

FOR LEASE

6405 Branch Hill Guinea Road Loveland, OH 45140



Office | 1,100 SF

- Reception Area
- Private Offices
- Conference Room
- 3 Minutes To I-275
- Great Amenities Nearby
- \$1,250.00 / Month All In + Utilities

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILES	5,120	\$157,860
3 MILE	38,287	\$120,142
5 MILES	95,555	\$113,598



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SITE

YOUR CLEANERS
CHIROPRACTOR

CARRIAGE HOUSE AUTO SPA

BEN KASEFF, DMD
Gentle Dentistry

Predigy
PRESCHOOL

El Picante
Authentic MEXICAN RESTAURANT

SUBWAY

Timmy's Wok
張家興

DALE ROBERTSON
CUSTOM JEWELRY

United Dairy Farmers

Sweet Bliss
COFFEE

Sinokeros
RESTAURANT

Huntington

Walgreens

ATHLETE
FITNESS

Magnolia Springs
EST. IN 1988

Google

Map data ©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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✉ **Hayden Batchelor**
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NABergman

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Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2302/-84.2584

6405 Branch Hill-Guinea Pike Loveland, OH 45140	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	5,120	38,287	96,555
2028 Projected Population	5,161	38,557	97,965
2020 Census Population	5,229	38,169	96,051
2010 Census Population	4,883	35,811	91,212
Projected Annual Growth 2023 to 2028	0.2%	0.1%	0.3%
Historical Annual Growth 2010 to 2023	0.4%	0.5%	0.5%
2023 Median Age	41.5	40.3	40.6
Households			
2023 Estimated Households	1,721	14,363	37,625
2028 Projected Households	1,752	14,547	38,325
2020 Census Households	1,734	14,148	36,944
2010 Census Households	1,593	12,874	34,292
Projected Annual Growth 2023 to 2028	0.4%	0.3%	0.4%
Historical Annual Growth 2010 to 2023	0.6%	0.9%	0.7%
Income			
2023 Estimated Average Household Income	\$208,029	\$163,331	\$155,092
2023 Estimated Median Household Income	\$157,860	\$120,142	\$113,598
2023 Estimated Per Capita Income	\$70,023	\$61,343	\$60,515
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.2%	1.4%
2023 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.4%	2.8%
2023 Estimated High School Graduate	18.0%	22.0%	22.3%
2023 Estimated Some College	17.7%	19.5%	17.9%
2023 Estimated Associates Degree Only	7.2%	6.8%	7.7%
2023 Estimated Bachelors Degree Only	31.8%	28.5%	28.4%
2023 Estimated Graduate Degree	22.6%	19.6%	19.5%
Business			
2023 Estimated Total Businesses	157	1,168	2,992
2023 Estimated Total Employees	913	9,094	27,609
2023 Estimated Employee Population per Business	5.8	7.8	9.2
2023 Estimated Residential Population per Business	32.7	32.8	32.3

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