

PRIME RETAIL SPACE FOR LEASE

BROWN'S CROSSING

203 - 209 W Loveland Avenue, Loveland, OH 45140



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FOR LEASE: 1,736 SF

PRICING: \$22.50 PSF NNN + \$5.00

- Space operated as a "foodie" boutique
- Heart of Old Loveland, one of Cincinnati's most vibrant and active areas
- One of Cincinnati's first Entertainment Districts
- Located directly on the bike trail
- Heavy walking traffic

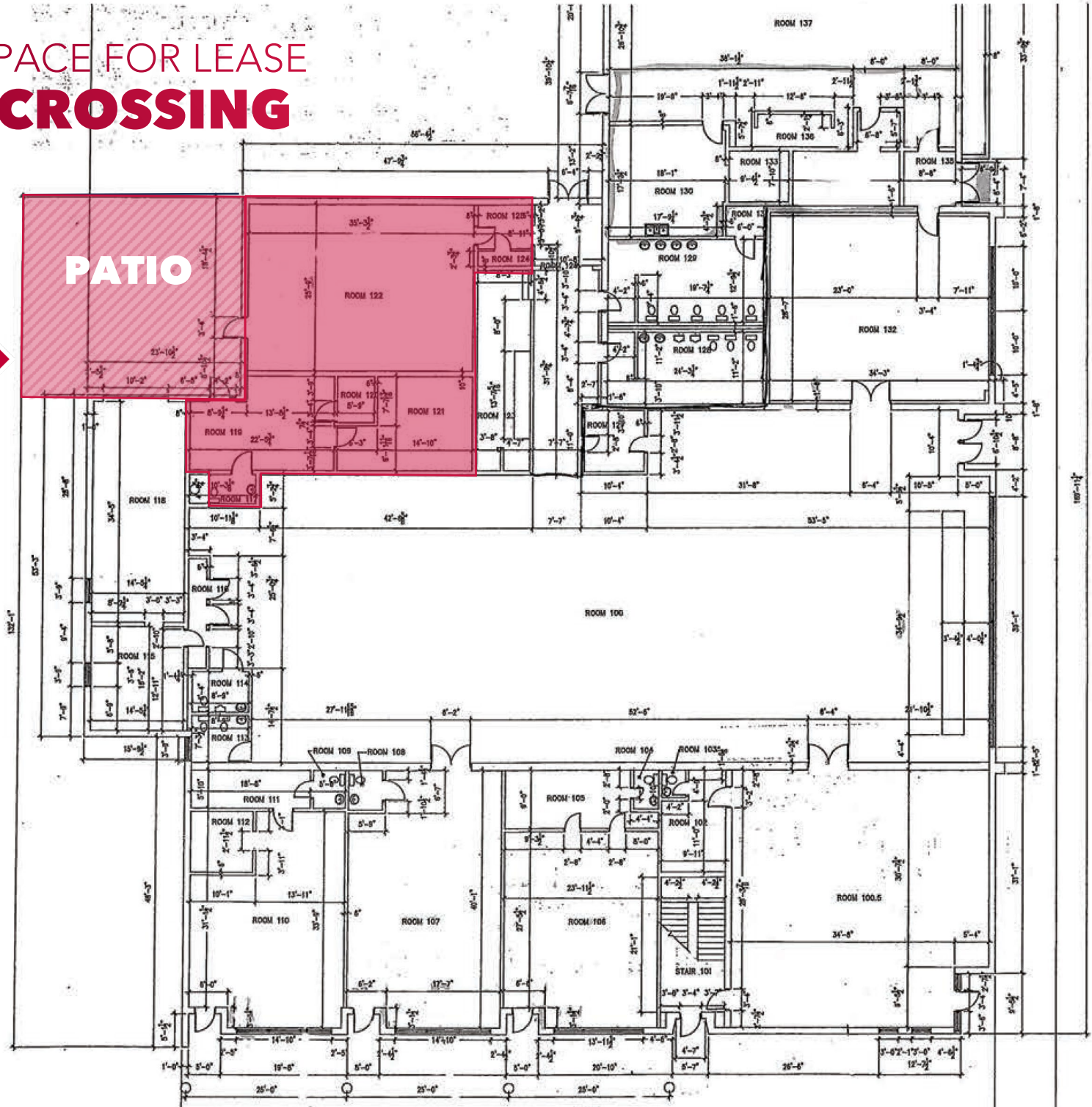


