

# RETAIL PARCELS FOR SALE OR GROUND LEASE

## 10776-10802 LOVELAND MADEIRA ROAD

Loveland, OH 45140

**GRAND SANDS**  
YEAR-ROUND VOLLEYBALL, RESTAURANT & BAR  
Indoor And Outdoor Facility  
7 outdoor sand courts  
7 indoor professional silica sand  
3,500 square feet of boardwalk, patio,  
dining area and a private shower



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# RETAIL PARCELS AVAILABLE

## LOVELAND MADEIRA RD

10778-10802 Loveland Madeira Road | Loveland, OH 45140

**FOR LEASE:** 36.35 Acres

**PRICING:** Call for Pricing Details

### PROPERTY HIGHLIGHTS:

- **Prime Corner Location** – Multiple parcels available at the signalized intersection of Loveland-Madeira Road (20,616 vehicles per day) & Lebanon Road (23,140 vehicles per day) deliver consistent exposure.
- **Proven Traffic Generators** – Strong weekend activity fueled by the **Loveland Bike Trail** and **Little Miami River** recreation.
- **Affluent Trade Area** – Average household income exceeds \$176,600 with a total population of 116,759 within 5 miles.
- **Symmes Township Advantage** -
  - No City of Loveland income tax on tenants or employees
  - Flexible **industrial and retail zoning** with fewer overlay restrictions
  - Faster, cost-efficient approval process compared to in-city development
- **Future-Ready Site** – Ideally positioned to benefit from Loveland's corridor beautification, downtown redevelopment, and trail-driven growth momentum.



# RETAIL PARCELS AVAILABLE

## LOVELAND MADEIRA RD



**Commercial** – Mix of retail, office, service, and other commercial uses, primarily along the Loveland-Madeira corridor.



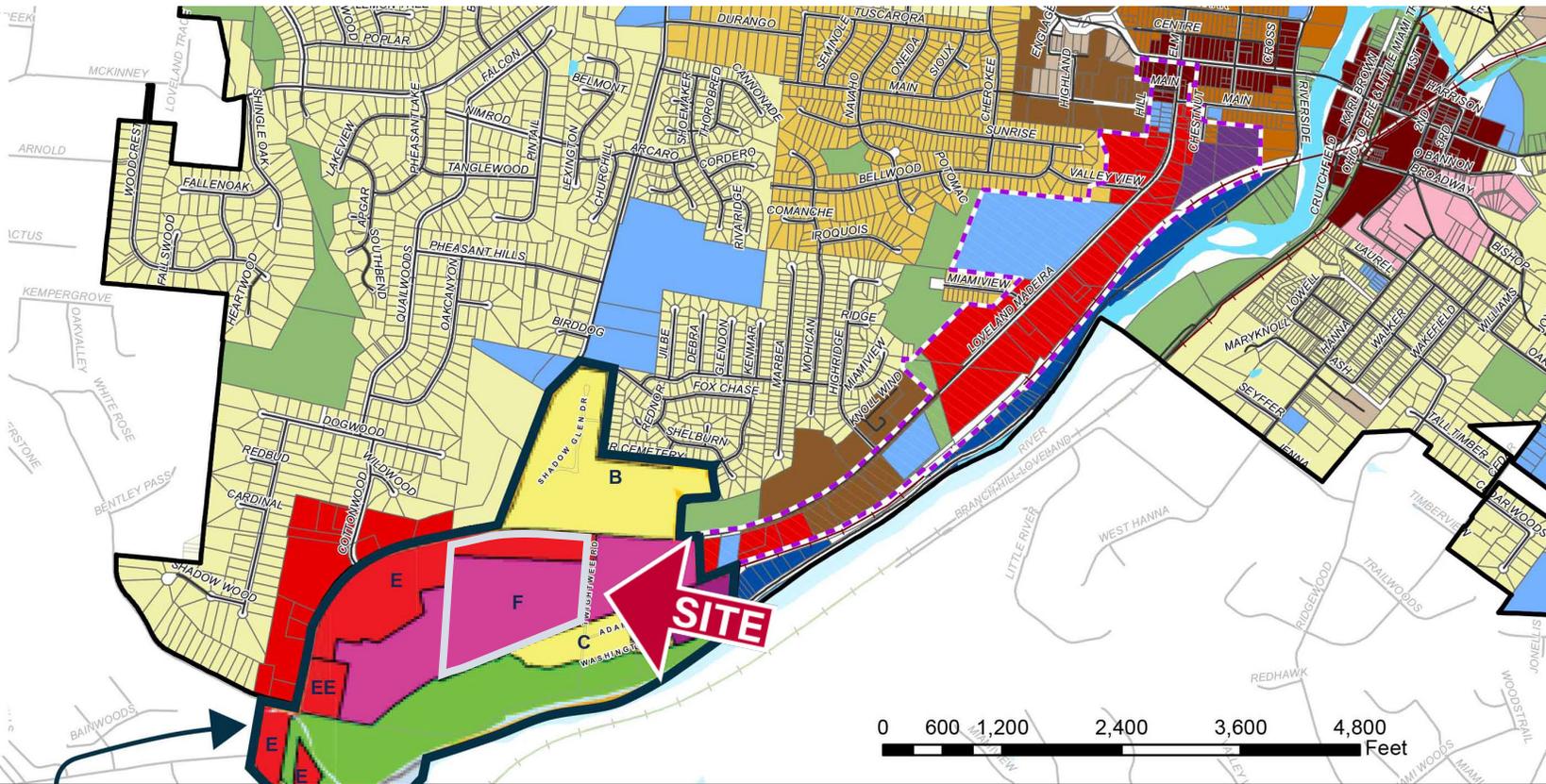
**Loveland-Madeira Overlay** – Represents the zoning designation where additional design and development standards apply to new and redevelopment projects. The overlay establishes heightened building design standards, landscaping and screening requirements, building location, and similar standards in order to achieve an enhanced look for this corridor.

