



RATH EQUITY, LTD.

FREESTANDING RETAIL SPACE FOR SALE OR LEASE

CONSISTS OF A FREESTANDING
RETAIL SPACE ON 0.96 AC

5615 LEE LAVATI CT
MILFORD, OH 45150



STATE ROAD 131

PROPERTY OVERVIEW

5615 Lee Lavati Court presents an exceptional opportunity for retailers seeking a highly functional, freestanding building in the thriving Milford, Ohio market. This property offers a clean, efficient floorplan ideal for a wide range of retail or service-oriented users. The building features prominent frontage, a spacious open sales area, dedicated storage, and rear loading capabilities—making it well-suited for both traditional retail merchandising and flexible operational layouts. Its modern construction and strong visibility from surrounding roadways position it as a turnkey solution for businesses ready to establish or expand their regional presence.

The property is strategically located within a well-established commercial corridor serving Milford and the broader Clermont County consumer base. Its immediate surroundings include a healthy mix of national brands, local businesses, and residential neighborhoods that drive consistent daily traffic. Ample on-site parking and convenient access to major arterials enhance the site's accessibility for customers and employees alike.

PRICE
CONTACT BROKER

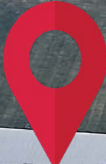
SQ FT
9,100

USE
Retail

PROPERTY HIGHLIGHTS

- >> Freestanding retail building ideal for single-tenant users seeking maximum visibility and brand presence
- >> Current layout provides a large open sales floor with existing storage and loading capabilities
- >> Strong local demographics with steady population growth and high daily consumer activity in the immediate trade area
- >> Convenient access to major roadways and regional connectors
- >> Ample on-site parking and efficient ingress/egress to support high-volume retail traffic

