

# The DISTRICT AT DEERFIELD

Parkway Drive, Mason, OH 45040



Developed By: **SILVERMAN and COMPANY, INC.**

## FOR LEASE

1,500 SF - 12,000 SF of Restaurant & Retail Space  
*Mixed-Use suburban development featuring luxury apartments & street-level retail*



*Now Open!*

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SIEVERMAN  
and COMPANY, INC. **reztark**

## About The District

The District at Deerfield is an integrated, mixed-use development on 28 acres in Deerfield Township – a thriving regional submarket of Cincinnati, Ohio – that offers a unique, pedestrian-friendly dining, retail and entertainment destination. A public/private partnership with Deerfield Township preserves open green space for active programming, creating a gathering space for the community.

Located at the corner of Mason Montgomery Road and Parkway Drive, the upscale, urban-style site design is uniquely positioned in the heart of one of the most highly traveled corridors in Greater Cincinnati.



**242**

Luxury  
Apartments  
NOW OPEN!



**120**

Additional  
Apartments  
Coming in  
Q2 2025



**85K**

Retail &  
Restaurant Space



**Green**

Space & Walkable  
Environment



# The DISTRICT AT DEERFIELD

The District at Deerfield will be a premier regional dining/entertainment destination located in Deerfield Township. Coupled with its mix of boutique retailers, authentic cuisine and active green space, the development's upscale site design brings urban character to an affluent, heavily traveled regional hub.



1,500 - 12,000 SF of retail/restaurant space + ample patio seating



Join some of the region's top premier venues including: Fifty West Brewing (*Opened August 2024*), The Eagle, Bakersfield, 101 Beer Kitchen and Pins Mechanical (*Opening Q2 2025*)



Featuring boutique retailers, authentic cuisine and an outdoor entertainment venue



Suburban convenience with urban amenities



Easily accessible to thousands of residential units, hotels, shops and restaurants with well-maintained sidewalks, crosswalks, and pedestrian signals to enhance safety and convenience



Located on one of the most highly traveled corridor's in Greater Cincinnati, Mason-Montgomery Road (35k VPD) with immediate proximity to I-71, residential, employment and hotels

