

CREATIVE SPACE FOR SALE OR LEASE

FORMER FIRE STATION

100 East Loveland Avenue, Loveland, OH 45140



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COMMERCIAL REAL ESTATE SERVICES

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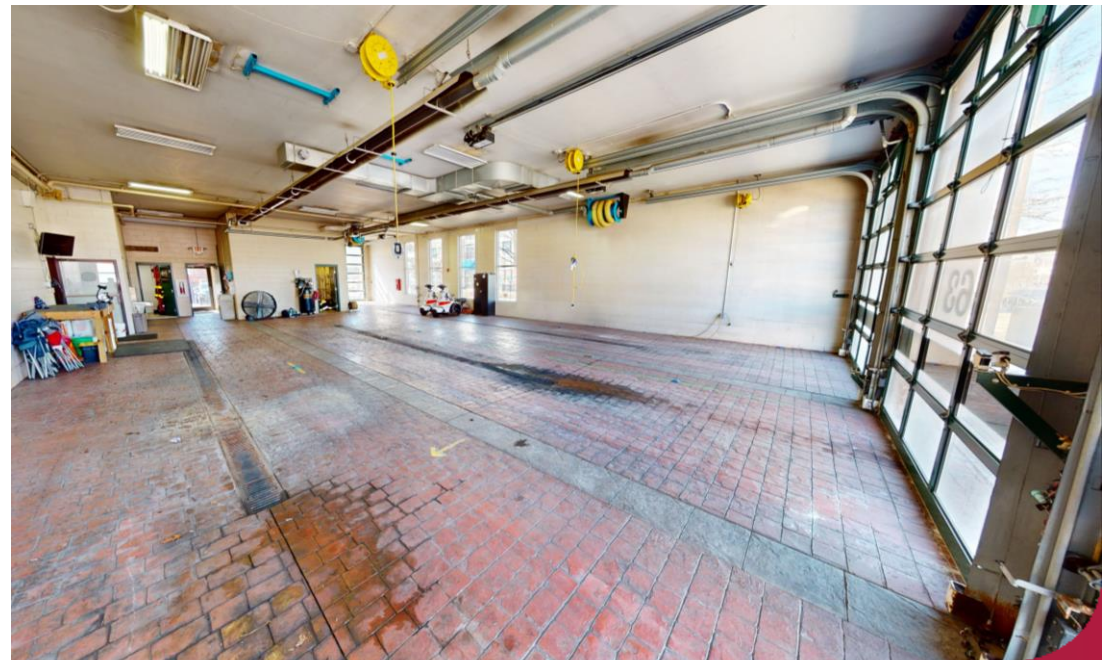
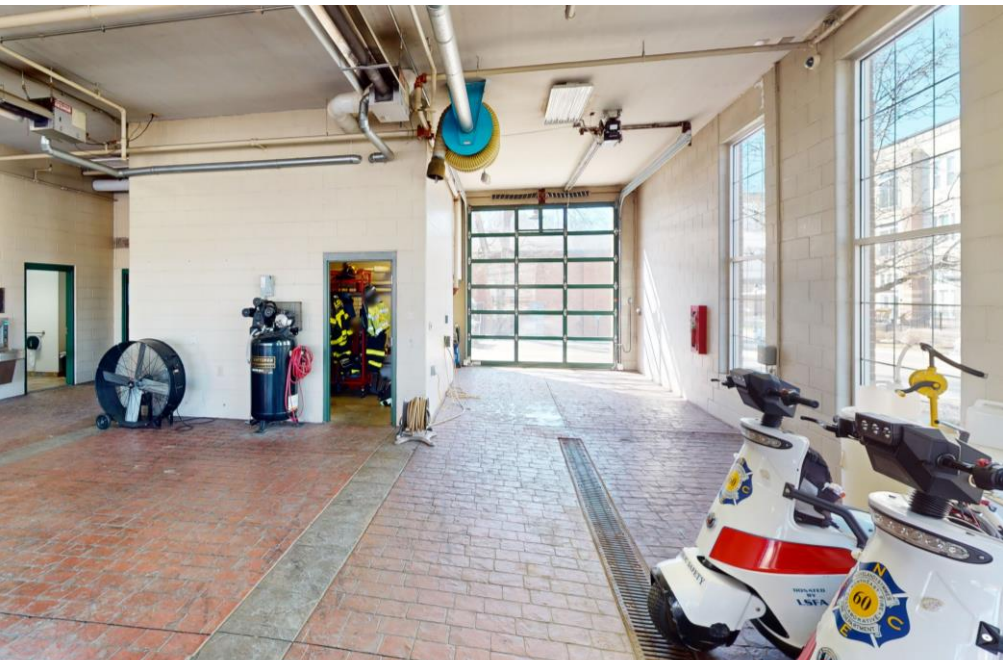
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BUILDING SIZE: 6,692 SF

