

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	2.36 Acres
Price / Acre:	\$529,661
Zoning:	Commercial
Market:	Cincinnati
Submarket:	Loveland

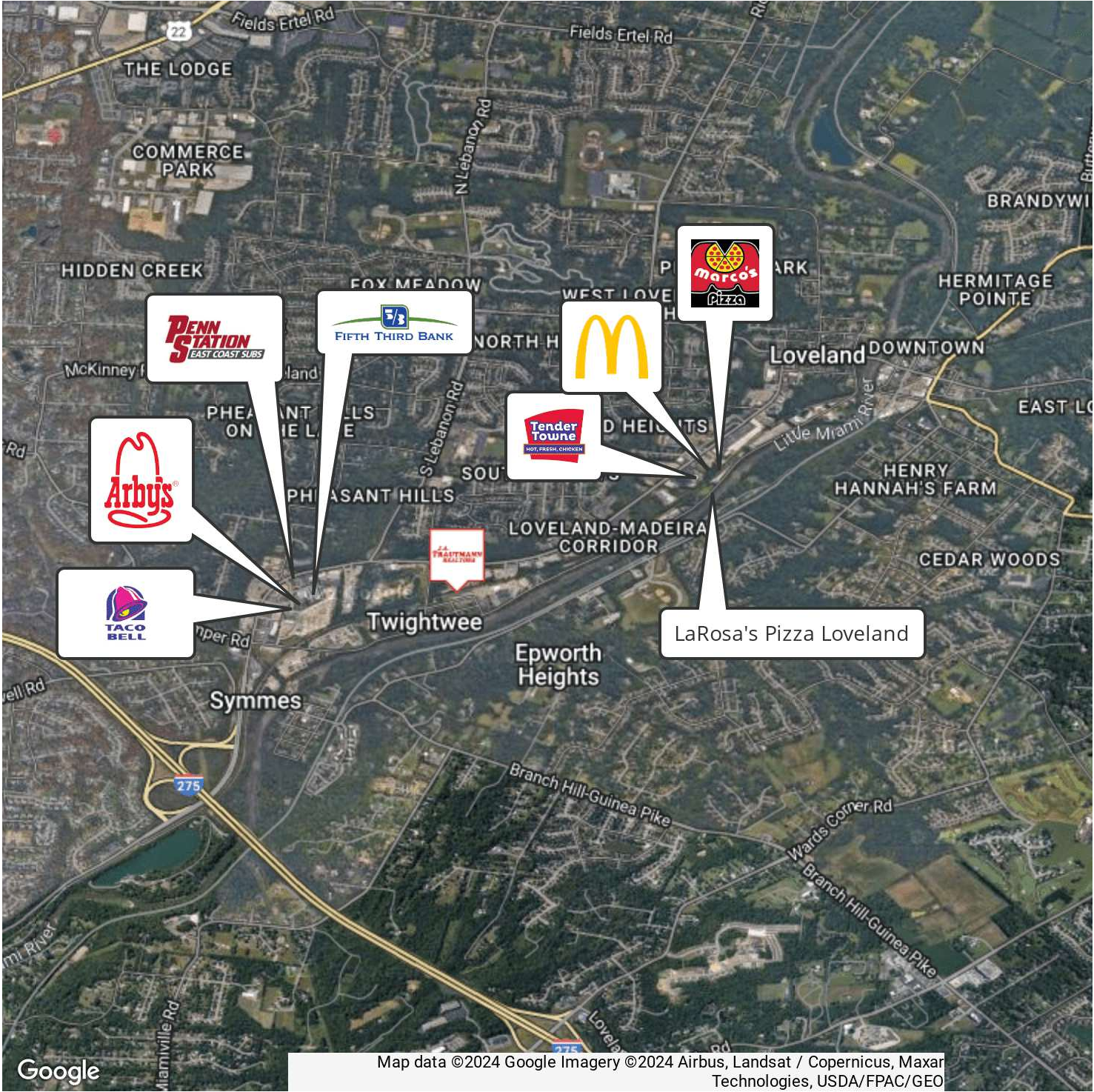
PROPERTY OVERVIEW

2.36 acre commercial lot, zoned neighborhood retail, with 769' of frontage on Loveland Madeira Rd (10,000+ ADT) and two curb cuts. This property has been annexed into the City of Loveland and is included in the entertainment district. Liquor licenses are