

INVESTMENT OVERVIEW

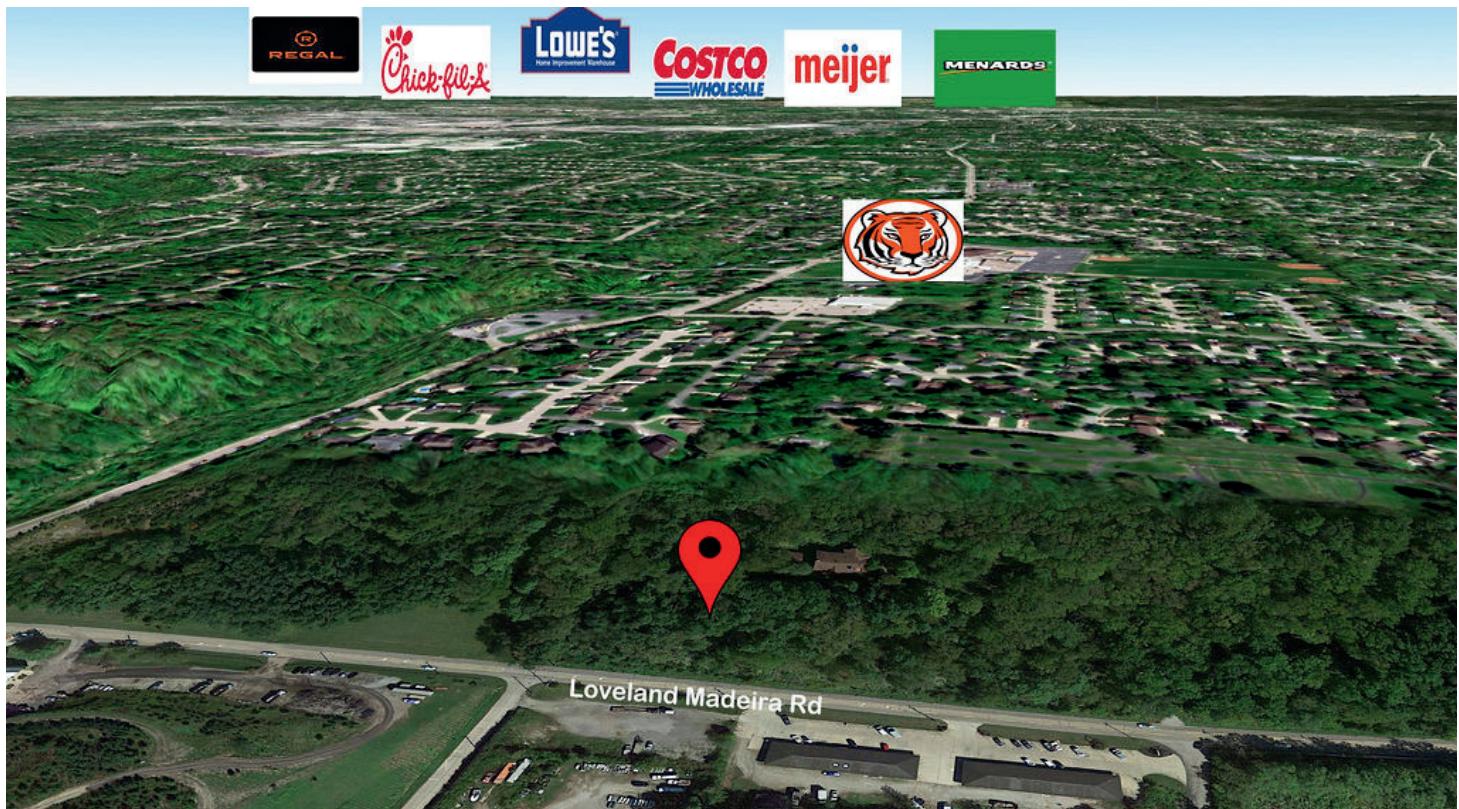
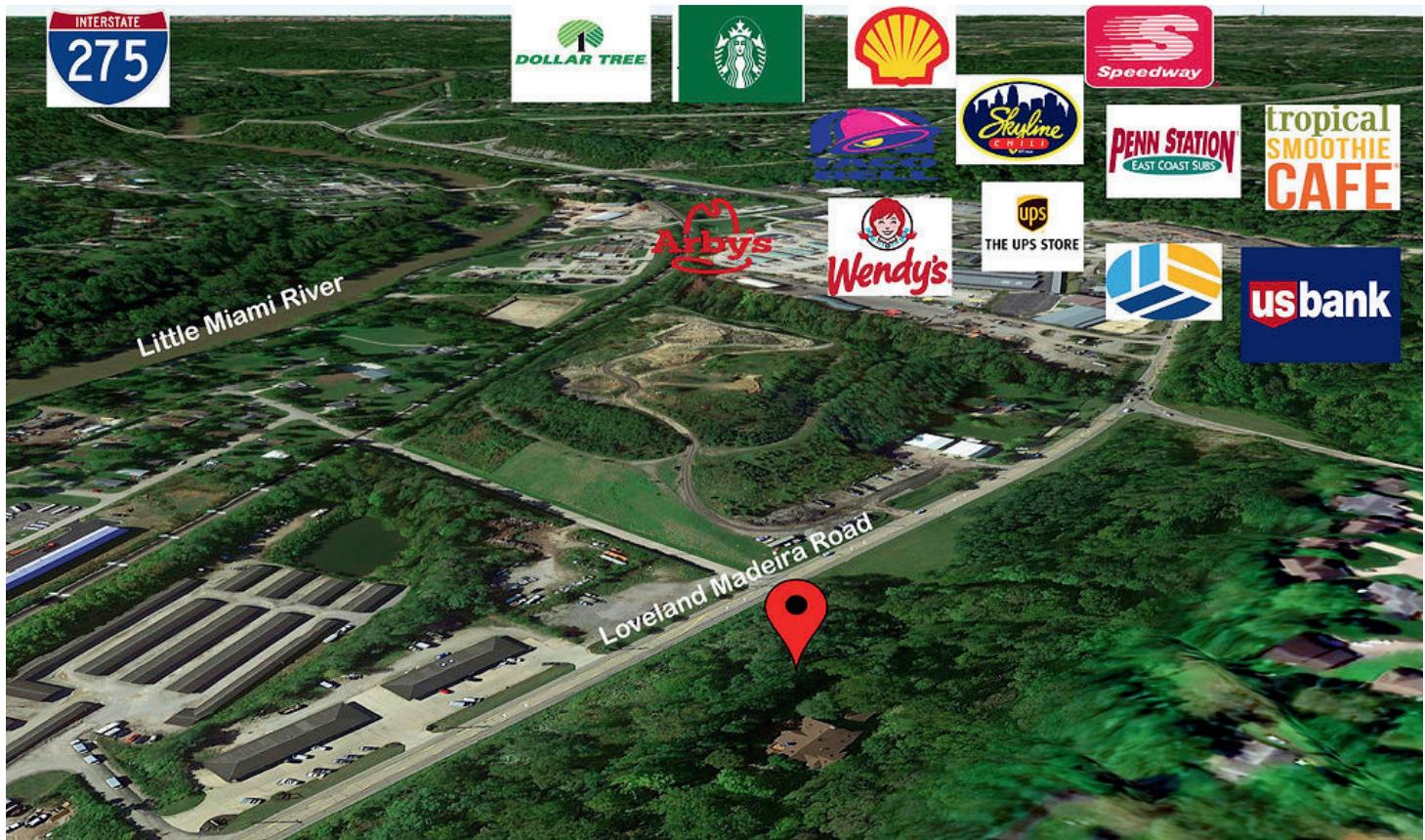
Sale Price:	\$1,100,000
Lot Size:	2.36 Acres
Price / Acre:	\$466,000
Zoning:	Neighborhood Retail
Market:	Cincinnati
Submarket:	Loveland
Parcels:	621-0028-0002-00 621-0028-0003-00

