

# FOR SALE / LEASE

741 Lila Milford, OH 45150

**NAI**Bergman



## Retail | +/- 6,500 SF

- For Sale or For Lease
- Creative Deal Structure for Qualified Users - Owner Financing, Land Lease or Lease Option to Buy
- Redevelopment Opportunity in Downtown Milford
- B3 Zoning
- Multiple Permitted Uses
- Flex, Retail and MultiFamily Capabilities
- Property Located in Designated DORA District
- Excellent Visibility
- 10,000 +/- VPD

### OFFERING SUMMARY

<b>SALE PRICE</b>	Subject To Offer
<b>AVAILABLE SF</b>	960 - 6,500 SF
<b>ZONING</b>	B3
<b>BUILDING SIZE</b>	6,500 SF
<b>LOT SIZE</b>	0.59 Acres

### AVAILABLE SPACES FOR LEASE

Space	Lease Rate	Size (SF)
<b>Silo Flex</b>	\$12.00 SF/yr	3,400
<b>527 Baker</b>	\$12.00 SF/yr	3,000
<b>Entire Property</b>	\$12.00 SF/yr	6,500



3D AERIAL



**Matt Hiudt**

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**4695 Lake Forest Drive**  
Cincinnati, OH 45242

bergmancommercial.com



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Rendering



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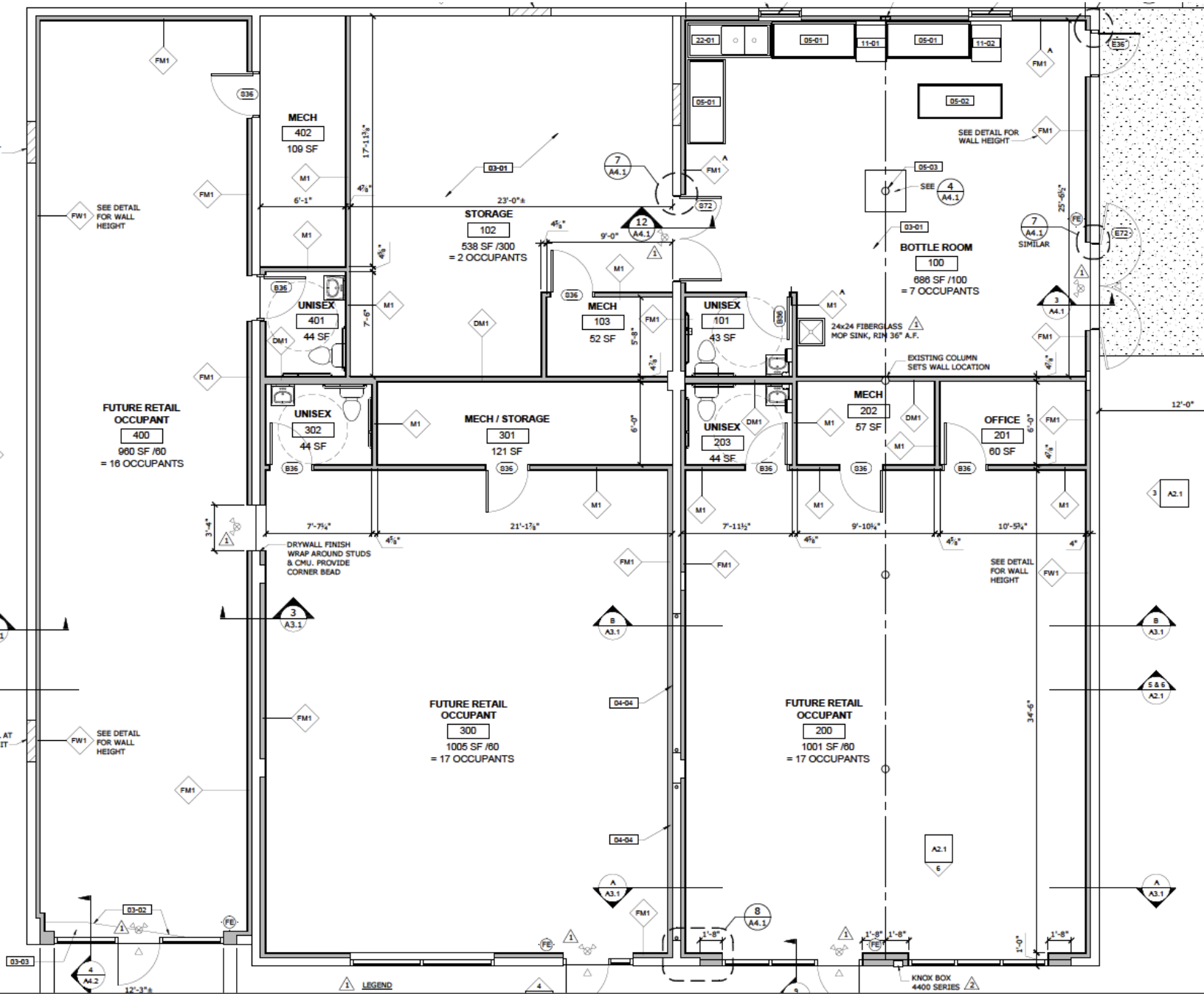
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**CITY OF MILFORD  
DORA DISTRICT**



