile

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



Lat/Lon: 39.34/-84.2929

4201 Aero Dr Mason, OH 45040	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	4,893	58,358	144,054
2028 Projected Population	4,957	61,513	152,499
2020 Census Population	4,966	56,971	140,939
2010 Census Population	4,775	49,713	124,131
Projected Annual Growth 2023 to 2028	0.3%	1.1%	1.2%
Historical Annual Growth 2010 to 2023	0.2%	1.3%	1.2%
2023 Median Age	44.4	38.9	39.1
Households			
2023 Estimated Households	1,984	22,489	54,600
2028 Projected Households	2,020	23,825	57,806
2020 Census Households	1,991	21,690	52,577
2010 Census Households	1,880	18,787	46,074
Projected Annual Growth 2023 to 2028	0.4%	1.2%	1.2%
Historical Annual Growth 2010 to 2023	0.4%	1.5%	1.4%
Race and Ethnicity			
2023 Estimated White	74.0%	74.2%	77.1%
2023 Estimated Black or African American	4.4%	4.3%	4.8%
2023 Estimated Asian or Pacific Islander	16.6%	16.0%	12.4%
2023 Estimated American Indian or Native Alaskan	-	0.1%	0.1%
2023 Estimated Other Races	4.9%	5.4%	5.5%
2023 Estimated Hispanic	4.2%	4.5%	4.5%
Income			
2023 Estimated Average Household Income	\$182,291	\$166,722	\$166,824
2023 Estimated Median Household Income	\$124,438	\$123,709	\$127,021
2023 Estimated Per Capita Income	\$73,933	\$64,308	\$63,284
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.5%	1.2%	1.3%
2023 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.1%	2.1%
2023 Estimated High School Graduate	16.9%	16.7%	18.5%
2023 Estimated Some College	11.3%	12.3%	13.6%
2023 Estimated Associates Degree Only	6.1%	7.4%	6.8%
2023 Estimated Bachelors Degree Only	37.2%	36.0%	34.3%
2023 Estimated Graduate Degree	25.7%	24.3%	23.5%
Business			
2023 Estimated Total Businesses	195	2,162	4,565
2023 Estimated Total Employees	7,674	38,939	69,753
2023 Estimated Employee Population per Business	39.4	18.0	15.3
2023 Estimated Residential Population per Business	25.1	27.0	31.6