PROPERTY AERIAL



STATE ROAD 131

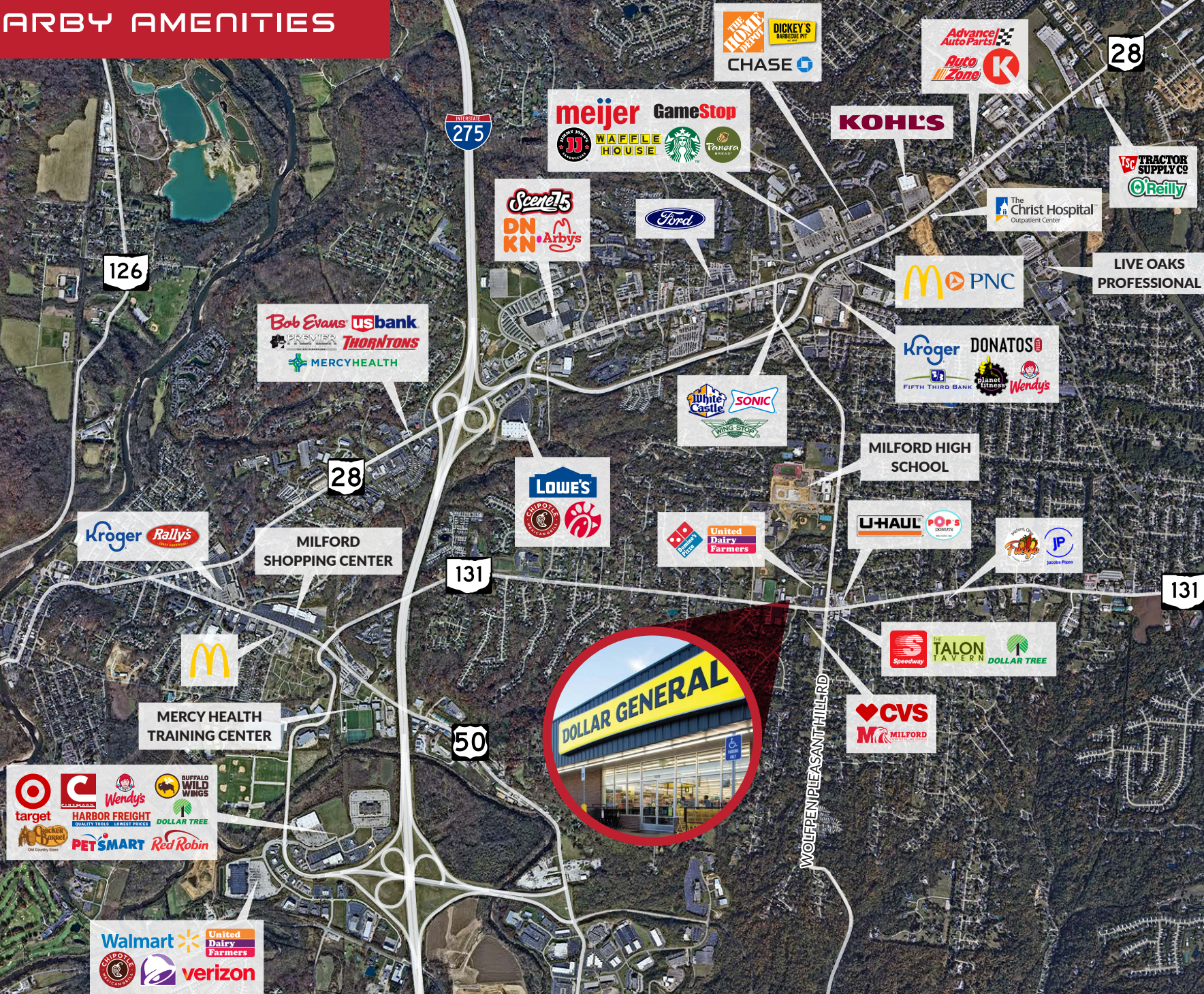
LEE LAVATI CT

WOLFEN-PLEASANT HILL RD

AUTUMN WYND LN



NEARBY AMENITIES



DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	7,753	38,162	75,318
Households	2,933	15,296	29,137
Families	2,187	10,193	20,494
Average Household Size	2.59	2.46	2.56
Owner Occupied Housing Units	2,490	11,658	23,421
Renter Occupied Housing Units	443	3,638	5,716
Median Age	43.4	41.8	41.8
Median Household Income	\$102,979	\$94,871	\$103,038
Average Household Income	\$132,045	\$125,642	\$137,497

2030 SUMMARY	1 MILE	3 MILE	5 MILE
Population	7,919	39,200	76,834
Households	3,030	15,896	30,127
Families	2,234	10,493	20,986
Average Household Size	2.57	2.44	2.52
Owner Occupied Housing Units	2,593	12,311	24,494
Renter Occupied Housing Units	437	3,585	5,633
Median Age	44.4	42.6	42.7
Median Household Income	\$122,976	\$109,036	\$118,370
Average Household Income	\$148,397	\$141,850	\$152,783



