

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$650,000.00
Building Size:	4,000 SF
Zoning:	Business
Price / SF:	\$162.50

## PROPERTY OVERVIEW

Former Automotive Shop Located East of Milford on U S Route 50. This property is 1 acre large with access from State Route 28 and from Smith Rd.

The property has a fenced in lot with a concrete private parking lot. The building offers 2 drive in doors and office space which is attached. Very good exposure with 20,000 + daily traffic counts and a traffic light!

## PROPERTY HIGHLIGHTS

- 4,000 SF building
- Prime location in Loveland
- Ideal for retail or vehicle-related businesses
- High visibility and traffic
- Spacious parking lot
- Modern and well-maintained facility
- Versatile layout for various business needs
- Proximity to major transportation routes

# PROPERTY DESCRIPTION



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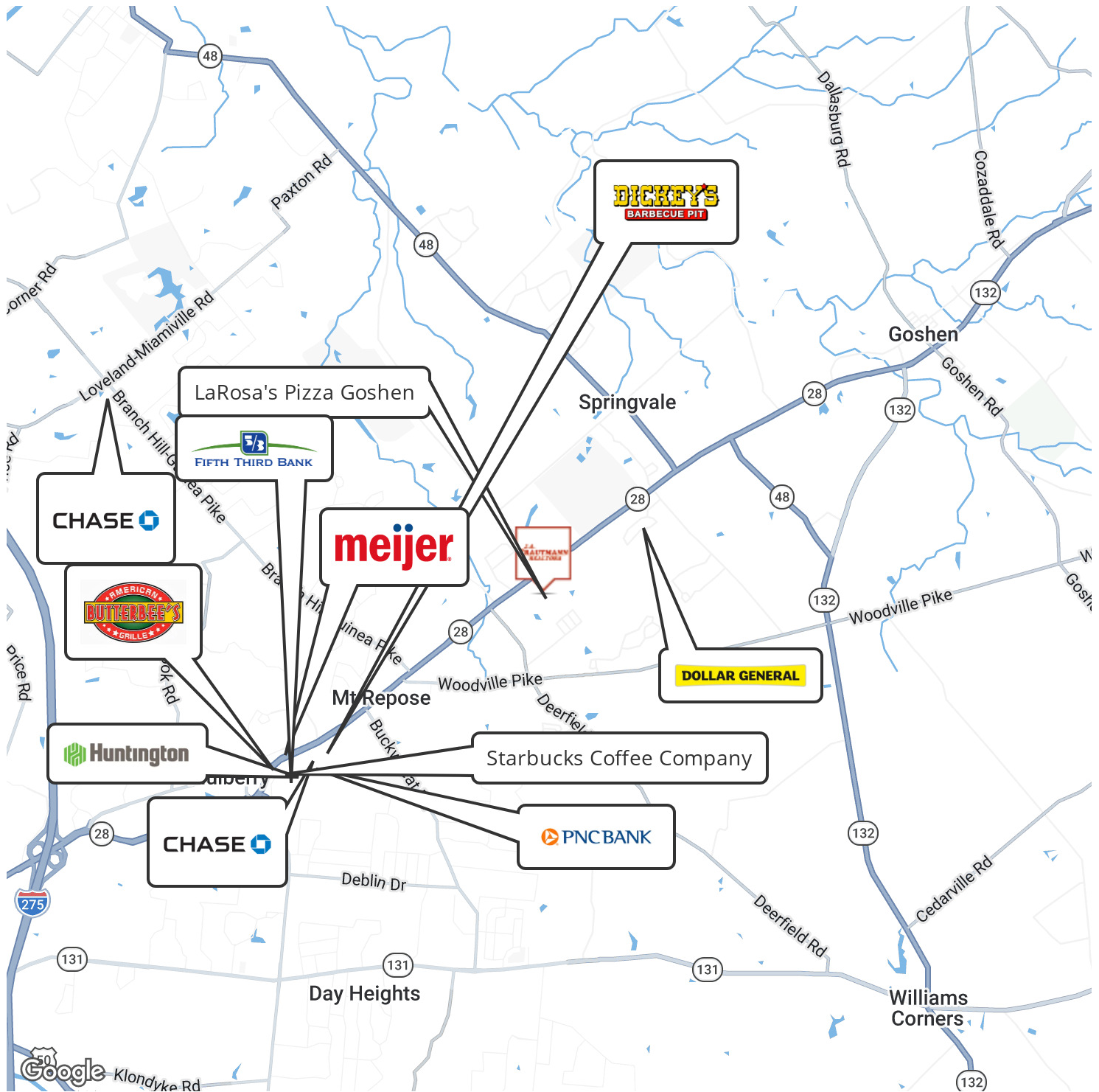
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## LOCATION DESCRIPTION

