

FOR LEASE

RETAIL SPACE | \$21.00 SF/YEAR (MODIFIED GROSS)

920 LOVELAND MADEIRA ROAD, LOVELAND, OH 45140

The image shows the exterior of a Marco's Pizza restaurant. The building has a white facade with stone pillars and a dark brown roof. The sign above the entrance reads "Marco's Pizza" in red, with a pizza slice icon above the 'o' in "Marco's". The entrance features large glass windows and doors. One window has "Eat In Carry Out" written on it. The parking lot in front is paved and has white lines. The background shows a street with trees and other buildings under a blue sky with clouds.

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The logo for 3CRE, featuring the letters "3CRE" in a stylized, bold font. The "3" is large and the "CRE" is smaller. Above the "3" is a small icon of a building with a roof.

PROPERTY OVERVIEW:

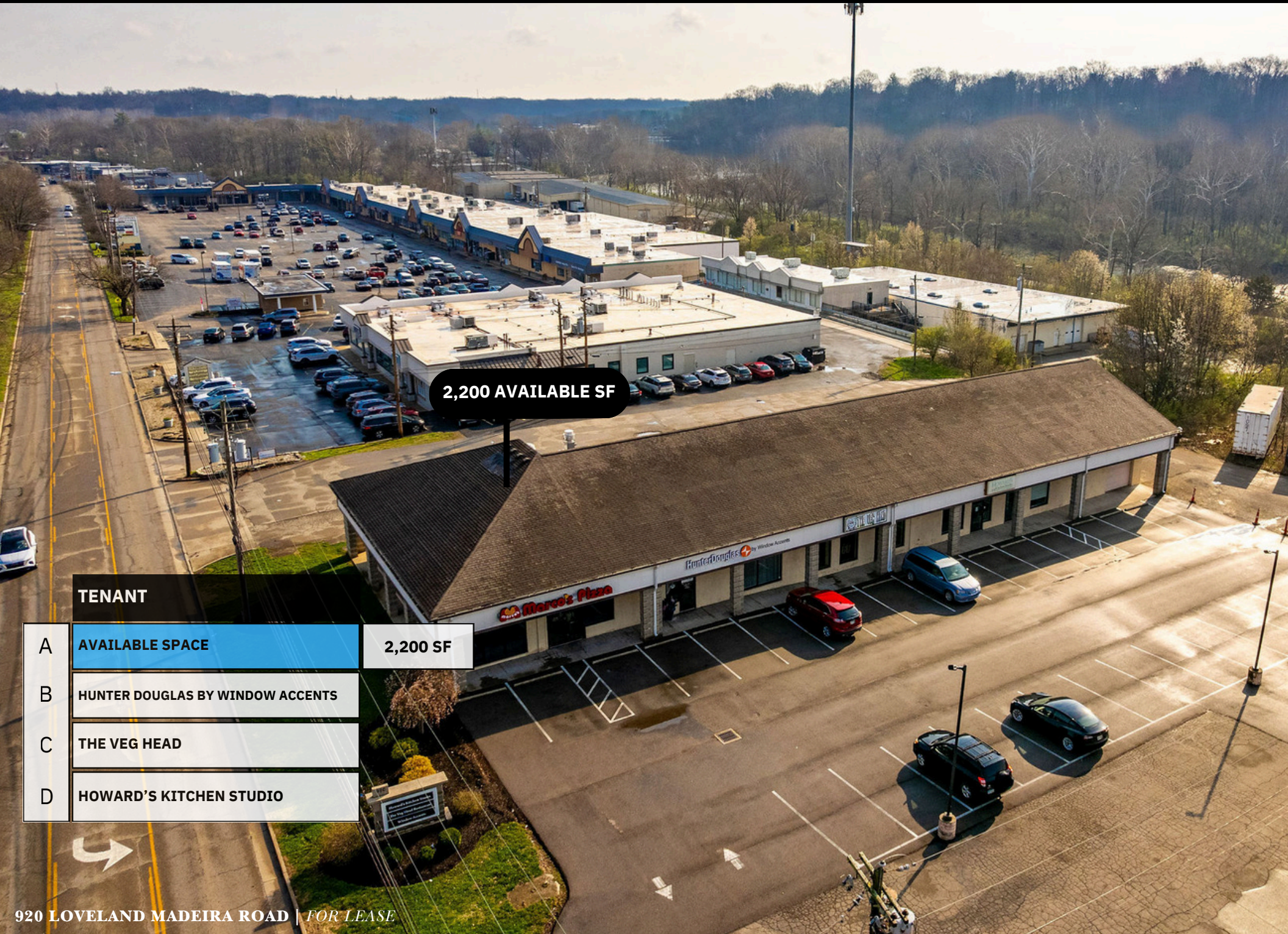
3CRE is pleased to present a 2,200-square-foot second-generation restaurant space at 920 Loveland Madeira Road, offered at \$21/SF under a modified gross lease structure. The space is well-equipped for food service operations, featuring existing improvements including a walk-in cooler and conveyor ovens, allowing for a seamless transition for restaurant users. An equipment rental fee applies based on tenant needs, providing flexibility for a variety of concepts.

Strategically positioned with immediate access to I-275, the property offers excellent connectivity for both customers and staff. The surrounding area benefits from strong traffic patterns and a well-established retail corridor, making it an ideal location for operators seeking visibility and convenience in a growing and accessible market.

