

RETAIL/FLEX BUILDING FOR SALE OR LEASE

1616 OH-28

Loveland, Ohio, 45140



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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

SALE PRICE:	\$1,700,000 (\$133/SF)
LEASE RATE:	\$12.00 PSF + NNN
2 BUILDINGS:	11,544 & 1,240 SF
LAND AREA:	2.0 acres
YEAR BUILT:	2016
ZONING:	B-2 (General Business District)

FEATURES

- Building is currently utilized as a shooting range
- Solid construction (2016)
- Excellent visibility from State Route 28
- Easily reconfigured for multi-tenant use
- Rear loading dock can be added
- Building is expandable
- Growing market
- Strong traffic count



MAIN BUILDING



OUT BUILDING HIGHLIGHTS

- Updated classroom layout
- Storage / Workshop space
- 220 V 3 Phase Power
- Bathroom

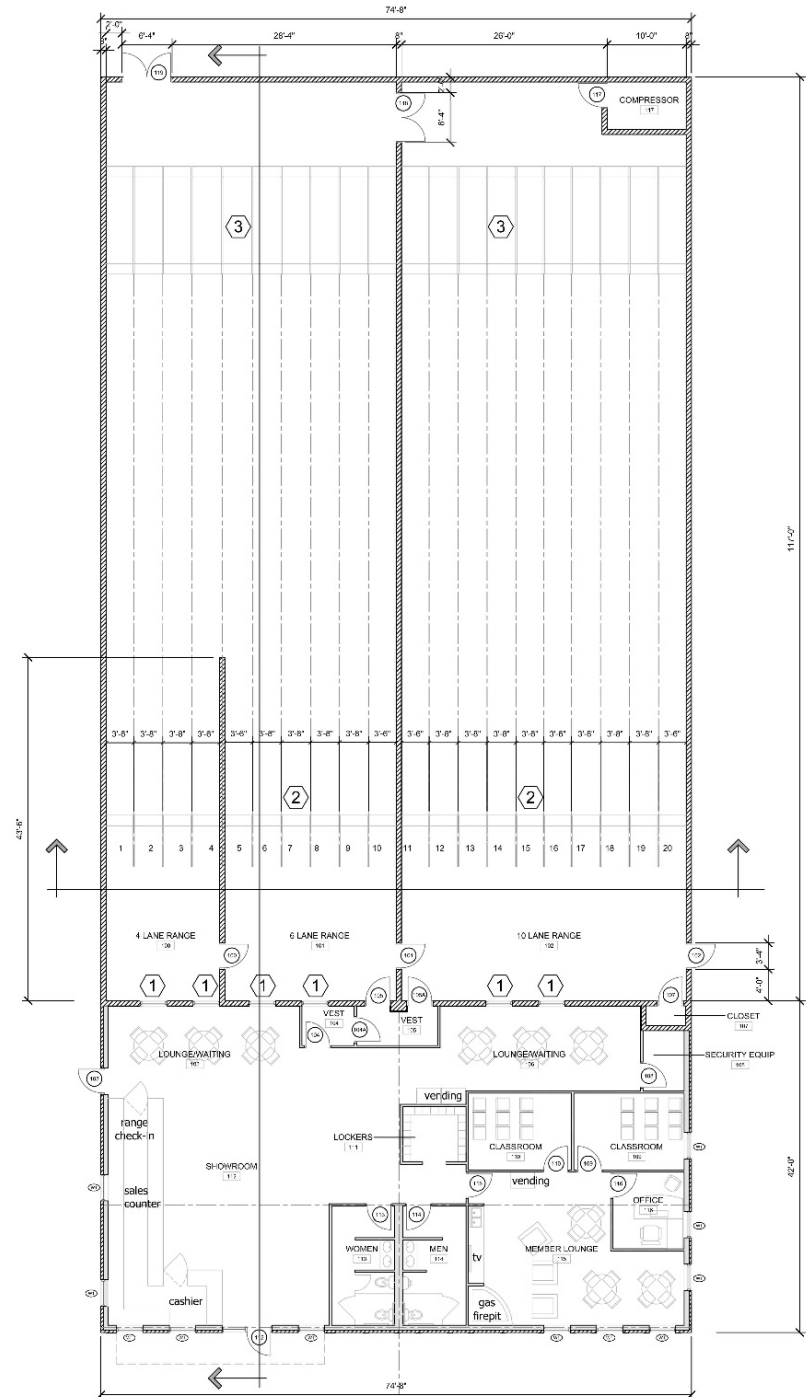
FACT SHEET

1616 OH-28, LOVELAND, OH 45140

Main Building : 11,544 SF	Restrooms: 1 men's, 1 woman's
Out Building: 1,240 SF	Sprinklers: No
Both Buildings Total: 12,784 SF	Heating: 2 - 4,000 BTU Burners
Land: 2.0 Acres	Air Conditioning: Throughout
Zoning: B-2	Lighting: Varies
Access to Expressways: I-275, Exit 57 (9 mins/4.7 miles)	Outside Security Lighting: Yes
Year Built: 2016	Windows: Yes
Construction: Masonry, brick and block	Electrical Service: 240 V 3 Phase
Building Dimensions: 74' x 156'	Gas & Electric: Duke
Column Spacing: No Columns	Water & Sewer: Clermont County
Floor: Concrete	Parcel ID: 112203A018
Roof: Rubber	Annual Taxes: \$19,291.40
Ceiling Height: 16'	Annual Rental Rate: \$12.00 PSF NNN
Loading Facilities: 1 knockout door for dock	Est. Operating Expenses: \$2.00 PSF
Ventilation Fans: Yes	Sale Price: \$1,700,000 (\$133/SF)
Parking: +/- 40 spots	