PRICING: Call for Information

- Two-Story Fire Station
- 4 Garage Doors
- Both layers of the roof were replaced 2022 down to the decking. This includes a new membrane roof
- Full Commercial Kitchen
- Located in bustling Downtown Loveland
- Zoned SPD (Special Planning District): All uses will need to be approved by the City



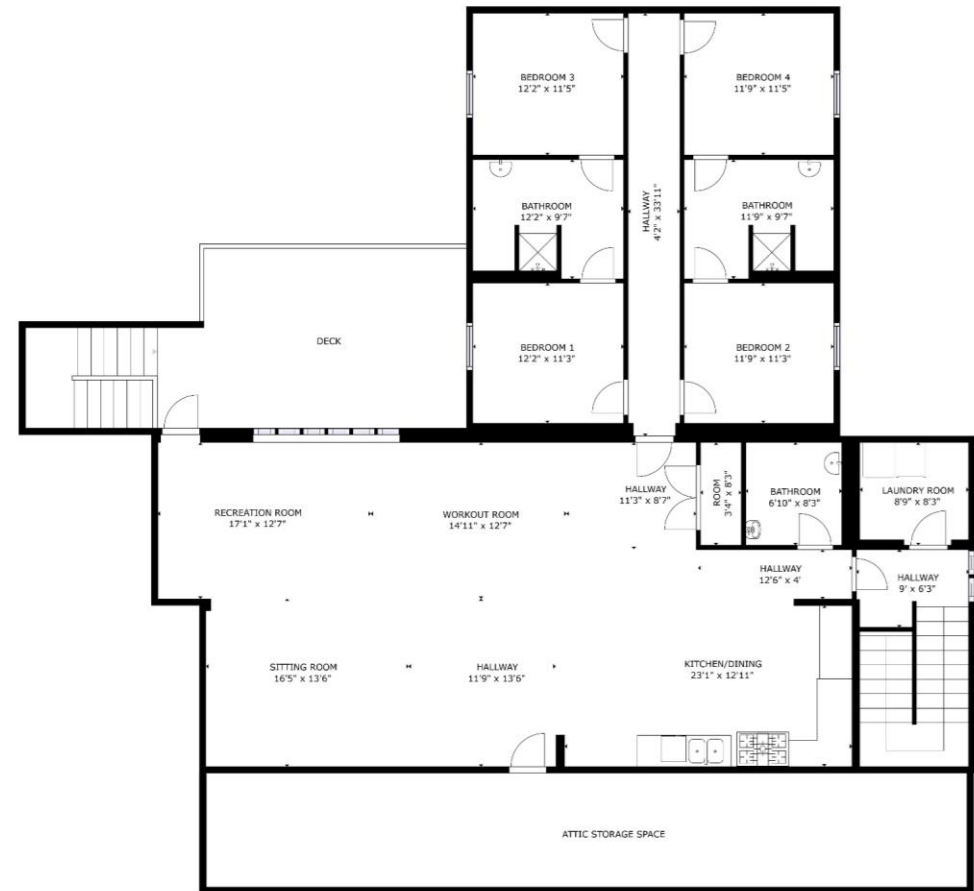
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FLOOR 1



