

FOR LEASE

3284 Montgomery Road Loveland, OH 45140



NAI Bergman

Office | 1,245 SF

- Available For Lease
- Former Dental Office
- Multiple Private Offices
- Private Entrances
- Building and Monument Signage
- Abundant Parking
- Approximately 30,000 +/- VPD
- Tremendous Visibility on Montgomery Road
- Ideal location for Endodontist, Periodontist, Oral Surgery, Prosthodontists

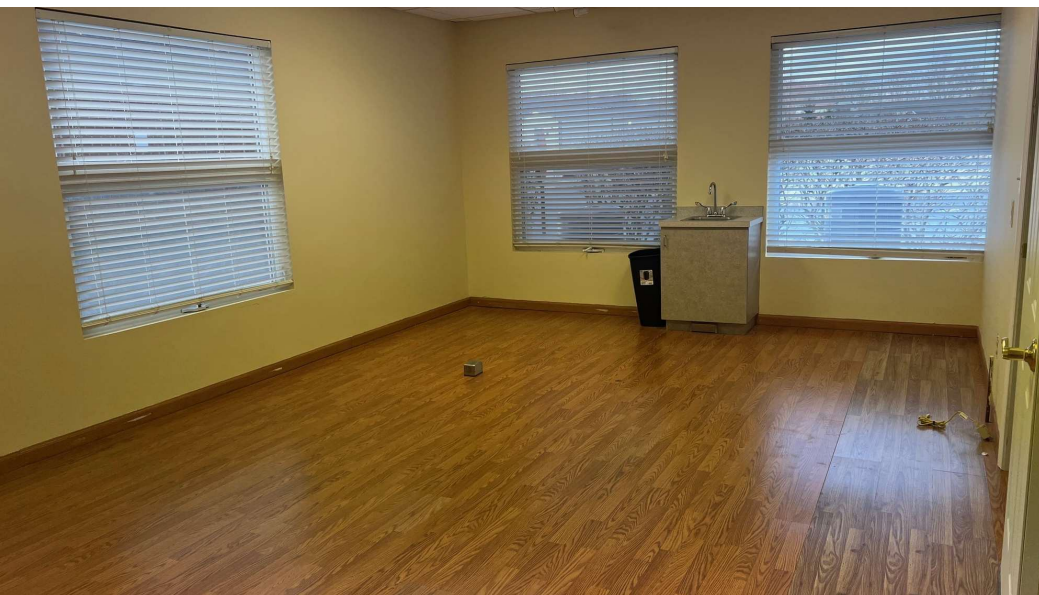


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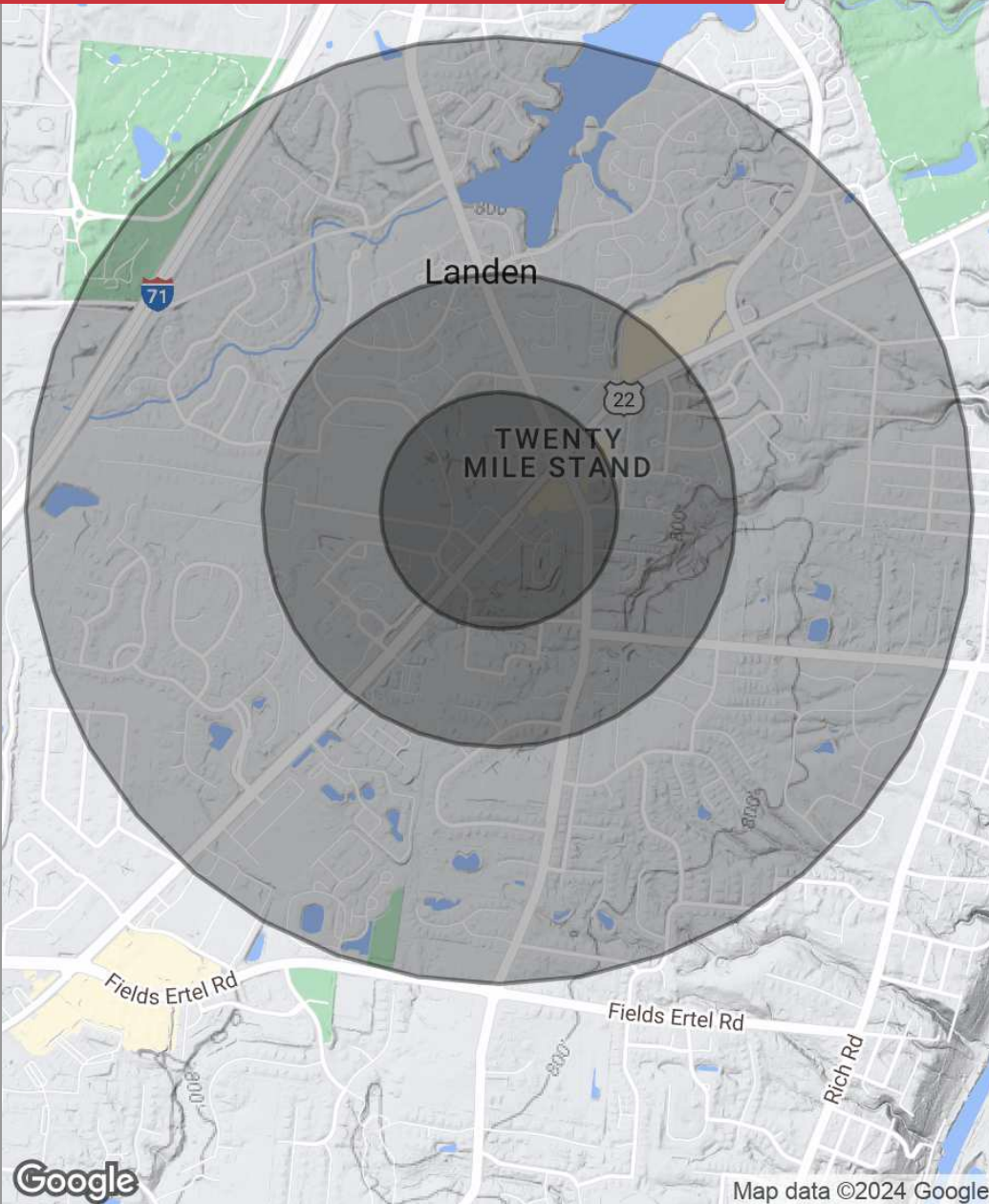
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	716	2,724	9,551
Median age	32.6	35.6	38.4
Median age (male)	31.9	33.7	38.1
Median age (Female)	34.1	36.2	37.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	249	1,058	3,975
# of persons per HH	2.9	2.6	2.4
Average HH income	\$123,694	\$107,161	\$103,599
Average house value	\$237,837	\$223,537	\$236,028

* Demographic data derived from 2020 ACS - US Census

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