

PIMLICO POINTE

TYLERSVILLE ROAD & FIRESIDE DRIVE,
DEERFIELD TWP, OH 45040 (WEST CHESTER/MASON AREA)



Ground Lease/Build-to-Suit/Space for Lease / Retail, Restaurant, Office or Medical

WE ARE
THE CENTER
OF RETAIL



Pimlico Pointe



Tylersville Road **20,808 VPD**



Developed By:

SILVERMAN
and
COMPANY, INC.

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RETAIL/OFFICE SPACE

1,200 - 15,000 SF

OUTLOTS

1.0 - 2.94 Acres

Ground Lease &

Build-to-suit Options

COMMENTS

- New development featuring 245 upscale residential apartments **(Now Leasing)**; located on the popular Tylersville Road corridor near the entrance to the Voice of America Park (VOA) which see's 800,000± visitors each year
- Multi-tenant lease & free standing ground lease opportunities
- New signalized traffic light at entrance
- Drive-thru's: Available for lease and permitted on all parcels **(Lot 1 - Non food)**
- Centrally located at the Mason/West Chester border
- One mile from from Exit 22 on I-75 and 3 miles from Exit 24 on I-71

NEIGHBORHOOD DEMOGRAPHICS



POPULATION

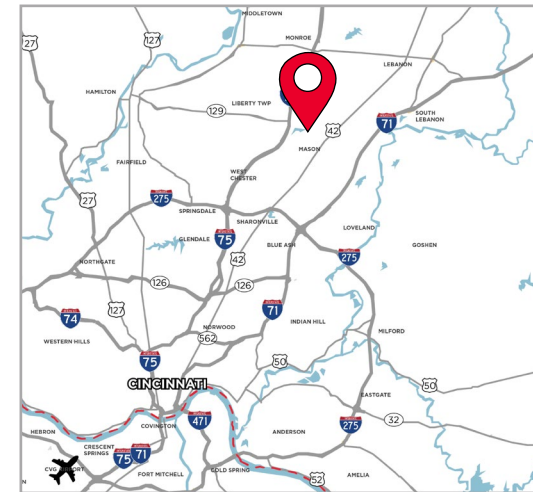


AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	8,656	\$145,907	5,536
3 Miles	64,546	\$166,041	50,822
5 Miles	148,569	\$158,094	117,339



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Example of small shop retail center with drive-thru

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Elevation Examples - Final Design Subject to Change



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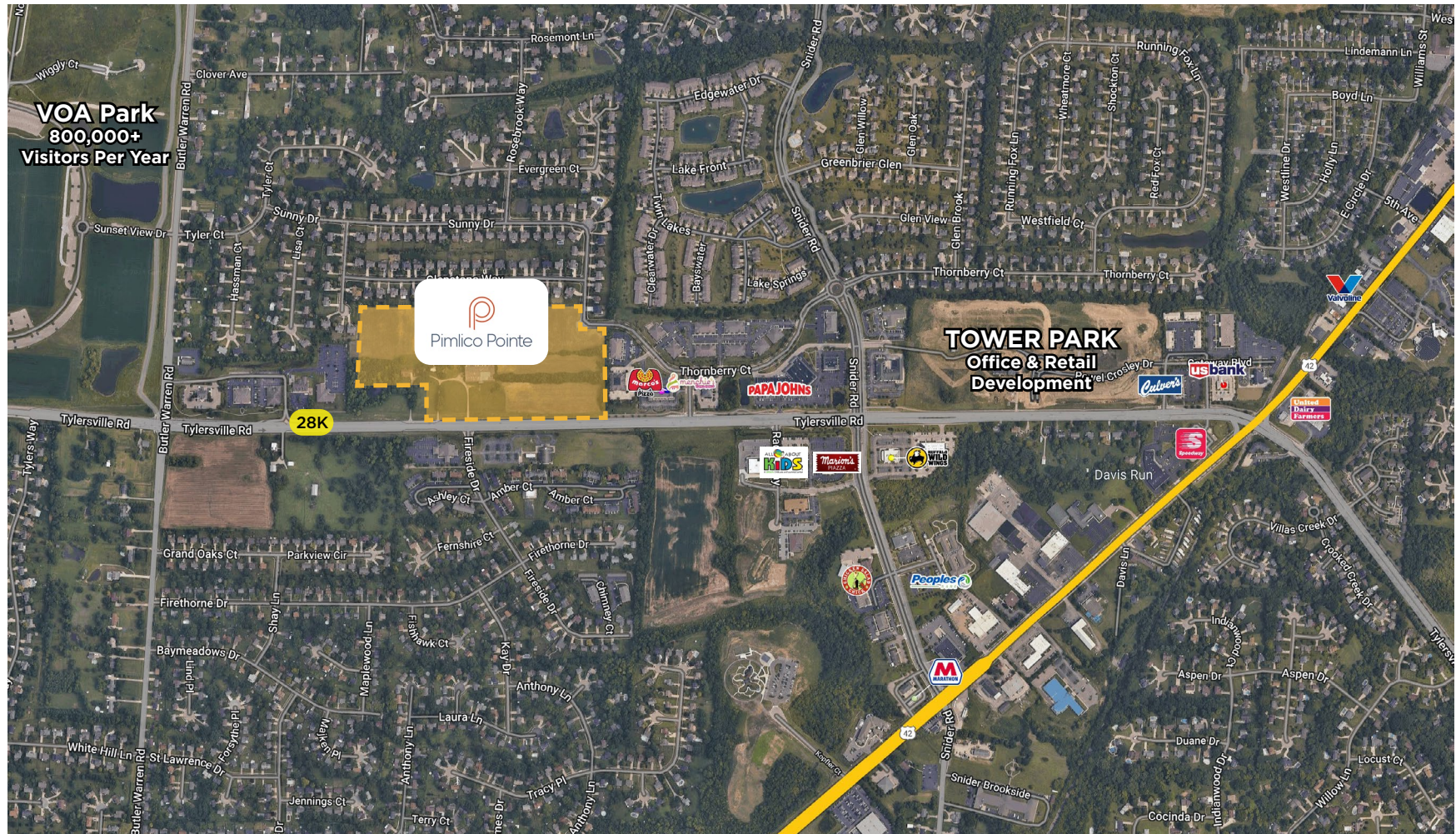
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Drone Aerials - September 2025



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