

FOR LEASE

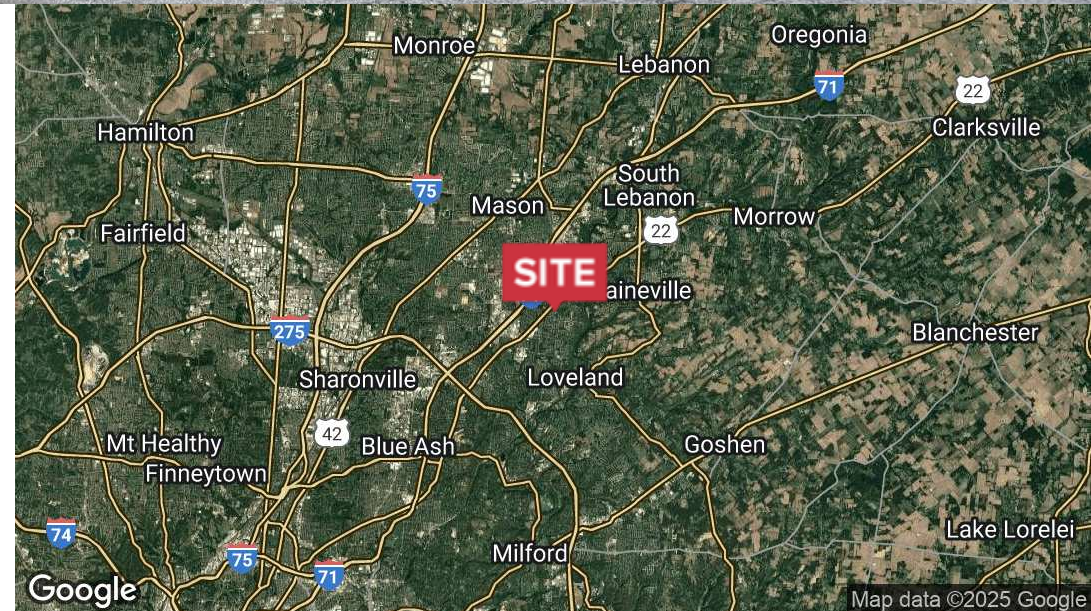
8976 Columbia Road Loveland, OH 45140



NAIBergman

Office | 1,100 SF

- \$15.00 MG
- Private Entrance
- Abundant Parking
- Conveniently Located
- Private Restroom
- Abundant Natural Light
- Very Well Maintained



✉ **Matt Hiudt**
+1 513 322 6310
mhiudt@bergman-group.com

✉ **Kristina Skurow**
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kskurow@bergman-group.com

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OFFERING SUMMARY

Available SF: 1,100

Lease Rate: \$15.00 MG

Building Size: 5,000

PROPERTY OVERVIEW

This office is approximately 1,100 SF with immediate availability. This recently renovated Loveland office consist of a reception area, three private offices, private bathroom, high ceilings, with all new crown molding. This private office would be ideal for any office or light medical user.

LOCATION OVERVIEW

This recently renovated Office is located on the east side of Columbia Ave just south of Montgomery Road in Loveland Ohio. Situated in a bustling business district with exceptional demographics.

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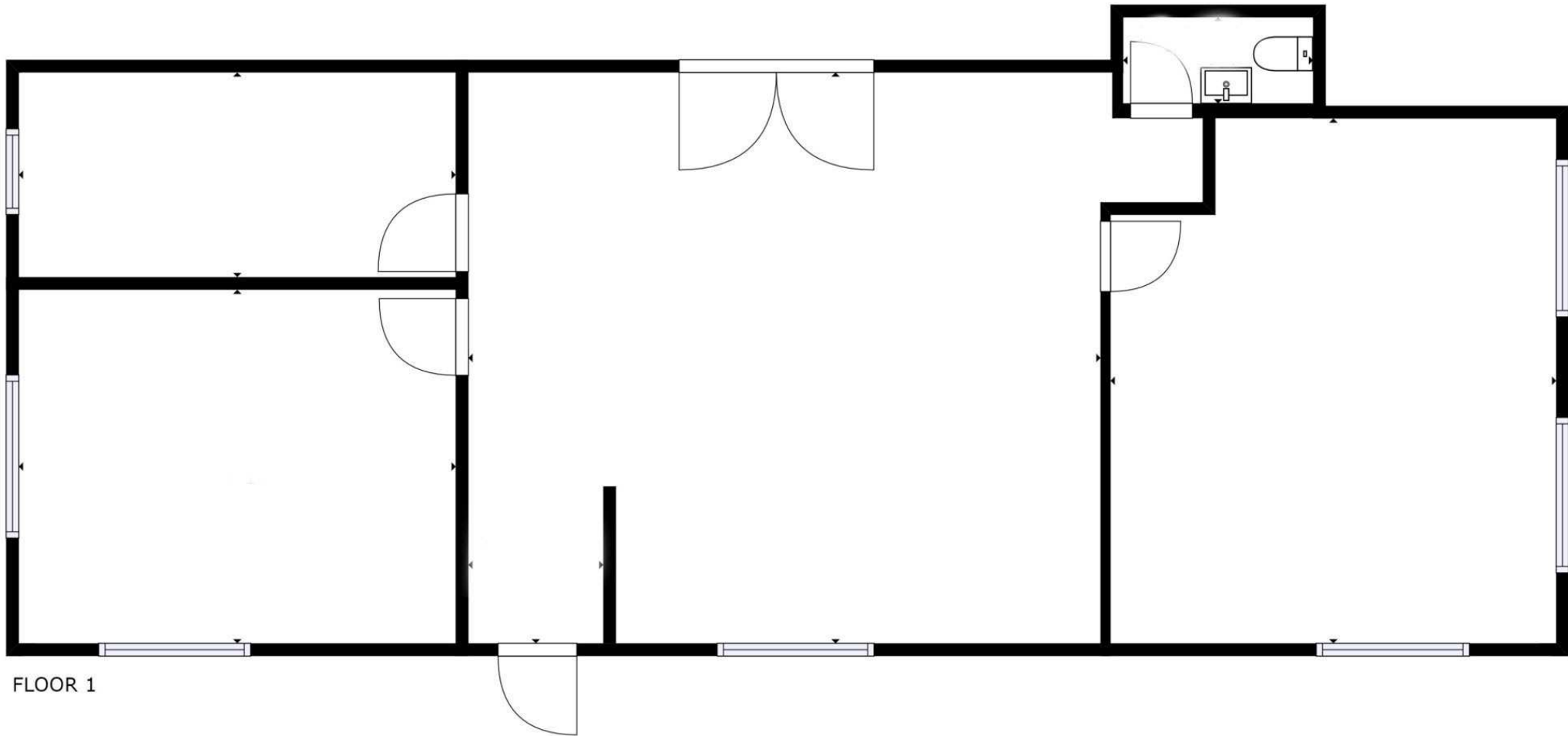
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FLOOR 1