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AVAILABLE
1,736 SF
W/ PATIO

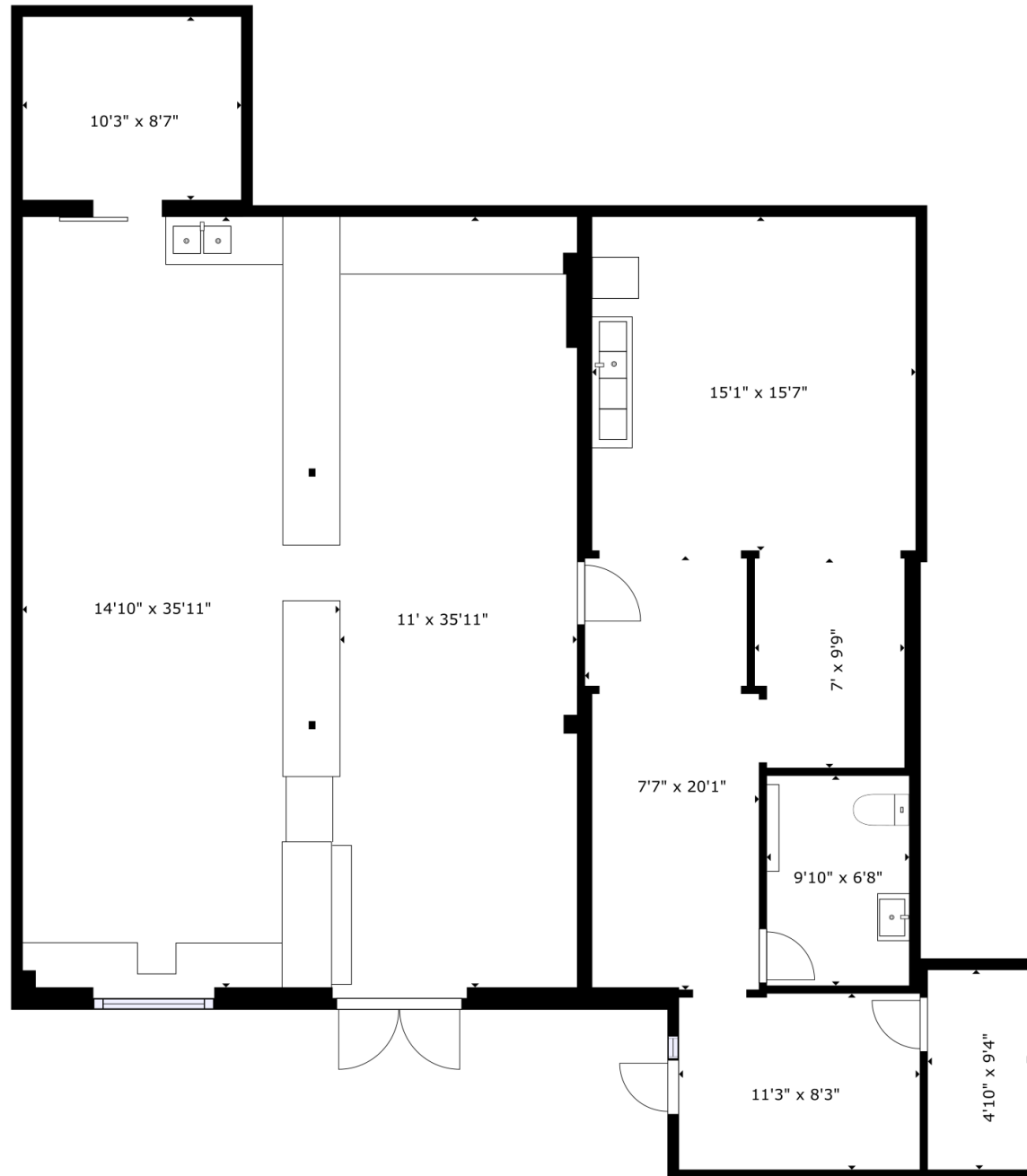
SITE



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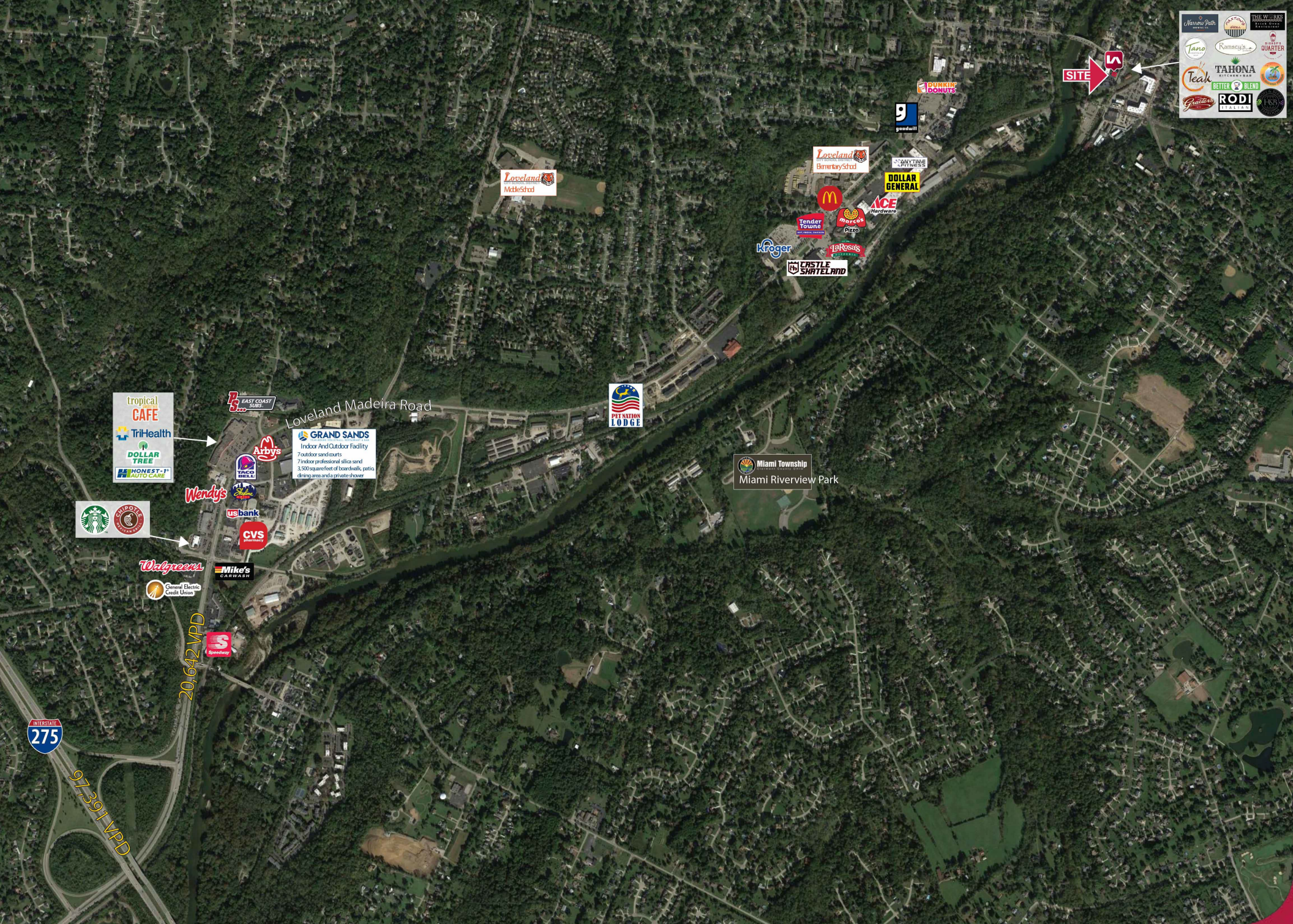


