

# FOR LEASE

6415 Branch Hill Guinea Road Loveland, OH 45140

## 4,350 SF CONTIGUOUS



## Retail | 1,933 - 4,350 SF

- 1,933-4,350 SF Retail Space at Branch Hill Commons
- Open Floor Plan
- Perfect for all Retail or Office Uses
- Miami Township / Loveland
- 3 Minutes To I-275
- Lease Rate: \$12.50 / SF + \$5.00 NNN

### DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	4,985	\$152,775
3 MILES	33,539	\$134,831
5 MILES	85,827	\$121,731



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📍 **4695 Lake Forest Drive**  
Cincinnati, OH 45242  
bergmancommercial.com



# FOR LEASE

6415 Branch Hill Guinea Road Loveland, OH 45140

4,350 SF CONTIGUOUS



1,933 SF

2,417 SF

YOUR NAME HERE

YOUR NAME HERE

YOUR CLEANERS

Suite 104



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**NABergman**



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**Your Cleaners**  
CHIROPRACTIC

**CARRIAGE HOUSE**  
AUTO SPA

**SITE**

**Dominos**  
Pizza

**Bluebonnet**  
Chiropractic

**Dr. Kasef**  
BEN KASEF, D.M.D.  
Gentle Dentistry

**Prodigy**  
Preschool

**Bank of America**

**La Picante**  
Timmy's Wok  
張家興  
**SUBWAY**  
DALE ROBERTSON  
CUSTOM JEWELRY

**United Dairy Farmers**

**Walmart FUEL**

**Goodland School**

**Shookers**  
Sports Bar

**Huntington**

**Walgreens**

**ATHLETE**  
MULTI SPORTS

LOVELAND  
**Magnolia Springs**  
DESIGN LIVING

Google

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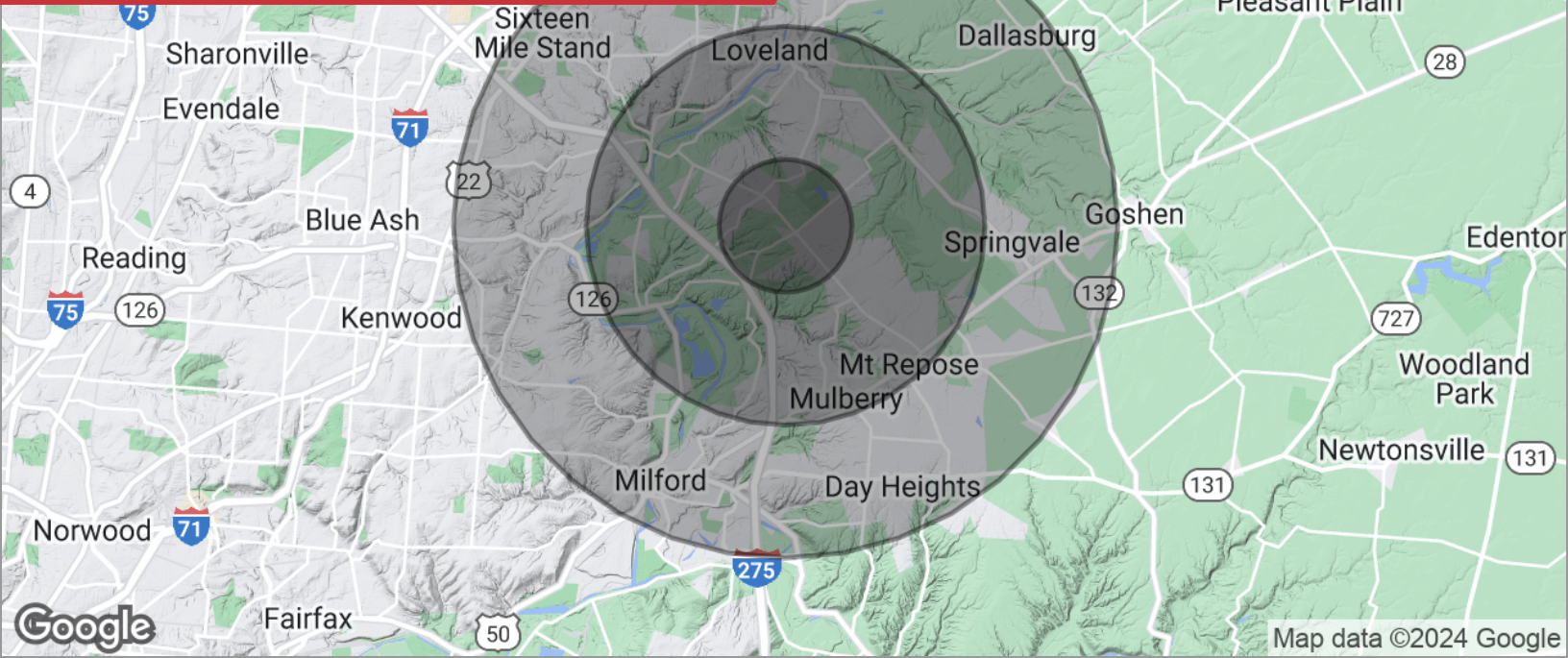
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,985	33,539	85,827
Median age	43.8	43.2	41.3
Median age (male)	43.9	43.1	41.5
Median age (Female)	44.5	44.2	41.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,756	12,552	33,041
# of persons per HH	2.8	2.7	2.6
Average HH income	\$152,775	\$134,831	\$121,731
Average house value	\$644,857	\$424,889	\$360,467

\* Demographic data derived from 2020 ACS - US Census

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