75,318
5-Mile
Population

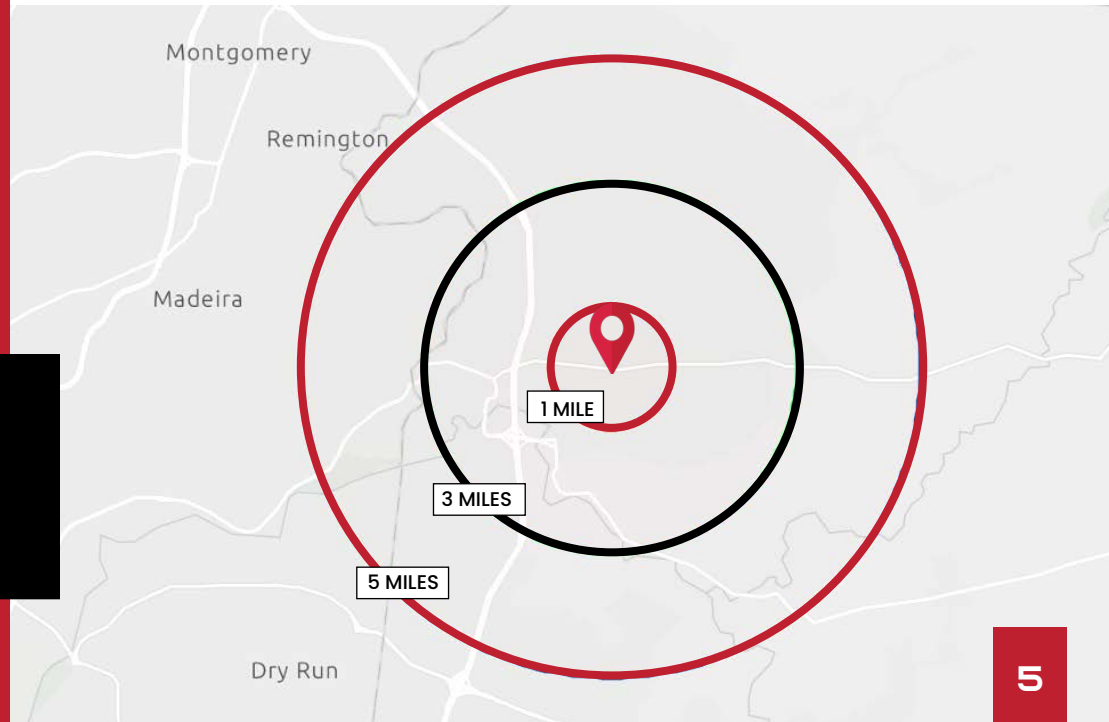
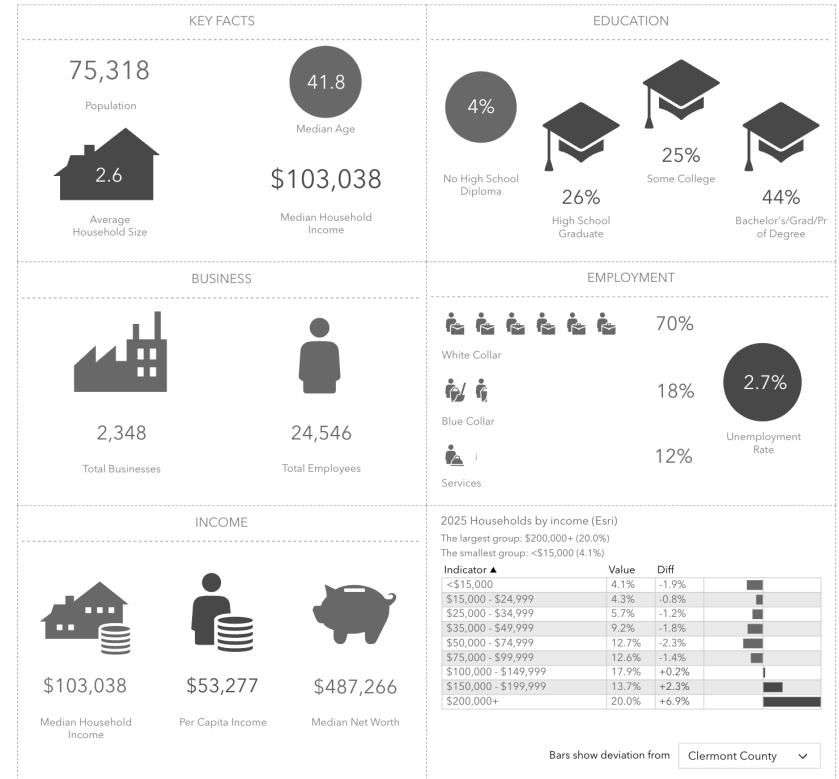


\$103,038
5-Mile Median
Household Income



29,137
5-Mile
Households

5 MILE KEY FACTS



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PRESENTED
EXCLUSIVELY BY:



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