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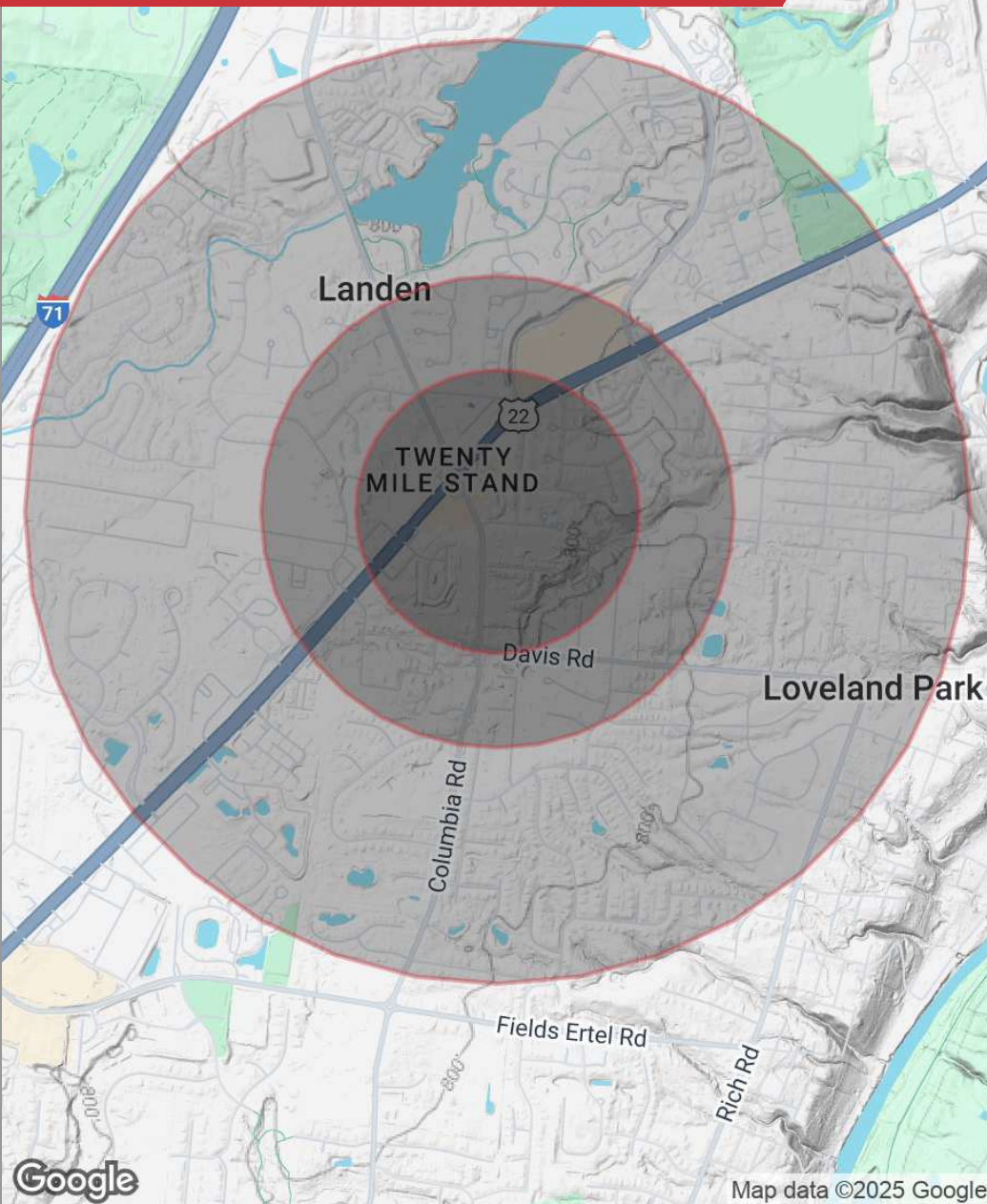
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POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|--------|
| Total population | 646 | 3,055 | 10,985 |
| Median age | 39 | 40 | 41 |
| Median age (male) | 37 | 39 | 39 |
| Median age (Female) | 40 | 41 | 42 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total households | 249 | 1,214 | 4,599 |
| # of persons per HH | 2.6 | 2.5 | 2.4 |
| Average HH income | \$130,209 | \$134,679 | \$134,083 |
| Average house value | \$277,137 | \$314,963 | \$349,792 |

** Demographic data derived from 2020 ACS - US Census*

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