

# Land For Sale

# Deerfield Township



## FEATURES

- 1.52 acre corner at traffic light
- 336' fronting Mason-Montgomery Road and 185' fronting Irwin-Simpson Road
- Across from the new Deerfield Township Center
- Excellent site for retail, bank, office.
- All utilities available at site
- Sale price: \$1.25 million

## LOCATION

**8940 S. Mason-Montgomery Road**  
**NE corner of Mason-Montgomery Road**  
**and Irwin Simpson Road**  
**Deerfield Township, OH 45040**

<b>Demographics:</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
Population:	2,434	66,339	144,211
Households:	813	24,665	53,185
Avg. HH Income:	\$123,841	\$110,489	\$112,202

### **Traffic Counts:**

Mason-Montgomery Rd. S of Irwin-Simpson Rd. = 26,138 AADT 2005  
 Mason-Montgomery Rd. N of Fields Ertel Rd. = 33,144 AADT 2005

## CONTACT

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