FLOOR 2

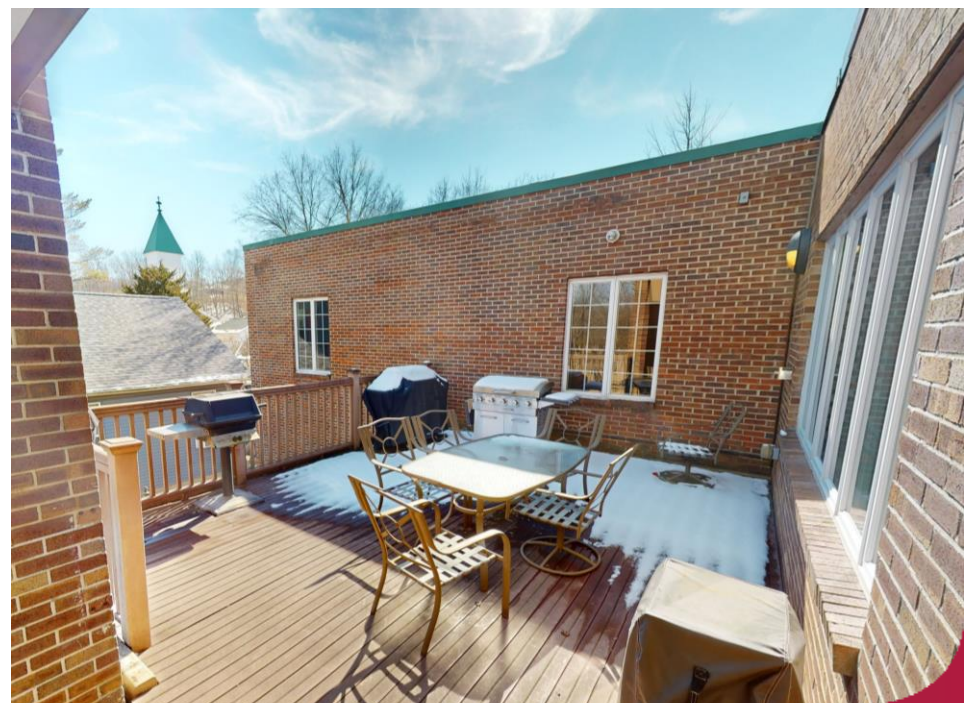
GROSS INTERNAL AREA
FLOOR 1: 4,049 SF, FLOOR 2: 2,643 SF
EXCLUDED AREAS; DECK: 420 SF, OUTDOOR STAIRCASE: 110 SF
TOTAL: 6,692 SF

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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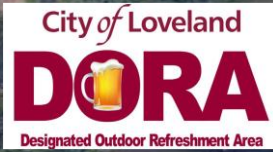
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Bike Trail

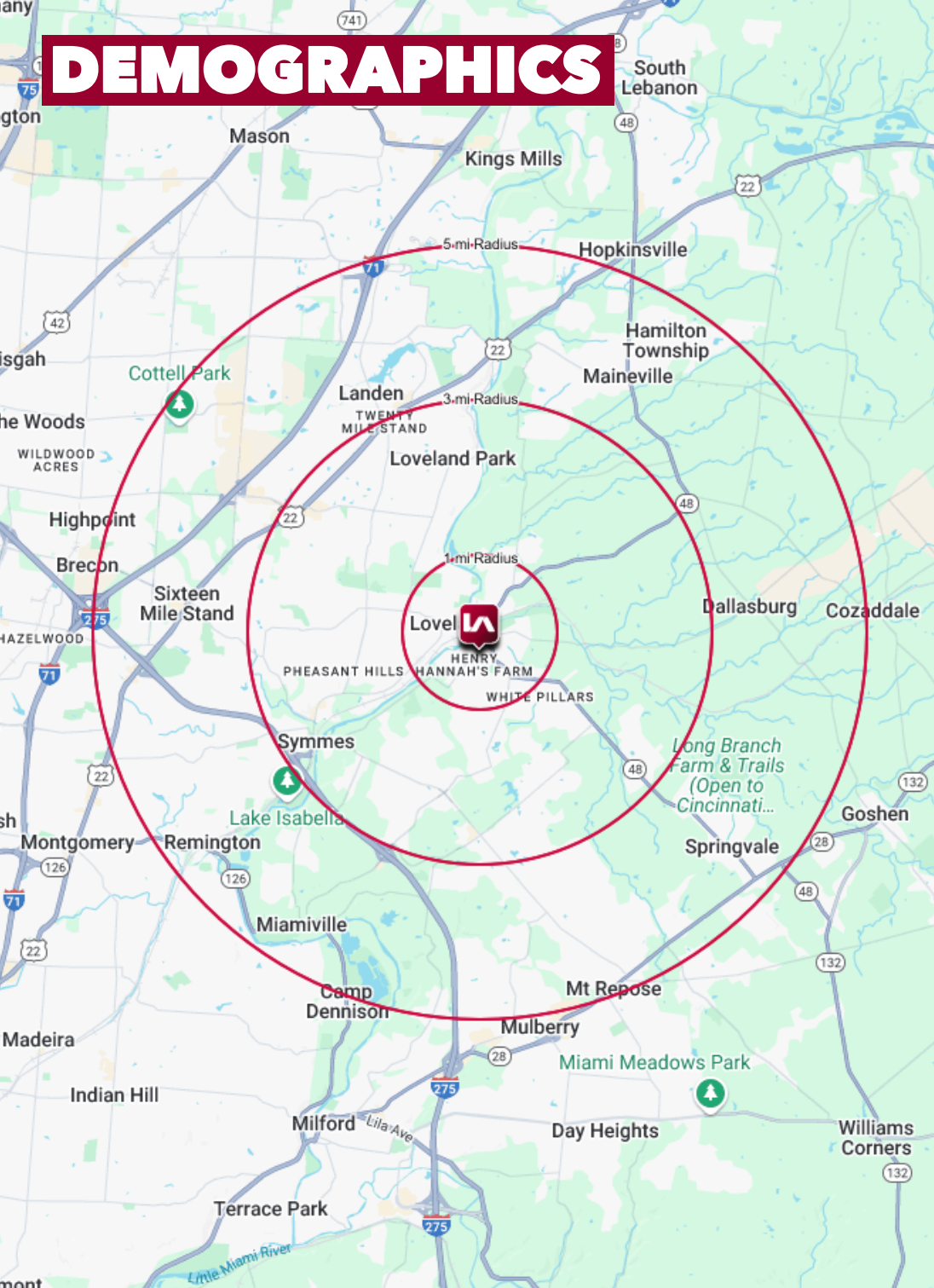
Public Parking – [View Full Map Here](#)
The city's public lots are free unless noted.
There are also private lots located downtown (may charge fees).