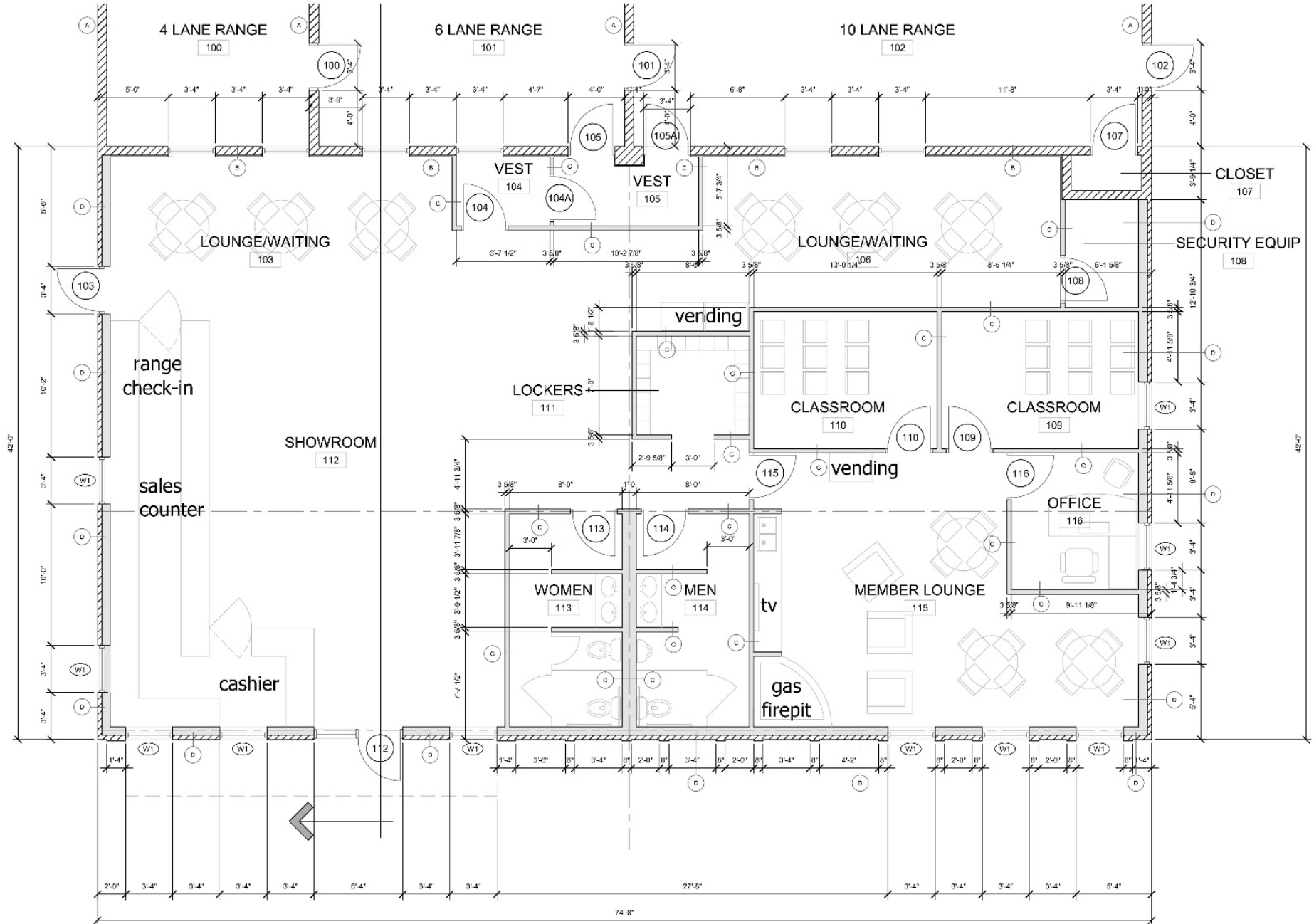
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