



### OFFERING SUMMARY

|               |                          |
|---------------|--------------------------|
| Sale Price:   | \$1,250,000              |
| Lot Size:     | 2.36 Acres               |
| Price / Acre: | \$529,661                |
| Zoning:       | Commercial               |
| Market:       | Cincinnati               |
| Submarket:    | Symmes Township/Loveland |

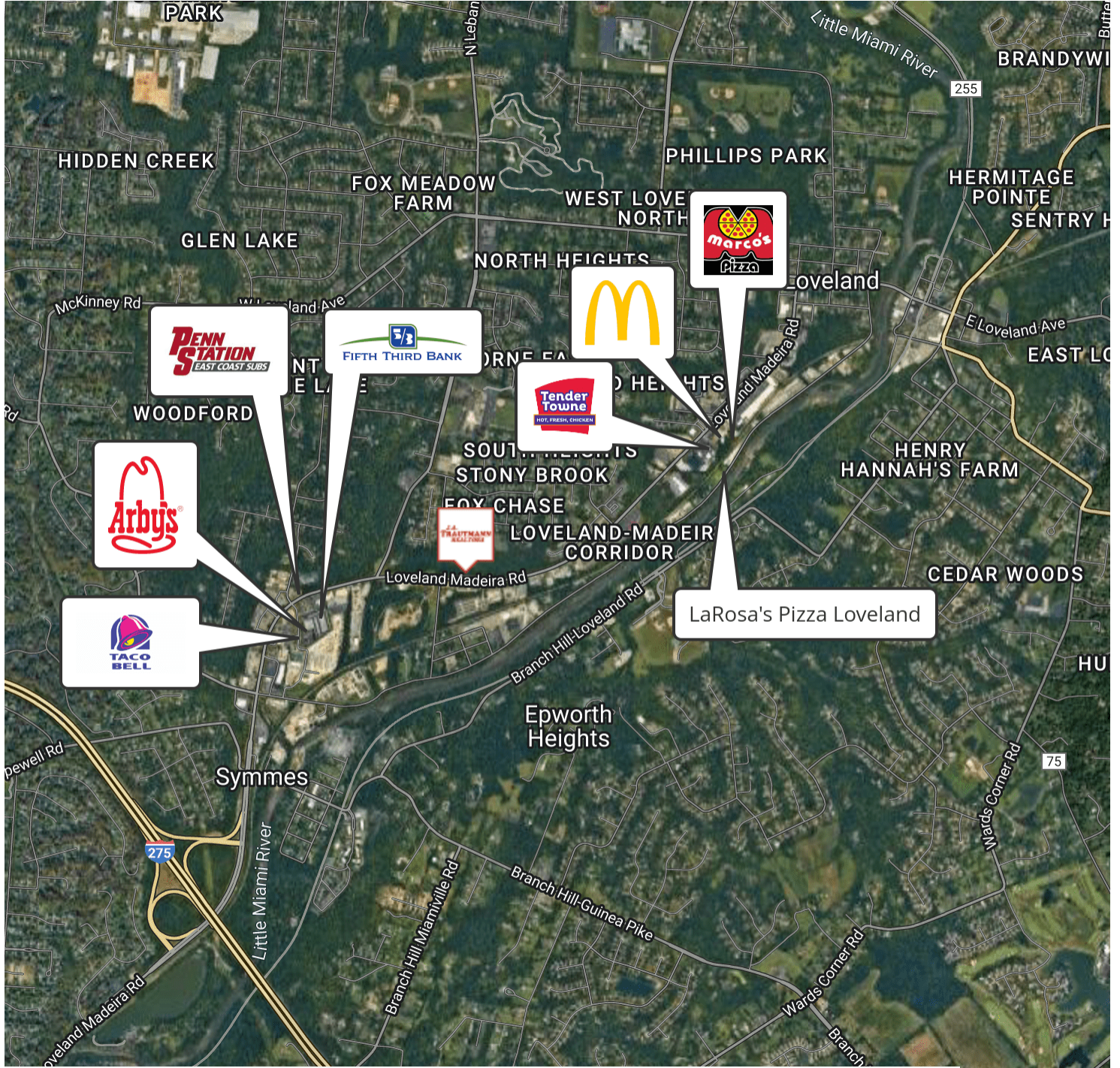
### PROPERTY OVERVIEW

2.36 acre commercial lot, zoned neighborhood retail, with 769' of frontage on Loveland Madeira Rd. (10,000+ ADT). Access to all utilities at street. Less than 2 miles to I-275, shopping, grocery, retail, office and dense residential neighborhoods.

