

// 851 LOVELAND MADEIRA ROAD, LOVELAND, OHIO 45140

For Lease

2465 SF (Former Restaurant)

HIGHLIGHTS

- Excellent Location with High Visibility
- Across from Kroger
- Newly Renovated
- Immediate Opportunity for an experienced operator or franchisee

TRAFFIC COUNTS

- 13,000 ADT Loveland-Madeira Road

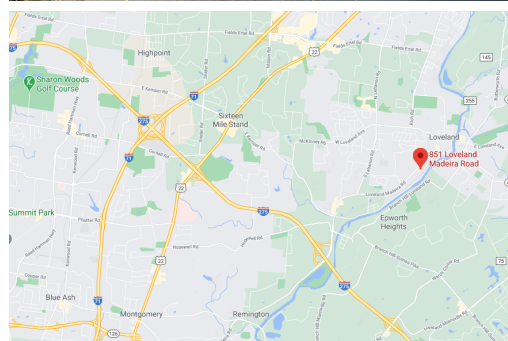
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,948	44,723	103,782
Average HH income	\$111,001	\$111,269	\$109,001
Average house value	\$257,543	\$307,872	\$306,564

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Suite C, Cincinnati
Ohio 45242**

513-745-9333

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PROPERTY SUMMARY

Address	851 Loveland-Madeira Road, Cincinnati, Ohio 45140
Location	Northern Cincinnati
Market/Submarket	Cincinnati/Loveland
Land Acreage	.46 Acres
Parking Spaces	35
Traffic Count	13,000 ADT
Ingress/Egress	2
Signage	Dedicated Monument Sign
Area Retailers	Krogers, Larosas, Fifth-Third, McDonalds

LEASING SUMMARY

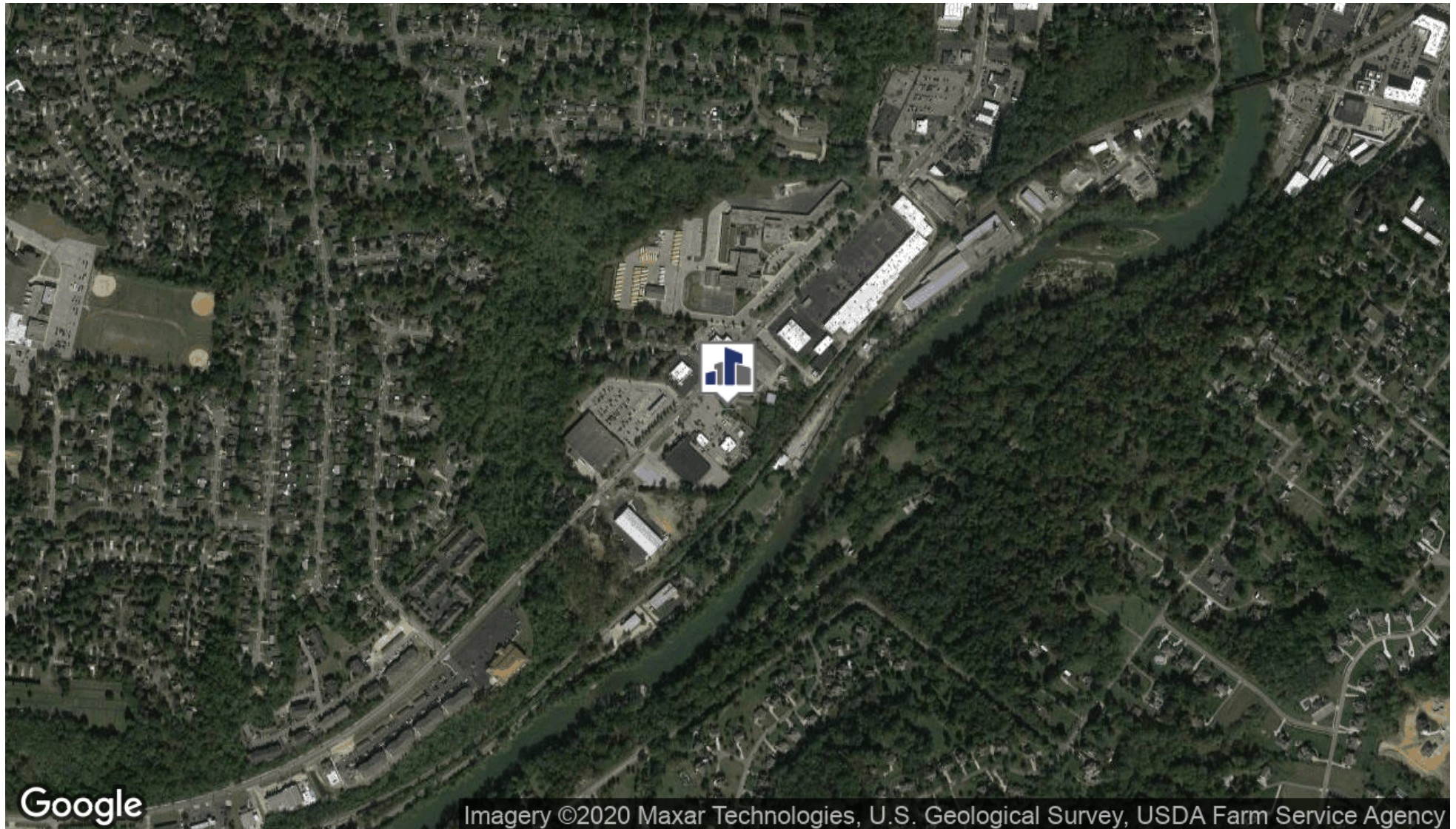
Total Square Footage	2465 SF
Base Rent	\$20
Additional Rent	\$5
Lease Type	NNN
Lease Term	5+ Years
Tenant Allowance	Negotiable
Free Rent	3 Months