PROPERTY HIGHLIGHTS

- 2.36 acre zoned Neighborhood Retail
- 760+ feet of frontage
- City of Loveland's Entertainment District
- Access to all utilities
- Close to I-275

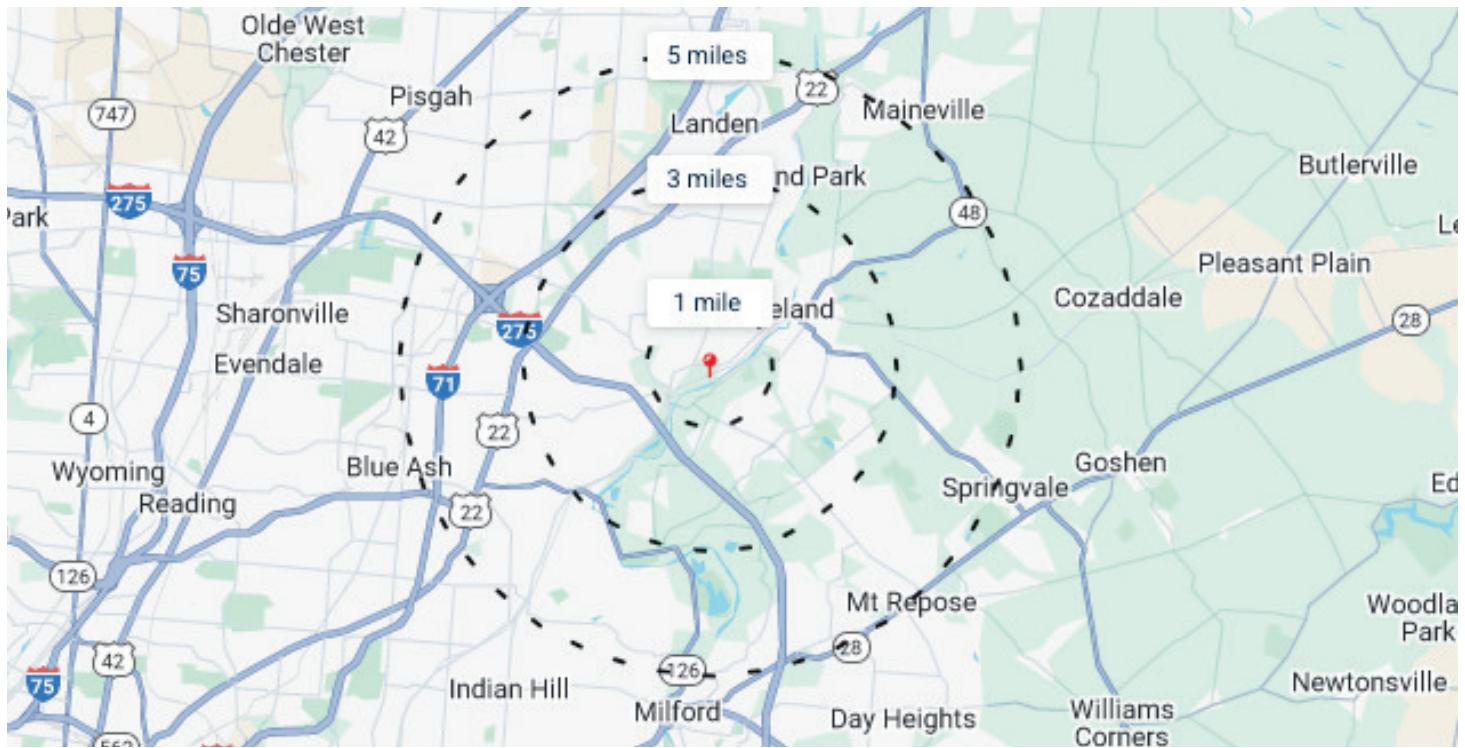
PROPERTY OVERVIEW

Great opportunity, great location! This 2.36-acre commercial lot is zoned Neighborhood Retail and offers approximately 769 feet of frontage along Loveland Madeira Road, which carries 10,000+ vehicles per day and features two curb cuts for convenient access. This property has been annexed into the City of Loveland and is located within the Entertainment District, allowing for liquor licenses. Zoning allows for zero side and rear setbacks and maximum building heights. Access to all utilities are available at the street. Owner is willing to consider splitting parcels further. The site is positioned less than two miles from I-275 and is surrounded by established retail, grocery, shopping, office and residential neighborhoods, making it well-suited for a variety of commercial and mixed-use concepts including day care, restaurant, professional offices, shopping, etc.









POPULATION	1 MILE	3 MILES	5 MILES
Total Population:	21.5K	97K	203.3K
Median Household Income:	\$124.3K	\$124.5K	\$111.5K
Median Age:	39	42	42
# of Employees	15.8K	76.5K	160.9K
Housing Occupancy Ratio:	31:1	24:1	23:1
Renter to Homeowner Ratio:	1:5	1:4	1:3

*Numbers based off of 2023 U.S. Census