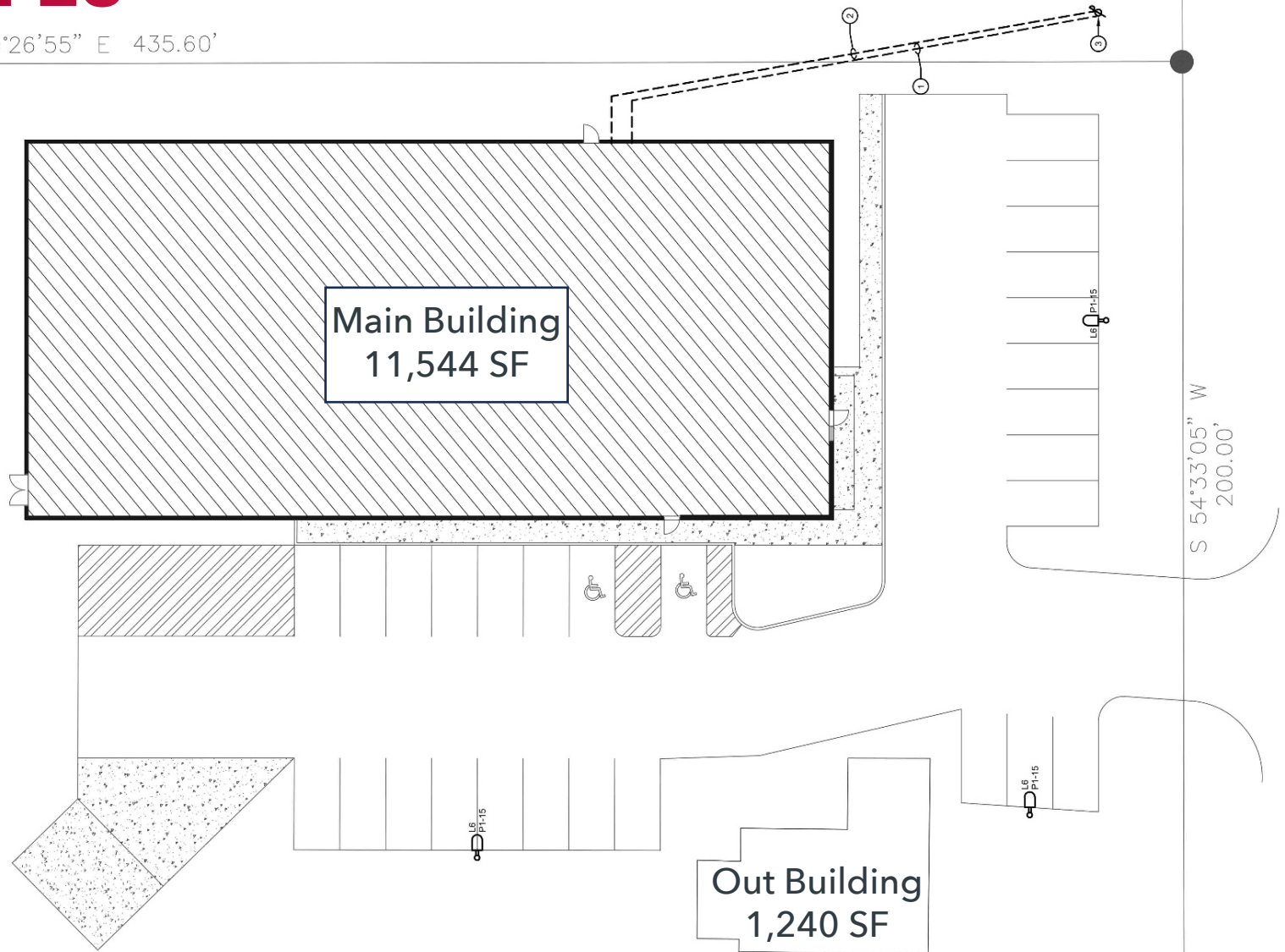
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RETAIL/FLEX BUILDING FOR SALE OR LEASE