### FUTURE LAND USE MAP Loveland, Ohio

Corporation

#### Future Land Use Designation

- Single Family
- Loveland Heights Residential
- Historic Residential
- Mixed Residential - Low Density
- Mixed Residential - High Density
- Commercial
- Mixed Use Downtown
- Residential Downtown
- Institutional
- Office/Light Industrial
- Development Opportunity Area
- Parks/Recreation/Open Space
- R-O-W
- Loveland-Madeira Corridor Overlay
- Streets
- Trails
- Water Bodies



### Symmes Township Zoning

- Riverfront
- Single Family
- Multi Family
- Mobile Home Park
- Office
- Retail
- Light Industry
- Heavy Industry
- Extraction
- Solid Waste
- Pavement
- Parcels
- Civil Boundaries
- Rivers & Streams

# RETAIL PARCELS AVAILABLE

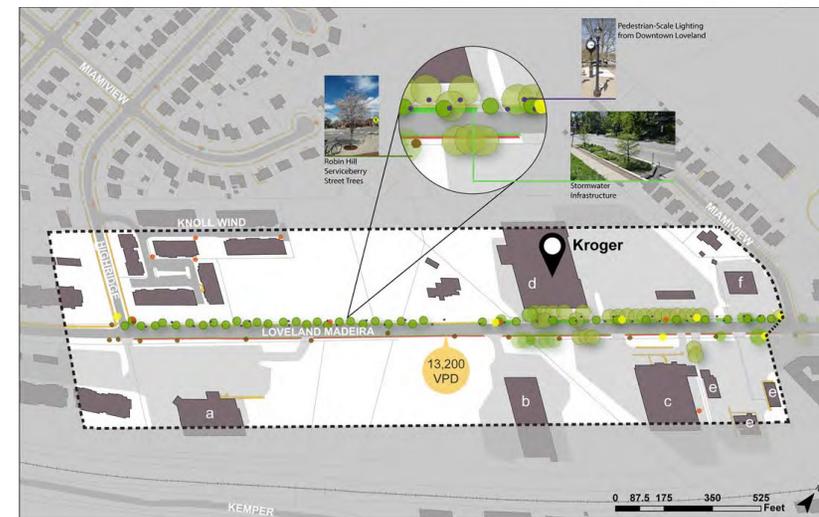
## LOVELAND MADEIRA RD

### Development & Growth Momentum

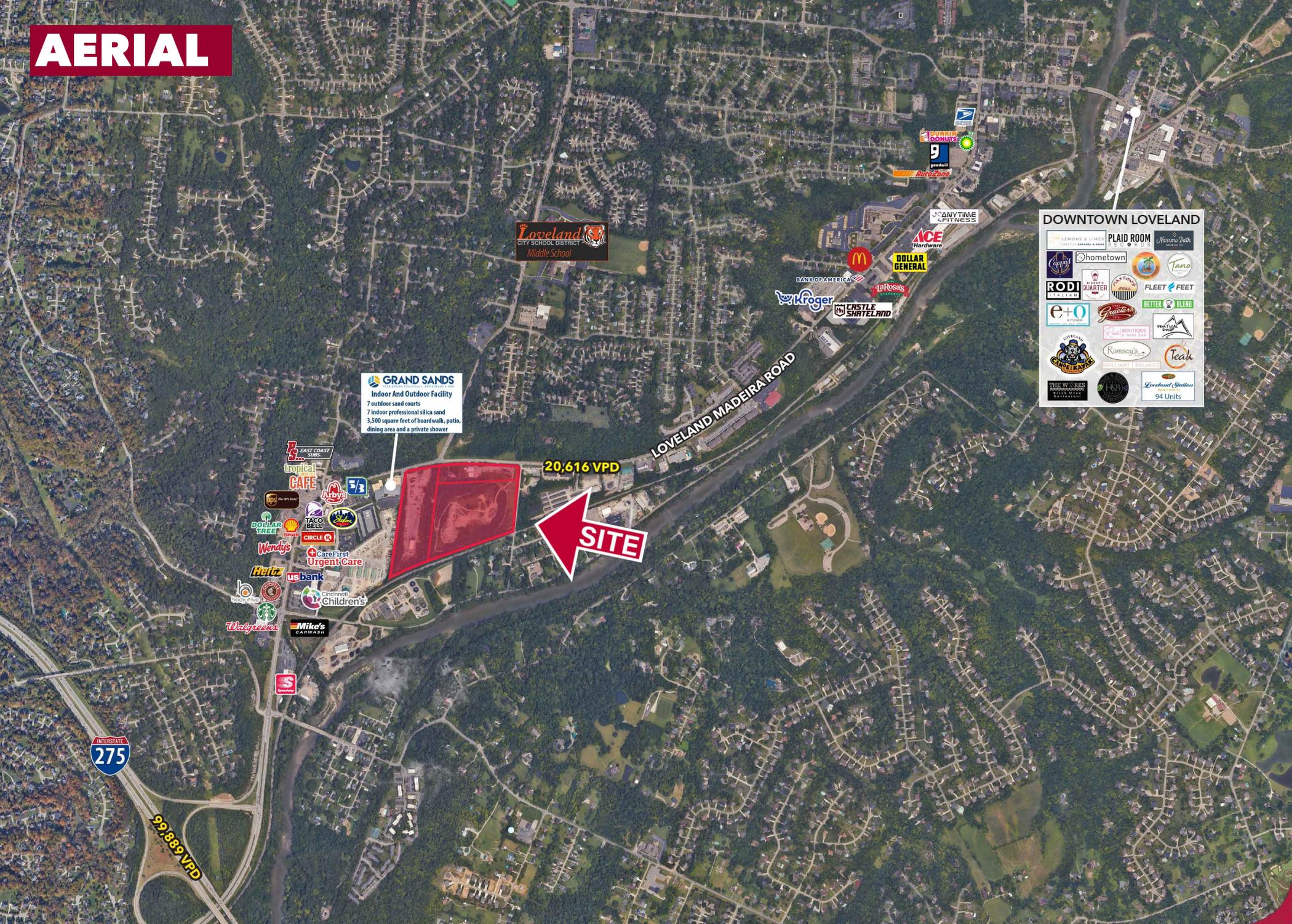
- **Anchored by Loveland's Redevelopment Plans**
- **Gateway to the Trail Town** – Taps into Loveland's identity as a river and trail destination with 100+ miles of connected trail and river access.
- **Capturing Regional Demand** - 20,616 VPD on Loveland-Madeira Road provides strong visibility and access.