Located in Downtown Loveland
on the Loveland Bike Trail

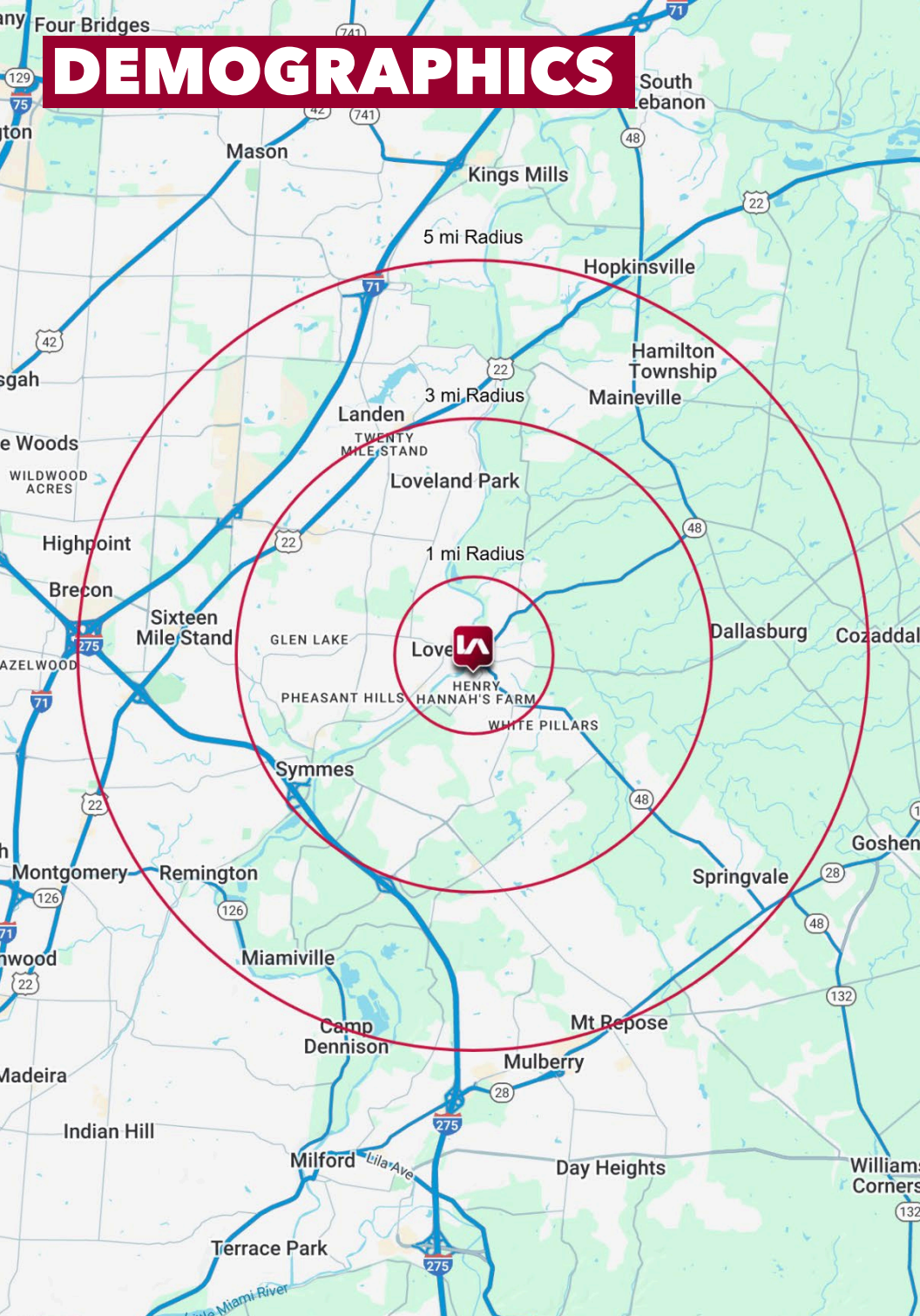
1,736 SF 1ST FLOOR SPACE
AVAILABLE







DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	5,581	44,236	110,833
2030 Projected Population	5,450	44,092	111,380
2020 Census Population	5,359	44,095	108,452
2010 Census Population	4,995	41,029	99,290
Projected Annual Growth 2025 to 2030	-0.5%	-	-
Historical Annual Growth 2010 to 2025	0.8%	0.5%	0.8%
HOUSEHOLDS			
2025 Estimated Households	2,204	17,215	43,060
2030 Projected Households	2,193	17,426	44,080
2020 Census Households	2,093	16,834	41,424
2010 Census Households	1,877	15,425	37,477
Projected Annual Growth 2025 to 2030	-	0.2%	0.5%
Historical Annual Growth 2010 to 2025	1.2%	0.8%	1.0%
AGE			
2025 Est. Population Under 10 Years	12.5%	11.8%	12.2%
2025 Est. Population 10 to 19 Years	14.3%	13.9%	13.3%
2025 Est. Population 20 to 29 Years	11.5%	10.4%	10.0%
2025 Est. Population 30 to 44 Years	20.4%	20.3%	20.8%
2025 Est. Population 45 to 59 Years	20.1%	19.9%	19.1%
2025 Est. Population 60 to 74 Years	14.9%	16.6%	17.4%
2025 Est. Population 75 Years or Over	6.2%	7.1%	7.3%