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S 35°26'55" E 435.60'



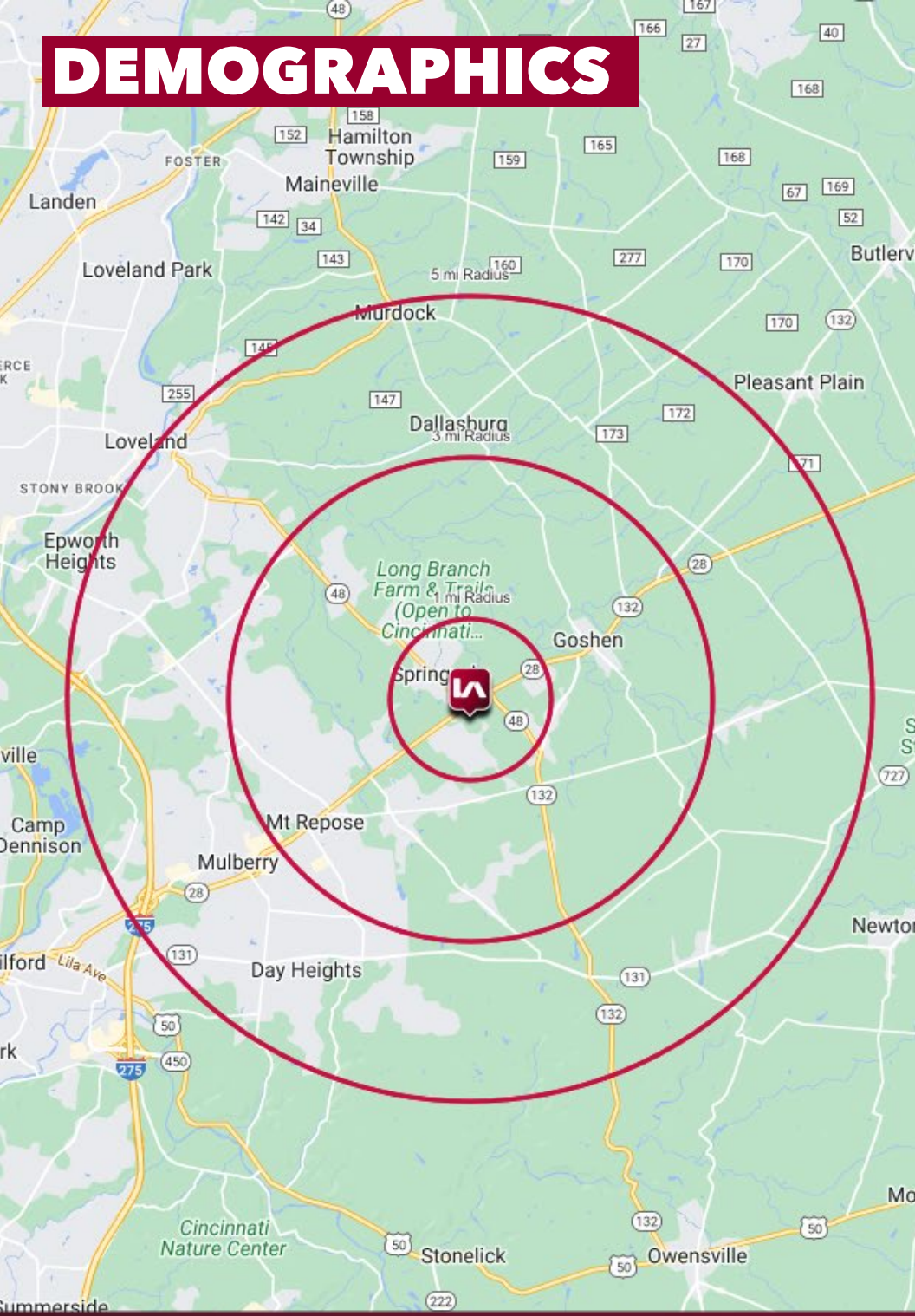
435.60' N 35°26'55" W

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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2023 Estimated Population	4,313	25,373	62,022
2028 Projected Population	4,380	25,567	62,865
2020 Census Population	4,265	25,253	61,415
2010 Census Population	4,082	24,116	57,702
Projected Annual Growth 2023 to 2028	0.3%	0.2%	0.3%
Historical Annual Growth 2010 to 2023	0.4%	0.4%	0.6%
HOUSEHOLDS			
2023 Estimated Households	1,634	9,439	23,396
2028 Projected Households	1,677	9,611	23,966
2020 Census Households	1,594	9,276	22,860
2010 Census Households	1,482	8,544	20,791
Projected Annual Growth 2023 to 2028	0.5%	0.4%	0.5%
Historical Annual Growth 2010 to 2023	0.8%	0.8%	1.0%
AGE			
2023 Est. Population Under 10 Years	13.7%	13.5%	12.0%
2023 Est. Population 10 to 19 Years	13.0%	14.1%	14.3%
2023 Est. Population 20 to 29 Years	15.2%	11.0%	9.4%
2023 Est. Population 30 to 44 Years	21.1%	21.3%	19.2%
2023 Est. Population 45 to 59 Years	16.3%	19.0%	20.4%
2023 Est. Population 60 to 74 Years	15.8%	16.5%	18.3%
