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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

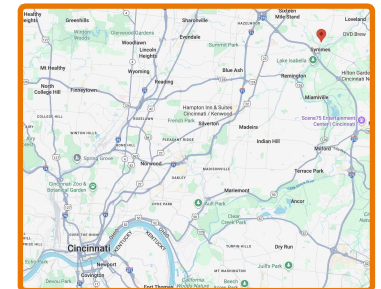
	Radius	1 Mile	3 Mile	5 Mile
Population		5,571	46,397	121,068
Daytime Population		4,492	47,724	147,529
Households		2,103	17,684	46,443
Average HH Income		\$185,266	\$181,565	\$175,743

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Loveland, OH 45140

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TRADE AREA

FREESTANDING LOVELAND MADEIRA BUILDING

3,130 Sq Ft For Lease



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LOVELAND MADEIRA CORRIDOR REVITALIZATION

The city of Loveland has been awarded \$4.6 million to enhance the Loveland Madeira Corridor with pedestrian and multi-use infrastructure, streetscape improvements, a grass-centered median, and a roundabout providing access to an 8.35-acre parcel of land (Chestnut Site) for future development. The roundabout will replace the intersection where Valleyview Lane dead-ends into Loveland Madeira Road and will add a fourth spur extending Valleyview Lane east toward the CSX rail line. The city has committed \$8.6 million to develop the land, currently zoned for mixed-use industrial, however, the Comprehensive Plan offers various options for the site, including commercial retail, office park, or flex office/industrial. The total project is expected to cost upwards of \$12.9 million.

NEW DEVELOPMENTS

FREESTANDING LOVELAND MADEIRA BUILDING

3,130 Sq Ft For Lease



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2025 Demographics

10600 Loveland Madeira Rd, Loveland, Ohio,
Rings: 1, 3, 5 mile radii

Latitude: 39.25226
Longitude: -84.29625

Population	1 mile	3 miles	5 miles
2025 Total Population	5,571	46,397	121,068
2030 Total Population	5,521	46,800	123,138
2025-2030 Population: Annual Growth Rate	-0.18%	0.17%	0.34%
2025 Total Daytime Population	4,492	47,724	147,529
2025 Female Population	2,717	23,452	61,048
2025 Male Population	2,854	22,945	60,020
2025 Median Age	40.0	41.4	41.4
Households	1 mile	3 miles	5 miles
2025 Total Households	2,103	17,684	46,443
2030 Total Households	2,087	17,859	47,446
2025-2030 Households: Annual Growth Rate	-0.15%	0.20%	0.43%
2025 Average Household Size	2.65	2.60	2.57
Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$185,266	\$181,565	\$175,743
2030 Average Household Income	\$205,757	\$202,947	\$196,781
2025 Median Household Income	\$122,743	\$126,117	\$124,016
2030 Median Household Income	\$151,552	\$151,872	\$144,897
2025-2030 Median Household Income: Annual Growth	4.31%	3.79%	3.16%
2025 Per Capita Income	\$71,817	\$69,452	\$67,810
2030 Per Capita Income	\$79,840	\$77,752	\$76,273
2025-2030 Per Capita Income: Annual Growth Rate	2.14%	2.28%	2.38%
Home Value	1 mile	3 miles	5 miles
2025 Average Home Value	\$463,406	\$440,286	\$412,660
2030 Average Home Value	\$568,368	\$553,722	\$541,467
2025 Median Home Value	\$463,406	\$440,286	\$412,660
2030 Median Home Value	\$508,013	\$495,755	\$469,697
Race	1 mile	3 miles	5 miles
Diversity Index	30.1	38.2	42.5
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	5	137	541
9-12th Grade/No Diploma	22	393	1,420
High School Diploma	408	3,943	11,123
GED/Alternative Credential	109	451	1,358
Some College/No Degree	427	3,975	10,191
Associate's Degree	312	2,314	6,059
Bachelor's Degree	1,483	11,398	29,546
Graduate/Professional Degree	1,007	9,097	23,154
Educational Attainment Base	3,773	31,708	83,392
Business Summary	1 mile	3 miles	5 miles
Total Businesses	206	1,978	6,718
Total Employees	1,579	25,583	91,755
Total (SIC01-99) Sales (\$000)	\$283,424,209	\$4,552,102,462	\$18,955,335,282
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2025 Annual Budget Expenditures	\$329,158,974	\$2,702,897,508	\$6,891,879,374
2030 Annual Budget Expenditures	\$363,192,788	\$3,051,631,550	\$7,882,505,449
2025 Retail Goods	\$13,523,856	\$110,945,987	\$282,173,736
2030 Retail Goods	\$116,792,250	\$983,199,306	\$2,553,089,089