// ADDITIONAL PHOTOS

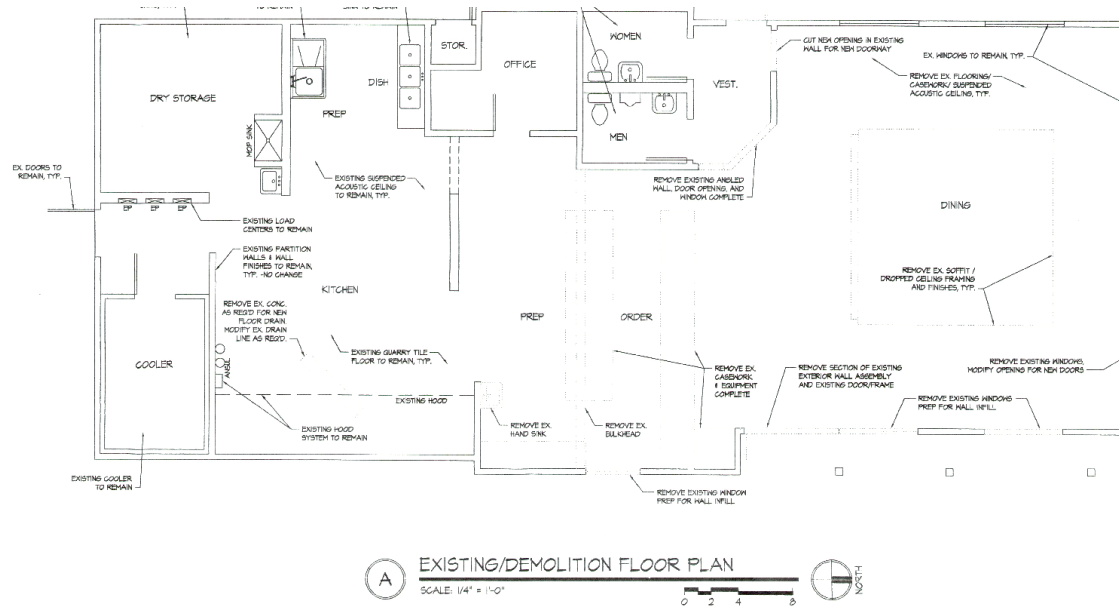


// RETAILER MAP

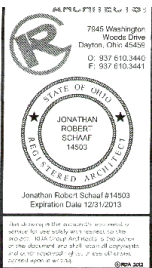




// SITE PLAN



- PERFORM SCHEDULED WORK, INCLUDING ANY ALLIANT ITEMS.
2. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
 3. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED FINISHES TO LIKE NEW CONDITION.
 4. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. PROVIDE SHORING AND BRACING AS REQUIRED. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
 5. PROVIDE ALL NECESSARY TEMPORARY BRACING AND SHORING DURING DEMOLITION AND CONSTRUCTION WORK.
 6. CONTRACTOR SHALL VERIFY CONDITION OF EXISTING PLUMBING, MECHANICAL, AND ELECTRICAL COMPONENTS AND UPGRADE AS REQUIRED.



RENOVATIONS FOR:
TAKE HOME TANO
851 LOVELAND MADRID ROAD
LOVELAND, OHIO 45140

FINISHES

1. THE GENERAL CONTRACTOR SHALL COORDINATE ALL INTERIOR FINISHES WITH THE TENANT. PREPARE SURFACES TO RECEIVE APPROPRIATE FINISH SYSTEMS. PROVIDE ANY REQUIRED BRACING SYSTEMS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT, ACCURACY, AND DIMENSIONS OF THE FINISH COMPONENTS IN RELATIONSHIP TO THE EXISTING STRUCTURE AS INTENDED BY THE DRAWINGS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL NECESSARY ANCHORING ACCESSORIES.
3. INTERIOR FINISHES TO COMPLY WITH GBC SECTION 803 - WALL AND CEILING FINISHES AND GBC SECTION 804 - INTERIOR FLOOR FINISH MATERIAL, SUPPLIER / MANUFACTURER TO FURNISH LETTER OF CERTIFICATION FOR REVIEW BY LOCAL BUILDING OFFICIAL AS REQUESTED.
4. GYPSUM BOARD MUST BE PROPERLY INSTALLED WITH SCREWS AND NAILS APPROVED BY THE GYPSUM BOARD MANUFACTURER AND MUST BE FINISHED TO PREVENT BUBBLES, EVEN SURFACES WITHOUT OBSERVABLE BLEMISHES, WHICH WILL SHOW THROUGH THE PAINT. MAXIMUM PERMISSIBLE LENGTHS WITH TAPERED EDGES. USE METAL CORNER BEAD AS ALL OUTSIDE CORNERS.
 - INTERIOR WALLS TO RECEIVE 1/2" GYPSUM BOARD, SCREW ATTACHED, TAPED AND FINISHED.
 - INTERIOR WALLS (HET AREAS / BATHROOMS) TO RECEIVE 1/2" MOISTURE RESISTANT GYPSUM BOARD, SCREW ATTACHED, TAPED AND FINISHED.
 - CEILING BOARDS / BULKHEADS TO RECEIVE 1/2" GYPSUM BOARD, SCREW ATTACHED, TAPED AND FINISHED.
 - UNEXPOSED GYPSUM BOARD SHALL BE MET-TAPED.