2023 Est. Population 75 Years or Over	5.0%	4.7%	6.3%
2023 Est. Median Age	34.9	37.6	41.0
MARITAL STATUS & GENDER			
2023 Est. Male Population	49.0%	50.0%	49.8%
2023 Est. Female Population	51.0%	50.0%	50.2%
2023 Est. Never Married	25.3%	25.2%	24.1%
2023 Est. Now Married	50.4%	53.4%	55.2%
2023 Est. Separated or Divorced	18.7%	15.5%	14.1%
2023 Est. Widowed	5.6%	5.9%	6.6%
INCOME			
2023 Est. HH Income \$200,000 or More	3.2%	12.6%	16.9%
2023 Est. HH Income \$150,000 to \$199,999	13.4%	11.2%	12.3%
2023 Est. HH Income \$100,000 to \$149,999	10.3%	18.2%	18.1%
2023 Est. HH Income \$75,000 to \$99,999	13.7%	14.3%	13.5%
2023 Est. HH Income \$50,000 to \$74,999	19.5%	17.0%	15.2%
2023 Est. HH Income \$35,000 to \$49,999	11.7%	7.5%	7.6%
2023 Est. HH Income \$25,000 to \$34,999	9.1%	7.1%	6.2%
2023 Est. HH Income \$15,000 to \$24,999	7.7%	5.7%	5.0%
2023 Est. HH Income Under \$15,000	11.4%	6.5%	5.2%
2023 Est. Average Household Income	\$85,474	\$124,496	\$135,348
2023 Est. Median Household Income	\$63,282	\$91,448	\$102,896
2023 Est. Per Capita Income	\$32,494	\$46,360	\$51,133
2023 Est. Total Businesses	86	460	1,204
2023 Est. Total Employees	548	3,690	9,409