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# FREESTANDING BUILDING



## 3,130 SQ FT FORMER BANK LEASE/GROUND LEASE

### FEATURES

- 19 Parking spaces / 6.07 ratio
- Catch traffic in and out of Loveland/Symmes Twp - extremely high traffic counts and only half a mile to Interstate 275
- High population and income demographics make this the perfect location for all types of businesses - including restaurants, retail, banks, office, medical, or even a hotel
- Nearby retailers include Chipotle, Starbucks, Body Alive, Wendy's, Skyline, Tropical Smoothie Cafe, Taco Bell, Arby's, Dollar Tree, Mike's Carwash, Walgreens, CVS, and more

### TRAFFIC COUNTS

Street/Intersection	VPD
Loveland Madeira Road	25,000
I-275	99,889

### DEMOGRAPHICS

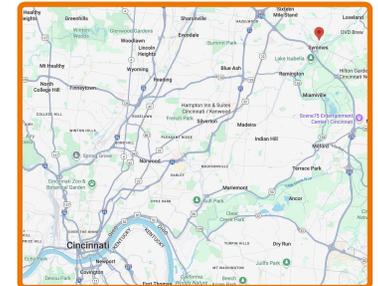
	Radius 1 Mile	3 Mile	5 Mile
Population	5,571	46,397	121,068
Daytime Population	4,492	47,724	147,529
Households	2,103	17,684	46,443
Average HH Income	\$185,266	\$181,565	\$175,743

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