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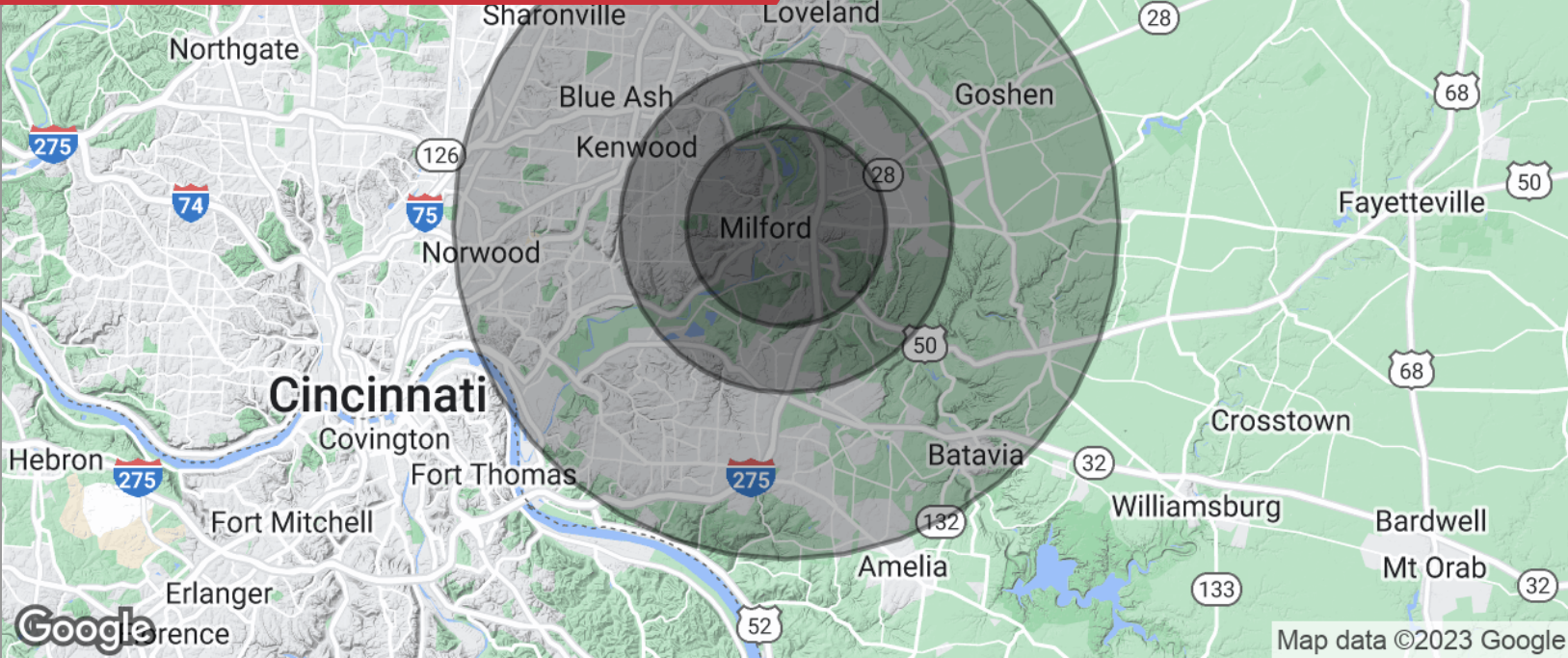
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## POPULATION

	3 MILES	5 MILES	10 MILES
Total population	24,052	88,395	477,739
Median age	45.6	43.4	40.5
Median age (male)	46.1	42.6	39.3
Median age (Female)	46.6	44.5	41.9

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	10,039	36,468	212,023
# of persons per HH	2.4	2.4	2.3
Average HH income	\$122,360	\$119,782	\$99,716
Average house value	\$290,602	\$301,207	\$235,947

\* Demographic data derived from 2020 ACS - US Census