Uncover the outstanding potential of the Loveland area, where the property is optimally situated. This thriving locale is renowned for its vibrant retail landscape and strong appeal to vehicle-related businesses. Just moments away, the historic downtown district presents an array of charming shops and boutiques, while the nearby Loveland Bike Trail draws a steady flow of visitors, offering prime exposure for automotive services or retail establishments. With its strategic position amidst a bustling community, the area's attractive amenities and steady stream of local and visiting patrons make it a promising choice for retail and vehicle-related investment. Embrace the opportunity to elevate your business in this dynamic and sought-after location.

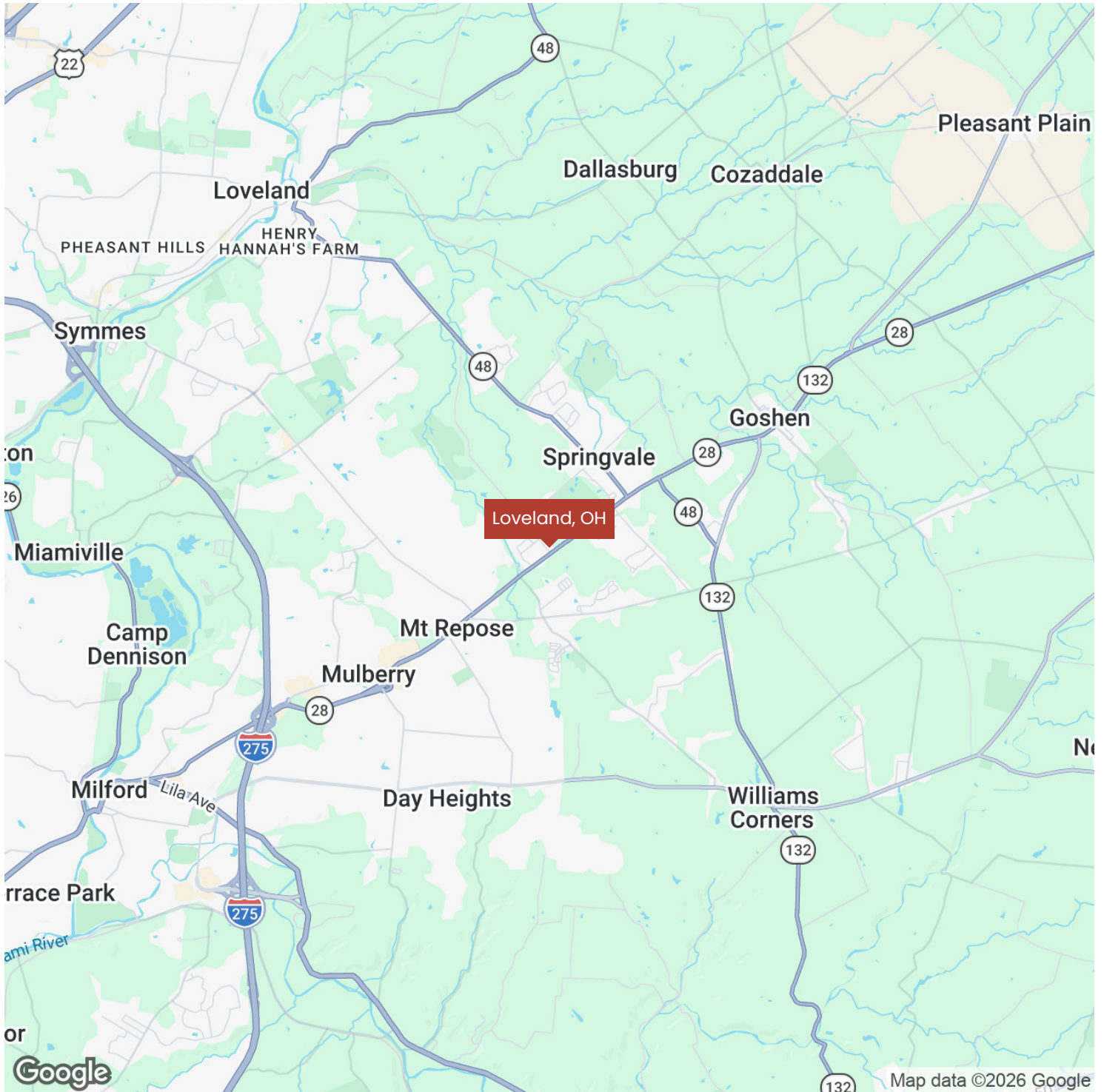
**J.A. TRAUTMANN**  
REALTORS

# RETAILER MAP



**J.A. TRAUTMANN**  
**REALTORS**

# REGIONAL MAP



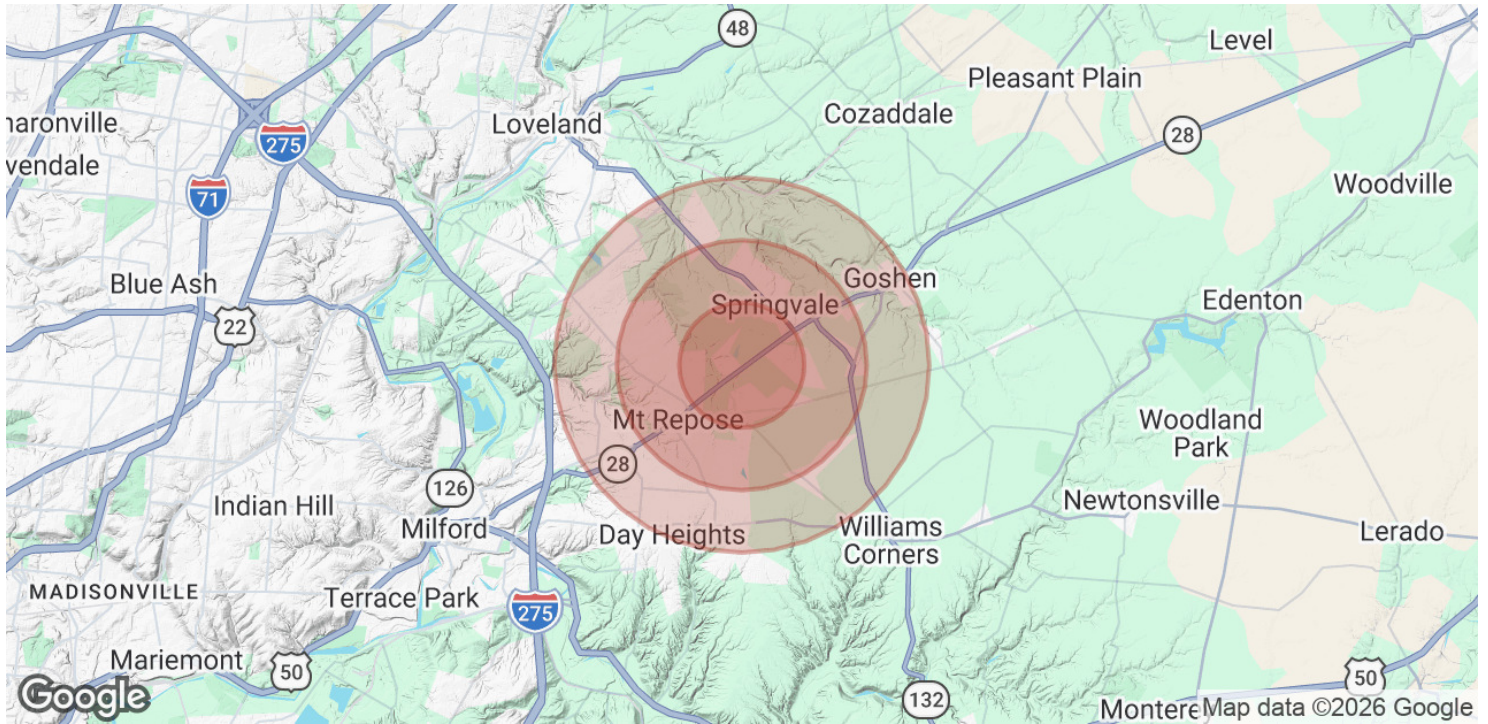
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# AERIAL MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	5,006	17,541	35,495
Average Age	38.0	37.6	41.0
Average Age (Male)	38.0	38.7	41.6
Average Age (Female)	40.3	37.7	41.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	2,093	6,660	13,547
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$80,675	\$107,645	\$118,617
Average House Value	\$189,073	\$252,605	\$275,159

2023 American Community Survey (ACS)

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