PAINT FINISHES - PAINT COLOR SELECTIONS BY INTERIOR DESIGNER

WOOD / PLASTICS

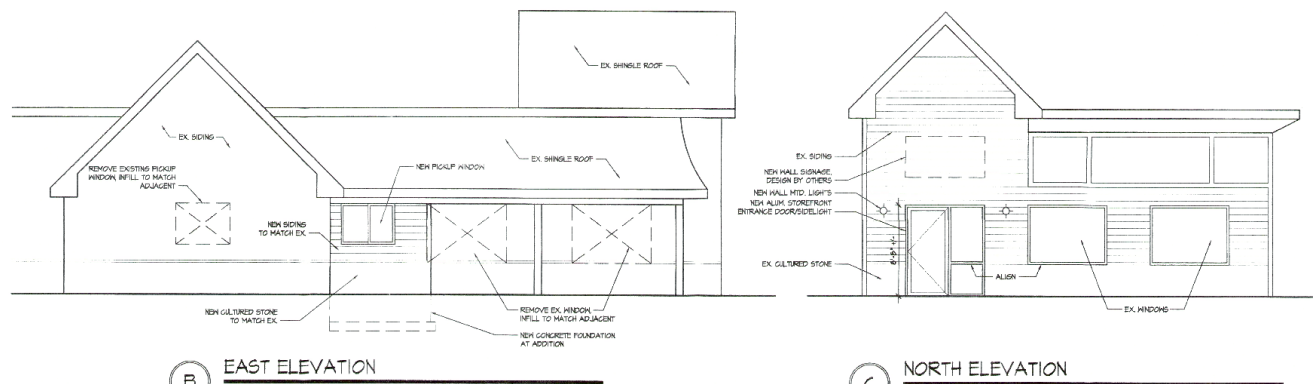
1. ALL LUMBER TO CONFORM WITH THE "AMERICAN SOFTWOOD LUMBER STANDARDS".
2. FIRE RETARDANT TREATED WOOD AND SHEATHING SHALL BE PRESSURE IMPREGNATED WITH FIRE RETARDANT CHEMICALS COMPLYING WITH THE LATEST APPA G-1 AND G-2 STANDARDS, AND SHALL BE CERTIFIED BY THE MATERIAL SUPPLY. APPLY BRUSH COATS OF SAME CHEMICALS, WHEN SUBSEQUENT CUTTING IS NECESSARY.
3. PRESSURE TREATED LUMBER SHALL BE #2 SOUTHERN YELLOW PINE WITH GCA TREATMENT.
4. PROVIDE MISCELLANEOUS FRAMING SPECIALTIES (ANCHORS, HANGERS, ETC.) AS REQUIRED.

SPECIALTIES

1. INTERIOR SIGNAGE - REQUIREMENTS AND MOUNTING LOCATIONS TO COMPLY WITH ITI AND ADAAG.
2. TOILET ROOM ACCESSORIES TO COMPLY WITH ANSI ITI AND ADAAG.
3. FIRE EXTINGUISHERS AND CABINETS TO BE FURNISHED AND INSTALLED AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.

DOOR NOTES

1. ALL DOORS ARE 1 3/4" THICK PAINTED WOOD DOORS (COORDINATE WITH TENANT). PAINT FINISHES.
2. PROVIDE FLOOR OR HALL STOPS AT EACH DOOR.
3. ENTRY/EXIT DOORS ARE TO BE OPERABLE WITHOUT KEY OR SPECIAL KNOWLEDGE OR EFFORT PER BUILDING CODES.
4. ALL HARDWARE SHALL BE ICC/ADAAG COMPLIANT, LEVER STYLE.



Print Record	09/28/12 AS BUILTS
	1/11/13 REVIEW SET
	1/26/13 PERMIT SET
Project Number	2012-89
Date	NOVEMBER 26, 2012
Sheet Title	EXISTING/DEMOLITION PLAN EXTERIOR ELEVATIONS
Sheet Number	

// DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,948	44,723	103,782
Average age	37.0	38.1	38.3
Average age (Male)	35.4	37.0	37.7
Average age (Female)	37.6	39.2	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,029	16,059	37,829
# of persons per HH	2.9	2.8	2.7
Average HH income	\$111,001	\$111,269	\$109,001
Average house value	\$257,543	\$307,872	\$306,564

* Demographic data derived from 2010 US Census