2025 Est. Median Age	37.8	39.7	40.2
MARITAL STATUS & GENDER			
2025 Est. Male Population	48.8%	49.7%	49.7%
2025 Est. Female Population	51.2%	50.3%	50.3%
2025 Est. Never Married	31.5%	24.4%	24.5%
2025 Est. Now Married	52.1%	60.6%	59.6%
2025 Est. Separated or Divorced	12.6%	10.3%	11.2%
2025 Est. Widowed	3.8%	4.6%	4.7%
INCOME			
2025 Est. HH Income \$200,000 or More	21.0%	25.0%	24.7%
2025 Est. HH Income \$150,000 to \$199,999	7.9%	14.1%	13.8%
2025 Est. HH Income \$100,000 to \$149,999	16.6%	20.3%	20.5%
2025 Est. HH Income \$75,000 to \$99,999	10.5%	11.5%	12.4%
2025 Est. HH Income \$50,000 to \$74,999	22.9%	12.7%	12.6%
2025 Est. HH Income \$35,000 to \$49,999	7.1%	6.3%	6.3%
2025 Est. HH Income \$25,000 to \$34,999	4.5%	3.6%	3.5%
2025 Est. HH Income \$15,000 to \$24,999	1.9%	2.8%	2.8%
2025 Est. HH Income Under \$15,000	7.6%	3.6%	3.5%
2025 Est. Average Household Income	\$143,176	\$169,666	\$171,772
2025 Est. Median Household Income	\$100,735	\$129,680	\$128,371
2025 Est. Per Capita Income	\$56,551	\$66,079	\$66,797
2025 Est. Total Businesses	237	1,234	3,848
2025 Est. Total Employees	1,536	8,738	55,566