### PROPERTY HIGHLIGHTS

- 2.36 acre commercial lot zoned retail
- 760' frontage
- Access to all utilities
- Close to I-275
- Multiple amenities and residential neighborhoods nearby





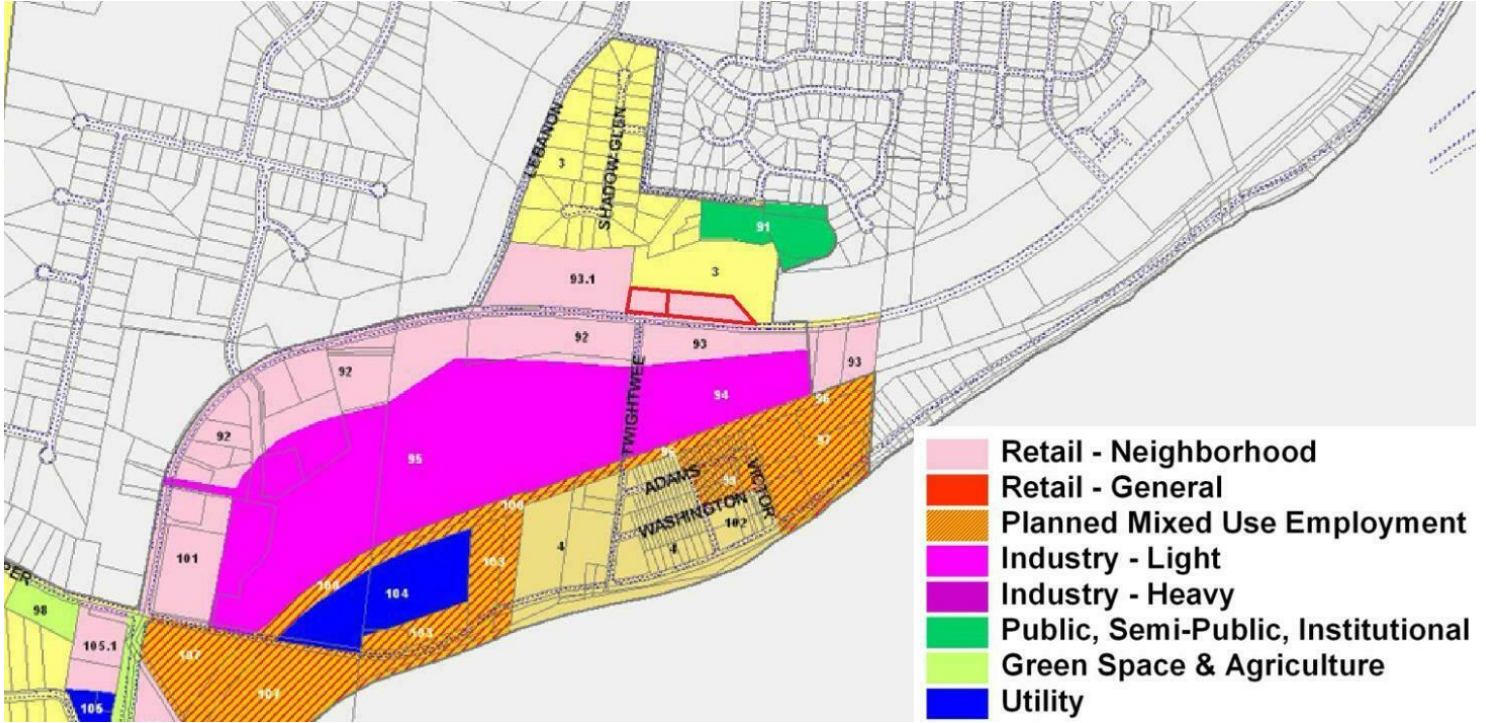
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LAND FOR SALE



# ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

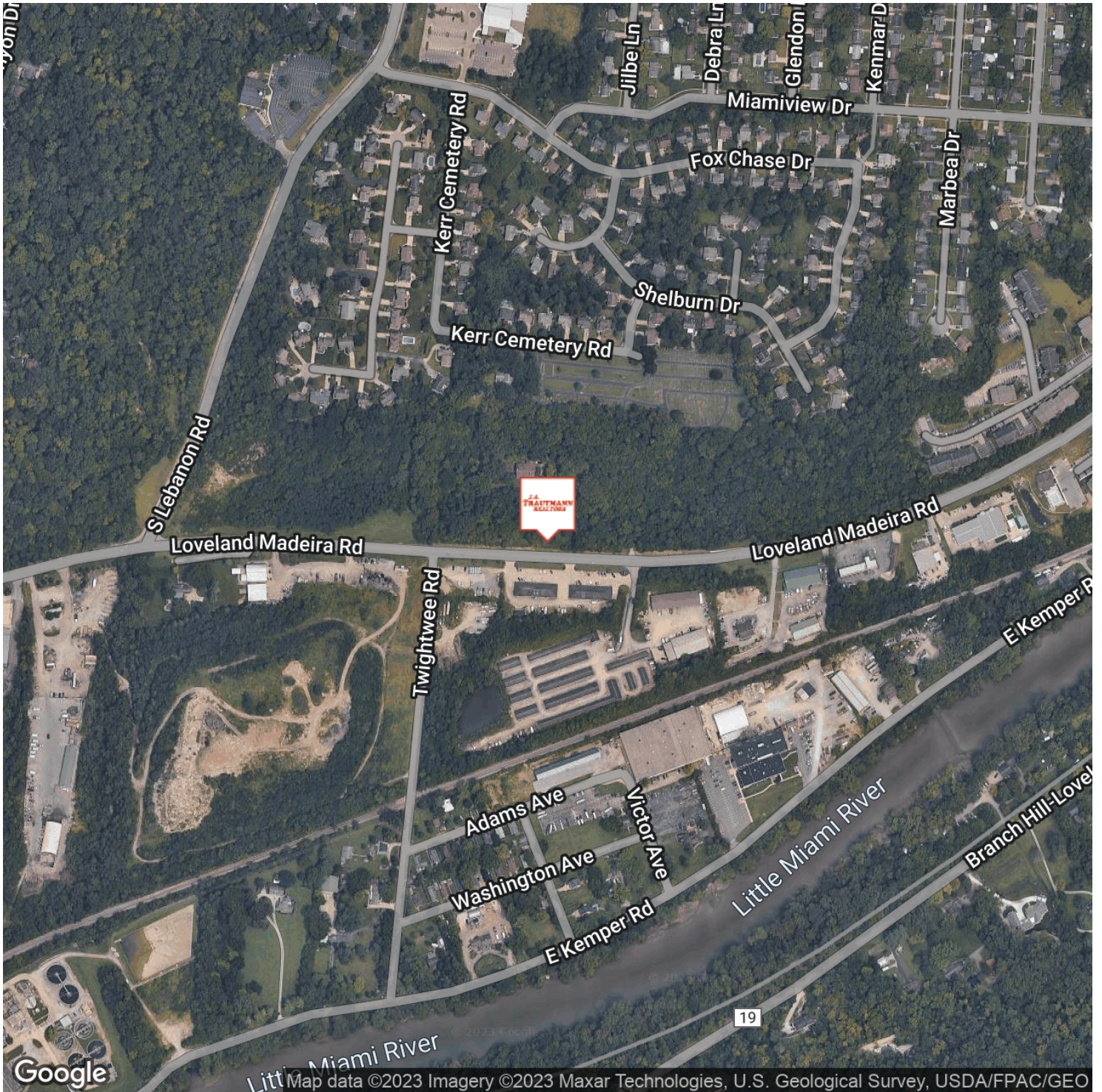


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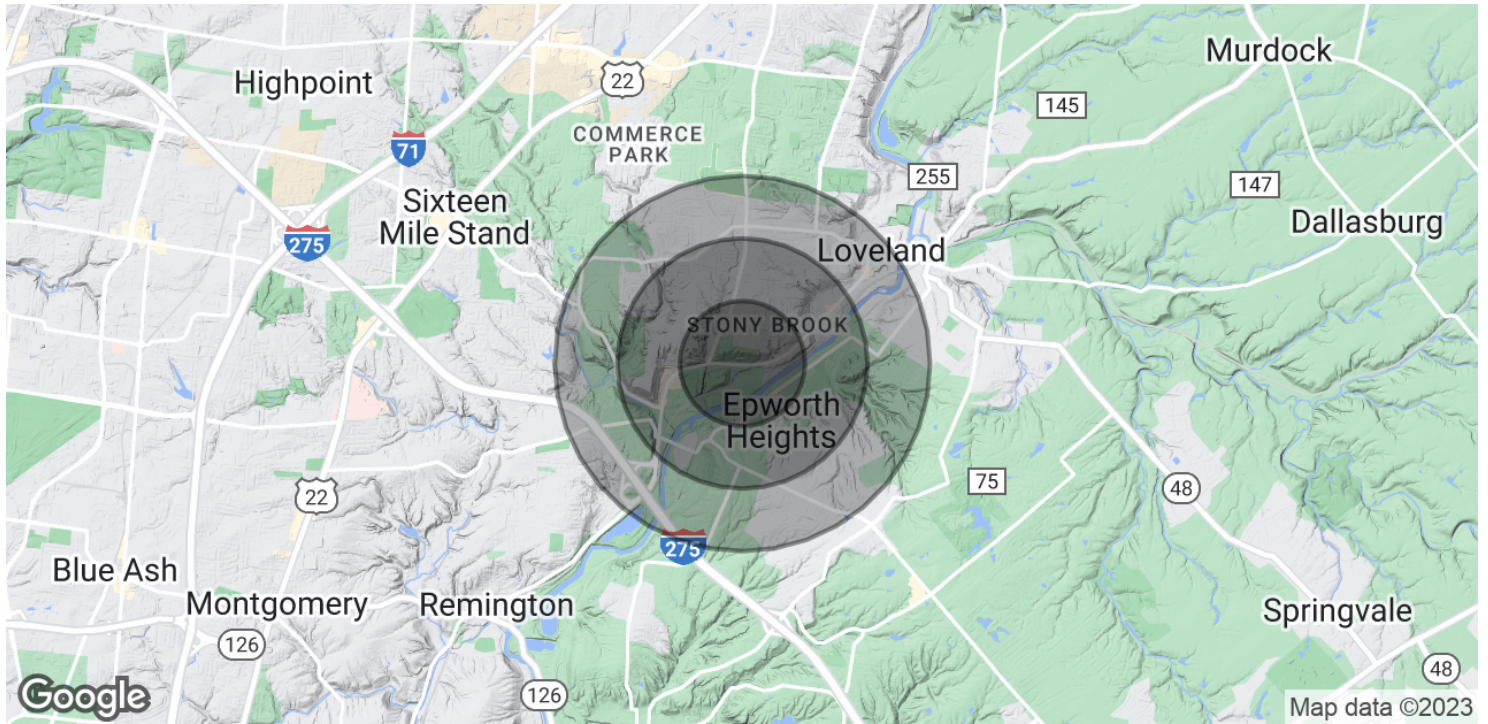
# LOCATION MAP



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| <b>POPULATION</b>              | <b>0.5 MILES</b> | <b>1 MILE</b> | <b>1.5 MILES</b> |
|--------------------------------|------------------|---------------|------------------|
| Total Population               | 1,387            | 6,499         | 14,419           |
| Average Age                    | 37.2             | 35.3          | 37.2             |
| Average Age (Male)             | 38.2             | 39.7          | 39.4             |
| Average Age (Female)           | 36.9             | 35.2          | 37.1             |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>0.5 MILES</b> | <b>1 MILE</b> | <b>1.5 MILES</b> |
| Total Households               | 564              | 2,448         | 5,262            |
| # of Persons per HH            | 2.5              | 2.7           | 2.7              |
| Average HH Income              | \$110,056        | \$114,493     | \$125,481        |
| Average House Value            | \$233,797        | \$255,830     | \$288,152        |

\* Demographic data derived from 2020 ACS - US Census