### Corridor & Zoning Advantage

- **Directly Adjacent to Loveland's Commercial Core** – Next to mixed retail, office, and service uses along the Loveland-Madeira corridor.
- **Overlay Compatibility** – Our zoning aligns with the **Loveland-Madeira Overlay's** enhanced standards for design, landscaping, and site planning.
- **Seamless Integration** – Positioned to **blend with corridor beautification and redevelopment efforts**, while retaining Symmes Township's flexibility.
- **Future-Ready Location** – Ideal for tenants seeking **both Loveland's long-term growth momentum and jurisdictional advantages.**



# AERIAL



**GRAND SANDS**  
Indoor And Outdoor Facility  
7 outdoor sand courts  
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3,500 square feet of boardwalk, patio,  
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**20,616 VPD**  
**SITE**

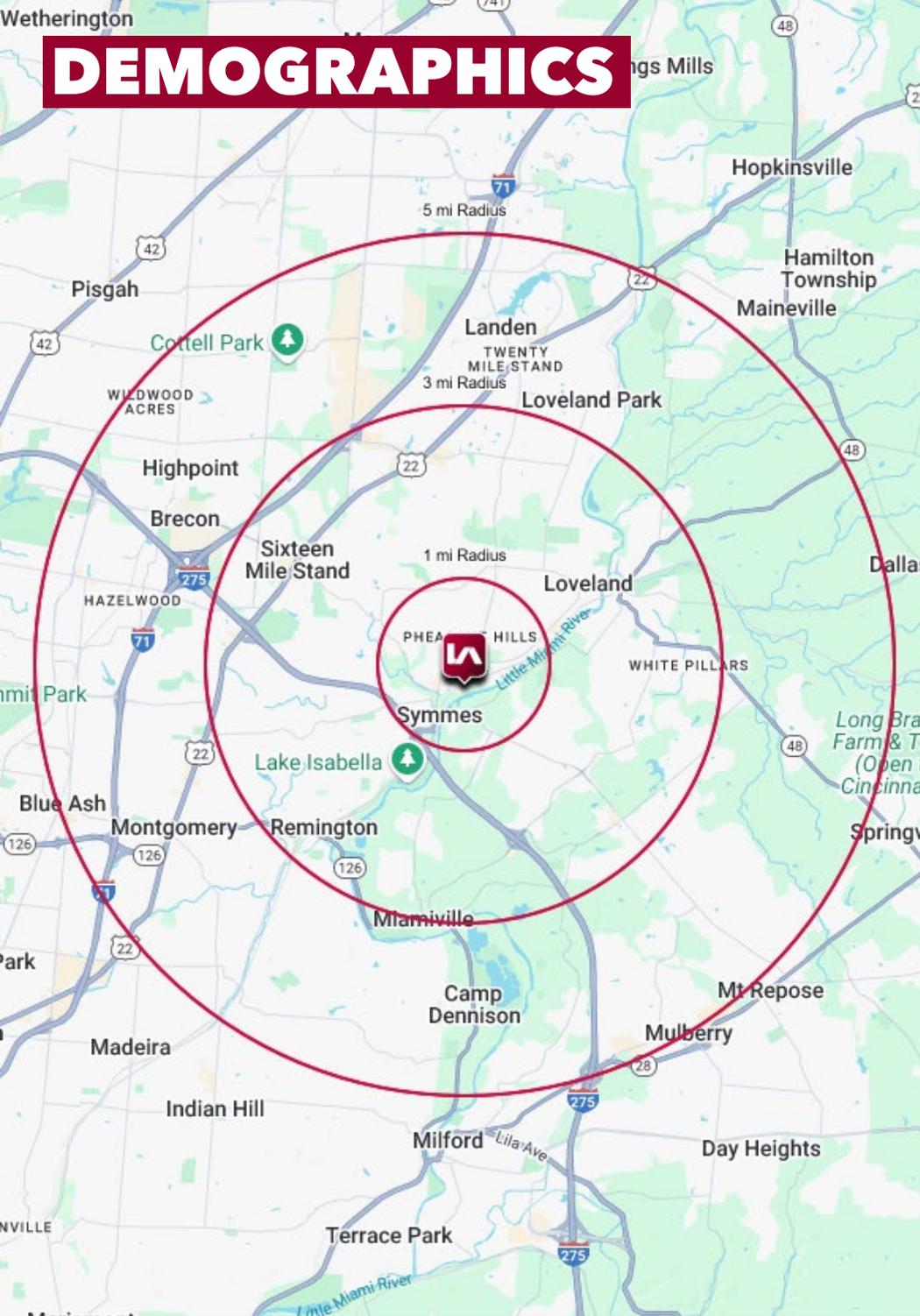
### DOWNTOWN LOVELAND

LEMONS & LIMES	PLAID ROOM	Narrow Path
Capri's	hometown	Taco
RODI	QUARTER	FLEET FEET
e+o	Spice	BETTER BLEND
THE WOODS	Ramsley's	Teak
CASTLE SHATLAND	BRIGHT LEAVES	Loveland Station
		94 Units

INTERSTATE  
**275**

**99,889 VPD**

# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	6,398	47,676	116,759
2030 Projected Population	6,342	47,390	116,068
2020 Census Population	6,600	47,573	115,871
2010 Census Population	6,329	44,967	108,103
Projected Annual Growth 2025 to 2030	-0.2%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2025	-	0.4%	0.5%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,478	18,395	45,326
2030 Projected Households	2,464	18,490	45,718
2020 Census Households	2,524	18,085	44,304