PROPERTY FEATURES:

- 2,200 SqFt Endcap Space Available
- Lease Rate: \$21/SF/ Modified Gross
- Second Generation Restaurant Space
- Neighborhood Shopping Center
- Additional equipment rental fee (if needed)
- Monument Signage
- Strong Retail Expenditure and Demographics
- Close proximity to I-275 and children's education center



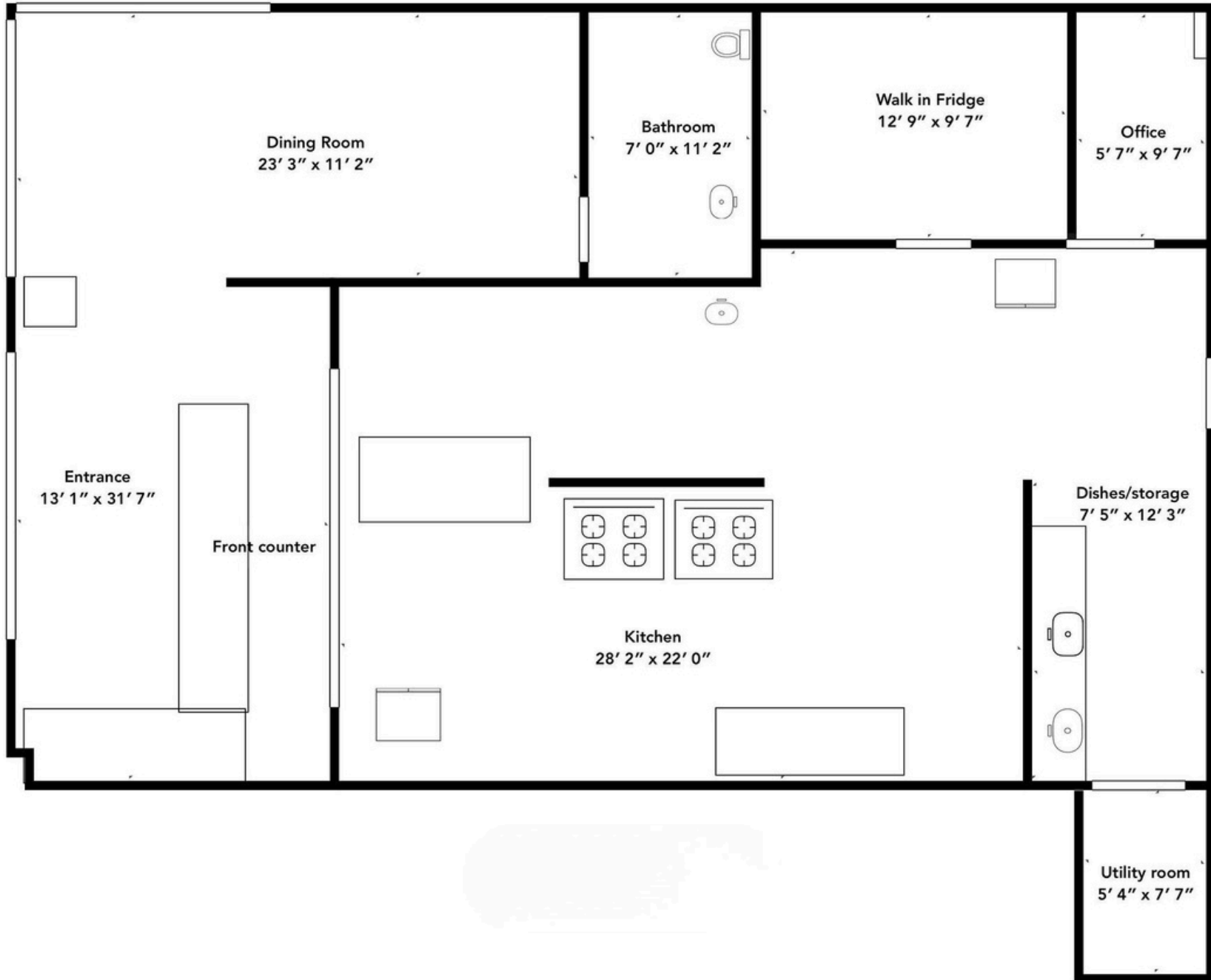


2,200 AVAILABLE SF

TENANT

A	AVAILABLE SPACE	2,200 SF
B	HUNTER DOUGLAS BY WINDOW ACCENTS	
C	THE VEG HEAD	
D	HOWARD'S KITCHEN STUDIO	

Space Available | 2,200 SqFt











Loveland Madeira Rd



	1 MILE	3 MILE	5 MILE
POPULATION	7,819	45,756	110,472
AVERAGE HOUSEHOLD INCOME	\$125,545	\$152,269	\$146,410
NUMBER OF HOUSEHOLDS	3,018	17,331	42,070
MEDIAN AGE	38.6	41.5	41.8
TOTAL BUSINESSES	402	1,784	6,358
TOTAL EMPLOYEES	2,771	13,674	62,261

Cincinnati

OHIO



METRO AREA STATISTICS

2.27 MM
POPULATION

81K
HOUSEHOLD
INCOME

3.6%
UNEMPLOYMENT

FORTUNE 500

NO. 27 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 118 - *GE AEROSPACE*

NO. 310 - *WESTERN & SOUTHERN*

NO. 320 - *FIFTH THIRD*

NO. 371 - *CINCINNATI FINANCIAL*

NO. 427 - *CINTAS*

NO. 460 - *AMERICAN FINANCIAL*

CINCINNATI ACCOLADES

Best City for Young Professionals

Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.

Ranked #18 - U.S. News & World Report (2023)

Best Mid-Size City for Job Growth

Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche

- Niche (2024)

Cincinnati Children's ranked #1

Children's Hospital

- US News & World Report



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LEARN MORE



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