available. New zoning allows for zero side and rear setbacks, higher maximum building heights and a multitude of uses. Access to all utilities at street. Less than 2 miles to I-275, shopping, grocery, retail, office and dense residential neighborhoods.

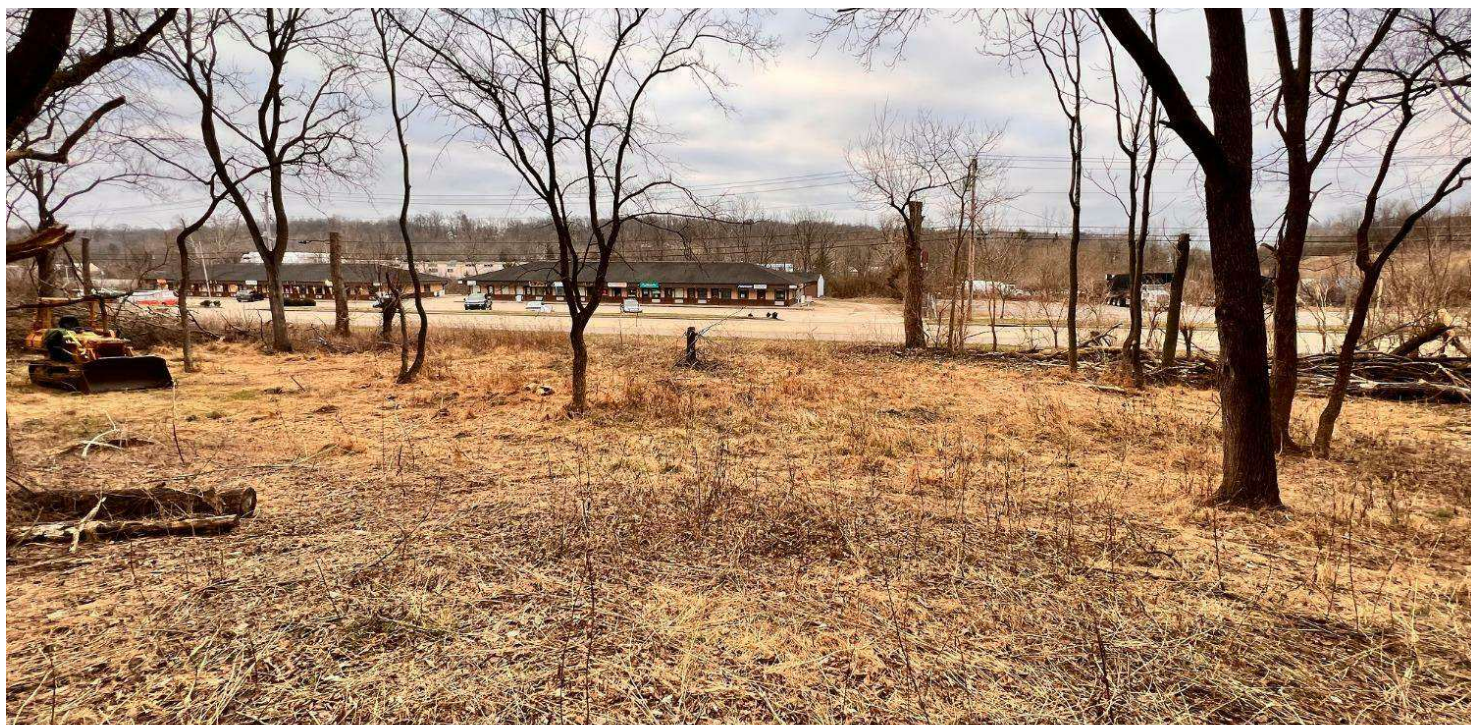
PROPERTY HIGHLIGHTS

- 2.00 acre commercial lot zoned retail
- Annexed into the City of Loveland's entertainment district.
- 760' frontage
- Access to all utilities
- Close to I-275