2010 Census Households	2,358	16,934	41,281
Projected Annual Growth 2025 to 2030	-0.1%	0.1%	0.2%
Historical Annual Growth 2010 to 2025	0.3%	0.6%	0.7%
<b>AGE</b>			
2025 Est. Population Under 10 Years	12.2%	12.6%	12.4%
2025 Est. Population 10 to 19 Years	15.4%	14.1%	13.6%
2025 Est. Population 20 to 29 Years	11.0%	9.5%	9.9%
2025 Est. Population 30 to 44 Years	21.0%	19.7%	20.2%
2025 Est. Population 45 to 59 Years	19.7%	19.3%	19.1%
2025 Est. Population 60 to 74 Years	15.7%	17.5%	17.3%
2025 Est. Population 75 Years or Over	5.1%	7.3%	7.6%
2025 Est. Median Age	38.1	40.2	40.3
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	50.7%	49.7%	49.9%
2025 Est. Female Population	49.3%	50.3%	50.1%
2025 Est. Never Married	23.1%	23.7%	24.0%
2025 Est. Now Married	67.8%	61.8%	59.5%
2025 Est. Separated or Divorced	6.3%	9.9%	11.2%
2025 Est. Widowed	2.7%	4.7%	5.3%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	27.5%	28.4%	25.9%
2025 Est. HH Income \$150,000 to \$199,999	9.8%	12.2%	13.1%
2025 Est. HH Income \$100,000 to \$149,999	18.7%	20.5%	20.7%
2025 Est. HH Income \$75,000 to \$99,999	13.6%	9.3%	11.1%
2025 Est. HH Income \$50,000 to \$74,999	16.1%	13.1%	12.8%
2025 Est. HH Income \$35,000 to \$49,999	6.1%	6.5%	6.2%
2025 Est. HH Income \$25,000 to \$34,999	3.8%	3.6%	3.6%
2025 Est. HH Income \$15,000 to \$24,999	1.7%	2.4%	2.9%
2025 Est. HH Income Under \$15,000	2.7%	3.9%	3.8%
2025 Est. Average Household Income	\$156,170	\$181,935	\$176,600
2025 Est. Median Household Income	\$140,935	\$137,158	\$129,459
2025 Est. Per Capita Income	\$60,483	\$70,266	\$68,652
2025 Est. Total Businesses	265	2,011	5,952
2025 Est. Total Employees	1,504	22,077	87,730