

RENNER POINTE

Available 1/1/2025

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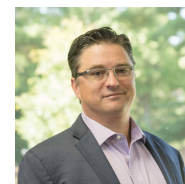
For Lease \$19/Sq. Ft.

1,400 & 2,800 Sq. Ft.



Restaurant, Retail, or Medical

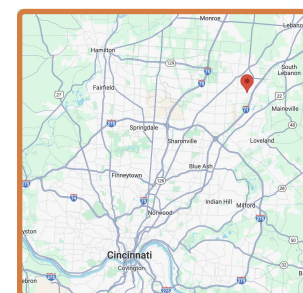
Todd Vollmer



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4200 Aero Drive
Mason, OH, 45040

FEATURES

- The Western Row interchange is completed
- Two signalized access points with outstanding visibility in the very desirable Mason-West Chester market
- The site is located directly across from the Lenscrafters/Luxottica Corporate Headquarters
- Easy access to I-71, I-75, and I-275
- Very high residential and business growth in the trade area
- Co-tenants: Penn Station, Pink Rosé Nail and Spa, Donato's, Daylight Donuts, Tortilleria Garcia, Wok India, and Miami Valley Smiles

TRAFFIC COUNTS

Street/Intersection	VPD
I-71	102,590
Tylersville Road	29,108
Western Row Road	23,346

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	5,088	58,407	145,648
Daytime Population	9,897	69,412	148,671
Households	2,098	22,649	54,932
Average HH Income	\$145,534	\$145,718	\$150,648



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