## Future PINS Mechanical - Opening Q2 2025



## Future The Eagle & Bakersfield - Opening Q2 2025



## 50 West Patio - Opened August 2024





# AERIAL - AUGUST 2024



NOW OPEN



Wilkens Boulevard



P



BAKERSFIELD



Parkway Drive

MASON-MONTGOMERY ROAD  
←





12,014 SF

2,508 SF



**BAKERSFIELD**  
TACOS TEQUILA MEXICO



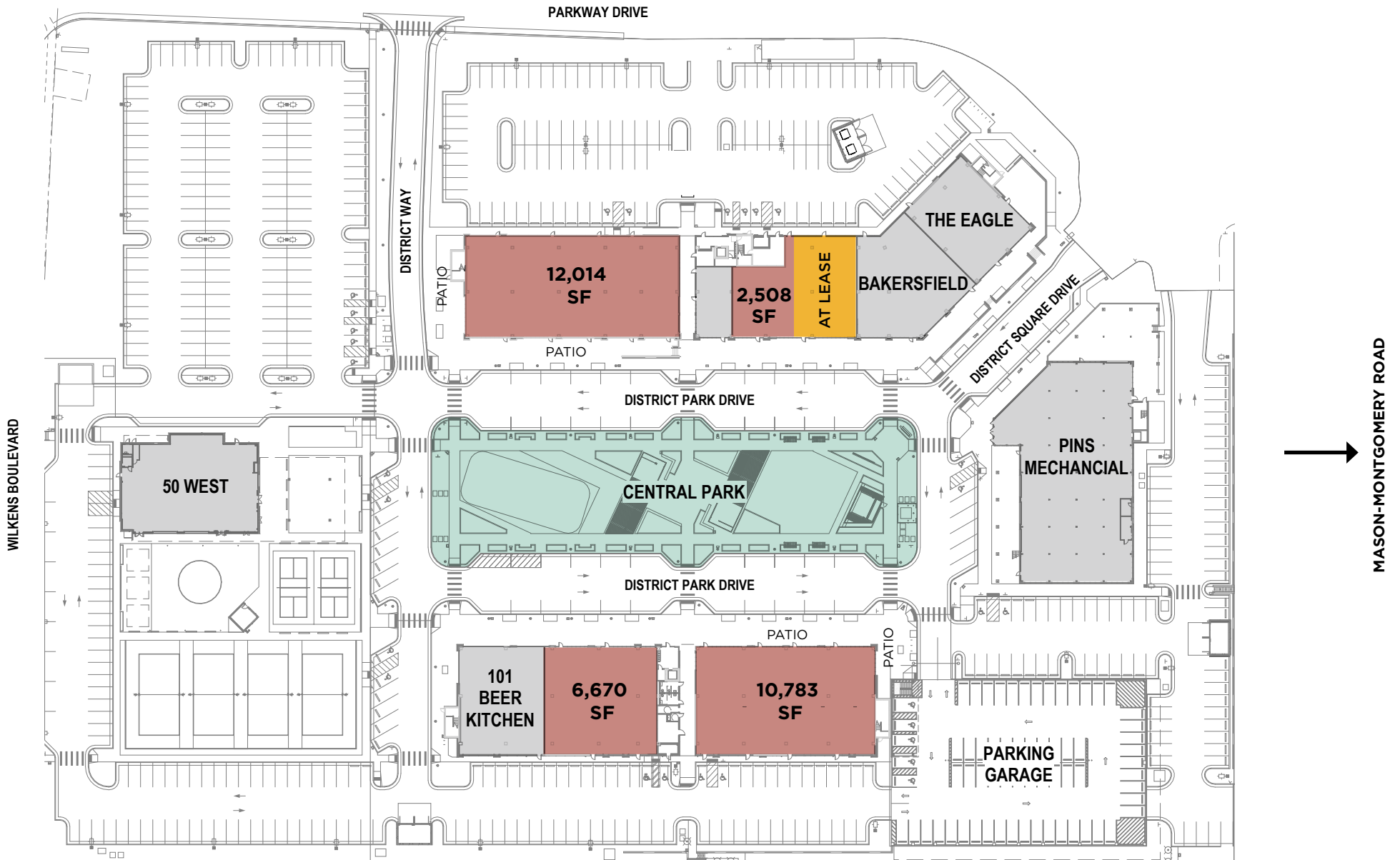
6,670 SF

10,783 SF





# DEVELOPMENT SITE PLAN

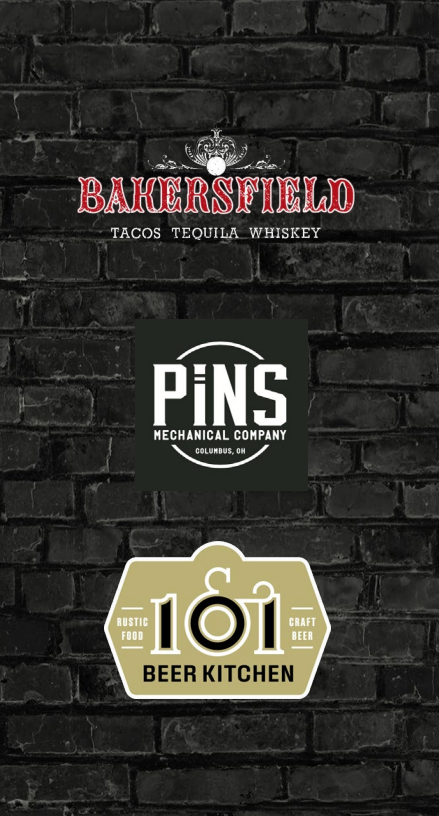






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BAKERSFIELD  
TACOS TEQUILA WHISKEY

PINS  
MECHANICAL COMPANY  
COLUMBUS, OH

RUSTIC FOOD CRAFT BEER  
101  
BEER KITCHEN



SILVERMAN  
and COMPANY, INC.

reztark





# GETTING TO KNOW DEERFIELD TOWNSHIP

Deerfield Township is the primary economic driver for Warren County. Over 1,000 companies employing over 23,000 employees call Deerfield home. With a daytime population of over 150,000, Deerfield offers many local amenities, a bustling shopping district and a lively entertainment area for all who enjoy the live, work, shop, learn and play lifestyle.