RETAILER MAP



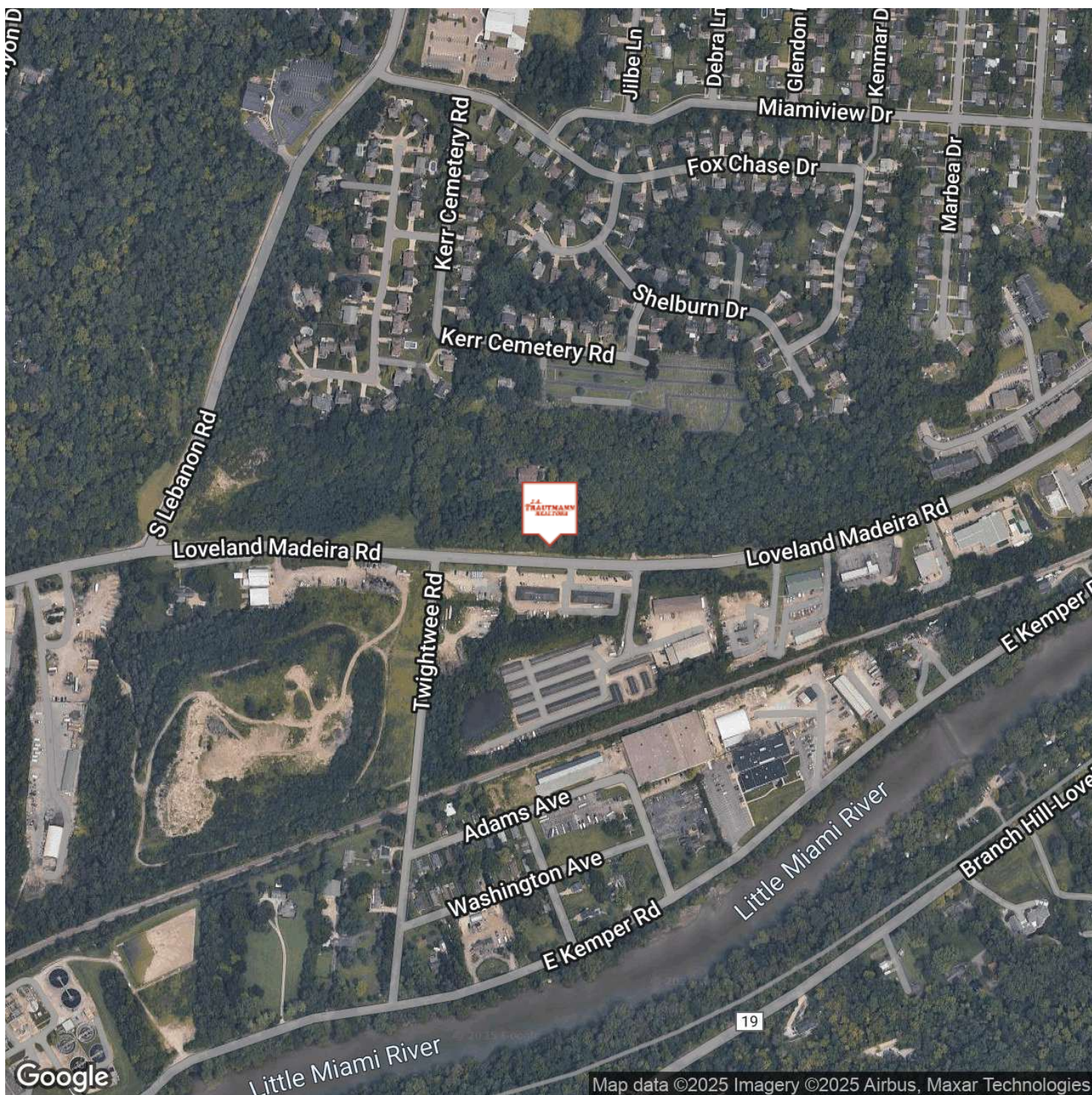
ADDITIONAL PHOTOS



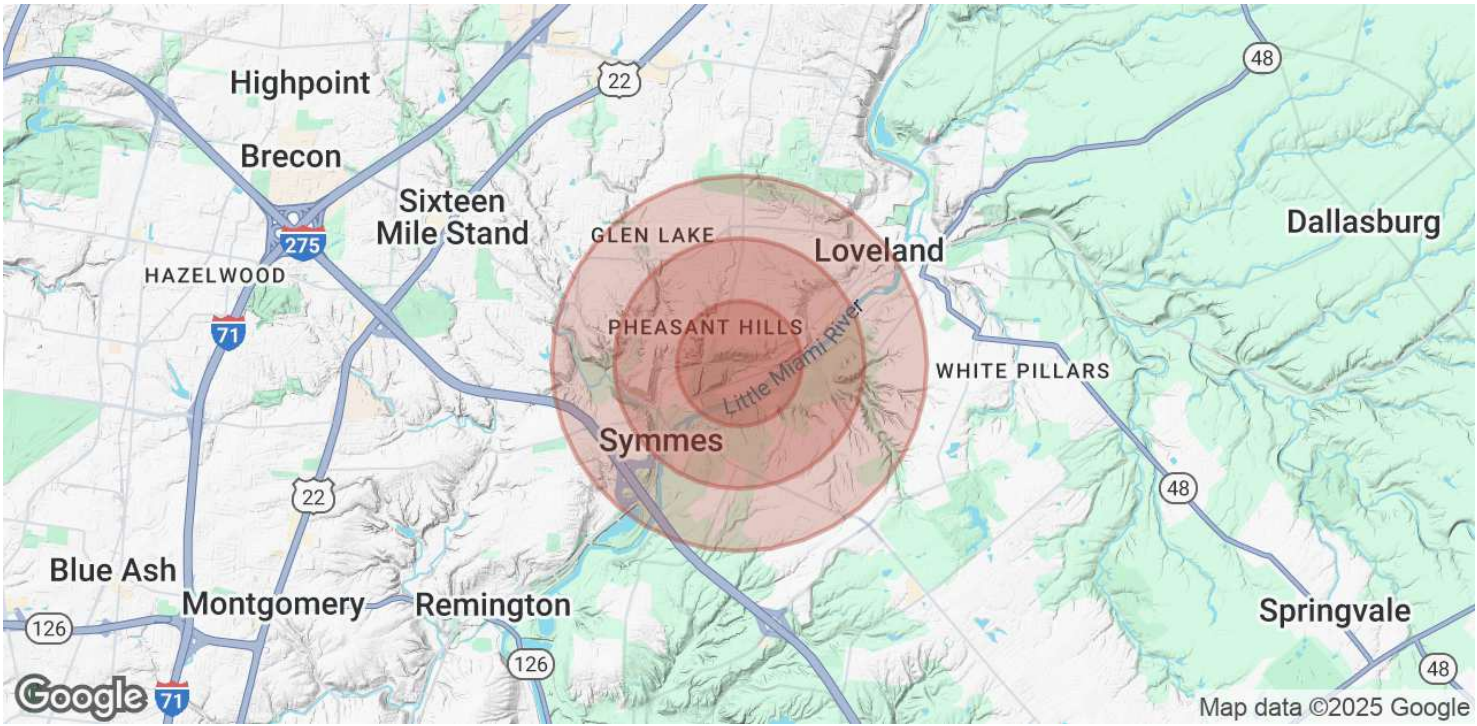
ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP &
REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
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

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
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