Designated Outdoor
Refreshment Area
[View Full Map Here](#)



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	5,293	18,096	41,857
2029 Projected Population	5,250	18,190	42,662
2020 Census Population	5,259	18,885	41,911
2010 Census Population	4,890	17,692	39,228
Projected Annual Growth 2024 to 2029	-0.2%	0.1%	0.4%
Historical Annual Growth 2010 to 2024	0.6%	0.2%	0.5%
HOUSEHOLDS			
2024 Estimated Households	2,107	6,728	16,122
2029 Projected Households	2,096	6,756	16,485
2020 Census Households	2,053	6,813	15,765
2010 Census Households	1,835	6,208	14,534
Projected Annual Growth 2024 to 2029	-	-	0.5%
Historical Annual Growth 2010 to 2024	1.1%	0.6%	0.8%
AGE			
2024 Est. Population Under 10 Years	12.7%	12.2%	12.1%
2024 Est. Population 10 to 19 Years	14.6%	15.8%	14.5%
2024 Est. Population 20 to 29 Years	11.5%	9.2%	10.0%
2024 Est. Population 30 to 44 Years	20.1%	19.6%	19.8%
2024 Est. Population 45 to 59 Years	20.3%	21.7%	20.4%
2024 Est. Population 60 to 74 Years	14.7%	16.2%	16.5%
2024 Est. Population 75 Years or Over	6.1%	5.3%	6.6%
2024 Est. Median Age	37.5	39.4	39.7
MARITAL STATUS & GENDER			
2024 Est. Male Population	48.7%	49.4%	49.7%
2024 Est. Female Population	51.3%	50.6%	50.3%
2024 Est. Never Married	34.6%	26.2%	24.3%
2024 Est. Now Married	46.1%	61.0%	60.9%
2024 Est. Separated or Divorced	15.4%	9.7%	10.7%
2024 Est. Widowed	3.9%	3.1%	4.0%
INCOME			
2024 Est. HH Income \$200,000 or More	20.8%	26.8%	24.6%
2024 Est. HH Income \$150,000 to \$199,999	7.6%	12.5%	14.1%
2024 Est. HH Income \$100,000 to \$149,999	12.7%	15.9%	17.4%
2024 Est. HH Income \$75,000 to \$99,999	12.8%	10.7%	13.1%
2024 Est. HH Income \$50,000 to \$74,999	18.7%	12.9%	12.4%
2024 Est. HH Income \$35,000 to \$49,999	11.6%	9.4%	8.0%
2024 Est. HH Income \$25,000 to \$34,999	3.9%	2.7%	3.2%
2024 Est. HH Income \$15,000 to \$24,999	2.0%	2.4%	2.9%
2024 Est. HH Income Under \$15,000	10.0%	6.6%	4.3%
2024 Est. Average Household Income	\$142,090	\$161,386	\$162,944
2024 Est. Median Household Income	\$101,836	\$127,605	\$126,754
2024 Est. Per Capita Income	\$56,578	\$60,010	\$62,806
2024 Est. Total Businesses	231	462	1,093
2024 Est. Total Employees	1,458	3,070	7,841