	1 Mile	3 Mile	5 Mile
Population	7,092	68,765	150,320
Avg Income	\$201,163	\$158,680	\$155,439
Daytime Demos	16,672	98,003	237,420
Total Housing Units	2,935	28,917	61,761



**4.3 MSF**

Retail Space  
Nearby



**119k**

Labor Force Pop.  
In a 5 Mile Radius



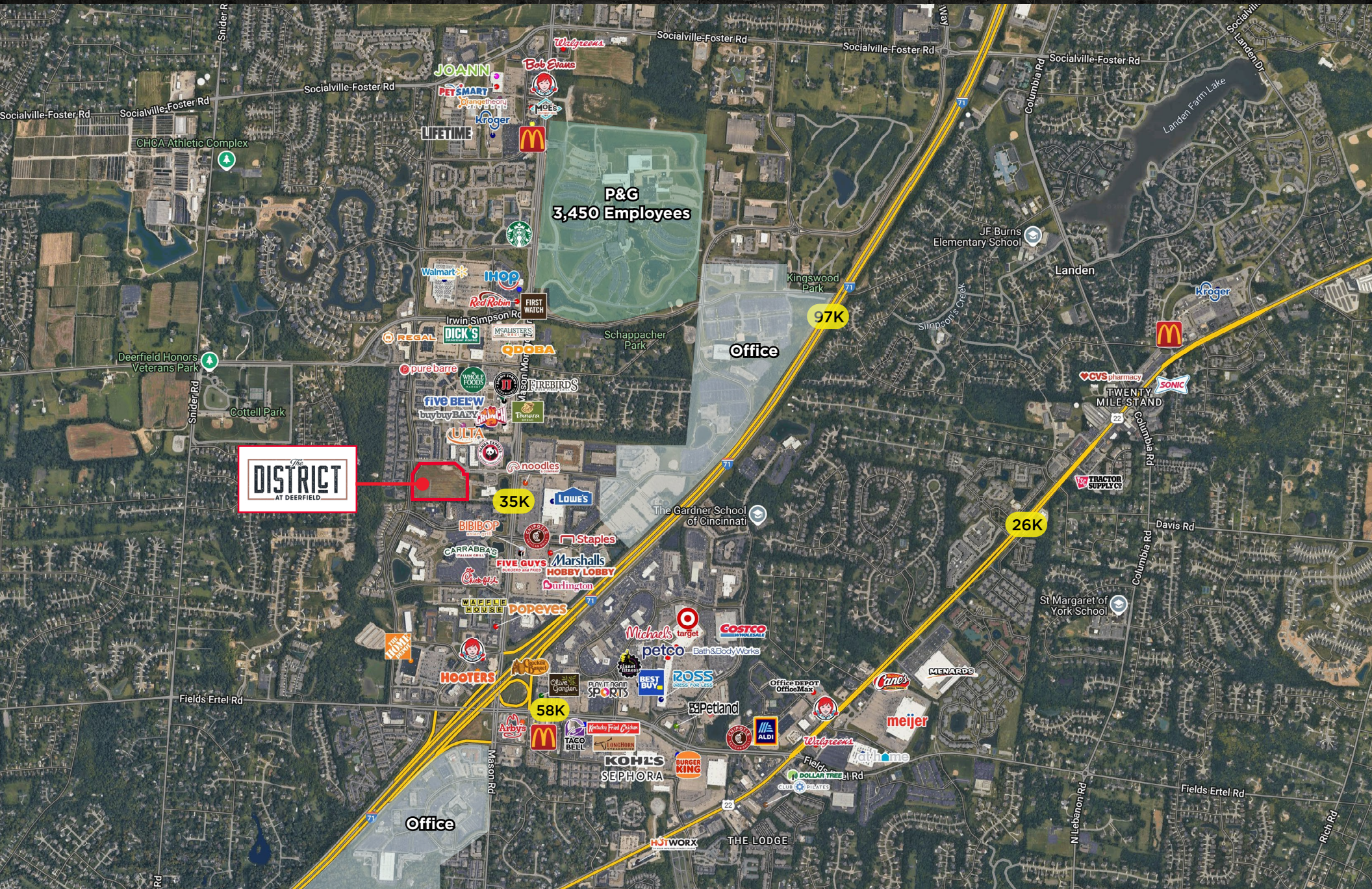
**3.0 MSF**

Office Space  
Nearby





# DEERFIELD TOWNSHIP AERIAL



The  
**DISTRICT**  
AT DEERFIELD

**P&G**  
3,450 Employees

Office

Office

THE LODGE



*The*  
**DISTRICT**  
AT DEERFIELD

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