

RETAIL SPACE FOR LEASE

STARBUCKS & CHIPOTLE ANCHORED STRIP

10565 Loveland Madeira Road, Loveland, OH



TC Bartoszek
tc@lee-associates.com
D 513.588.1840

Molly Hoffman
mhoffman@lee-associates.com
D 513.588.1843

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



RETAIL SPACE FOR LEASE

STARBUCKS & CHIPOTLE ANCHORED STRIP

10565 Loveland Madeira Road, Loveland, OH

AVAILABLE: 1,260 SF

PRICING: \$25.50 PSF + NNN

- CONFIDENTIAL- Current tenant still operating but space available
- 2 (two) 5-ton units on the space
- Join Starbucks, Chipotle, PetCare Animal Hospital and Body Alive in this new strip center at traffic light corner
- High traffic area with 20,642 AADT on Loveland Madeira Road at E Kemper Road
- Strong weekend traffic to bike trail/kayaking on Little Miami
- Boasts strong demographics with median household incomes over \$88,765 and a total population of 114,885

TRAFFIC COUNTS:

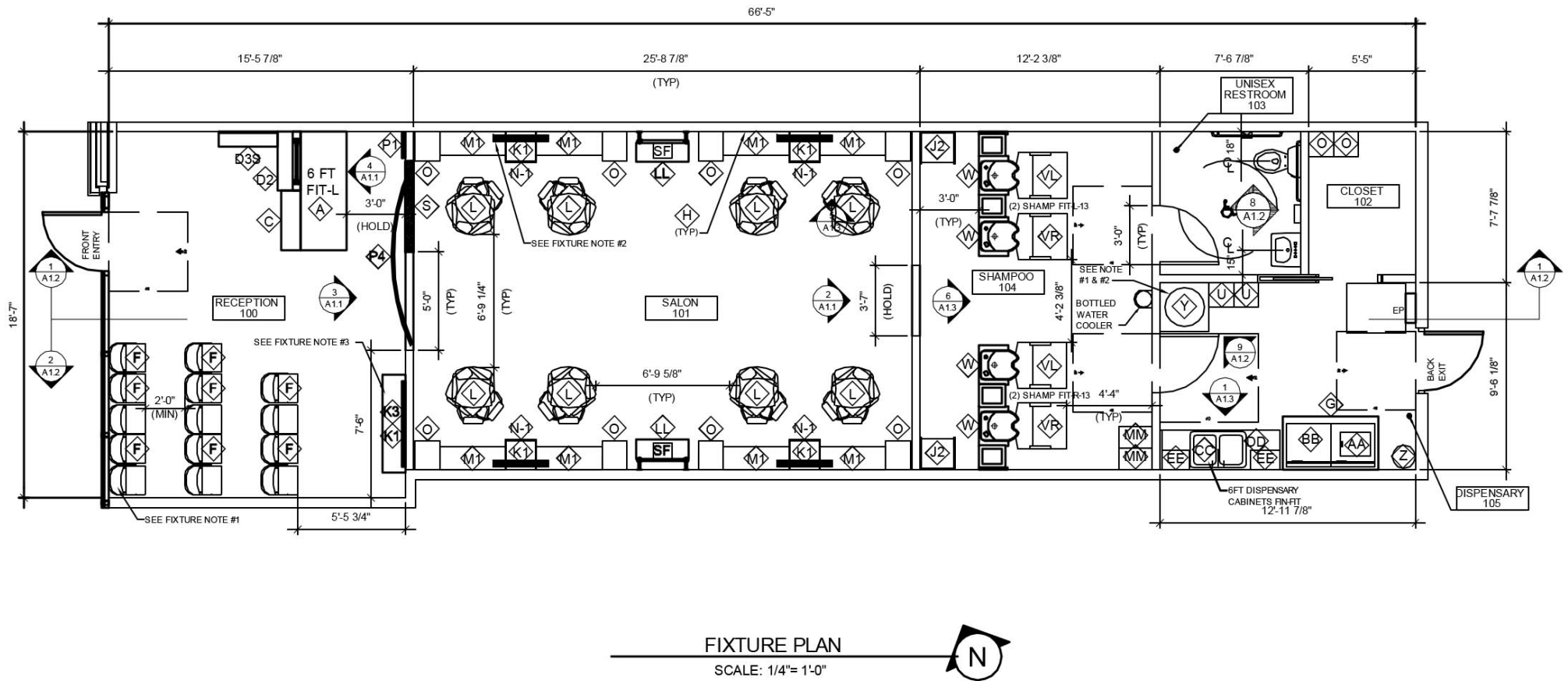
- Loveland Madeira Road – 20,642 VPD
- E Kemper Road – 6,262 VPD



RETAIL SPACE FOR LEASE

STARBUCKS & CHIPOTLE ANCHORED STRIP

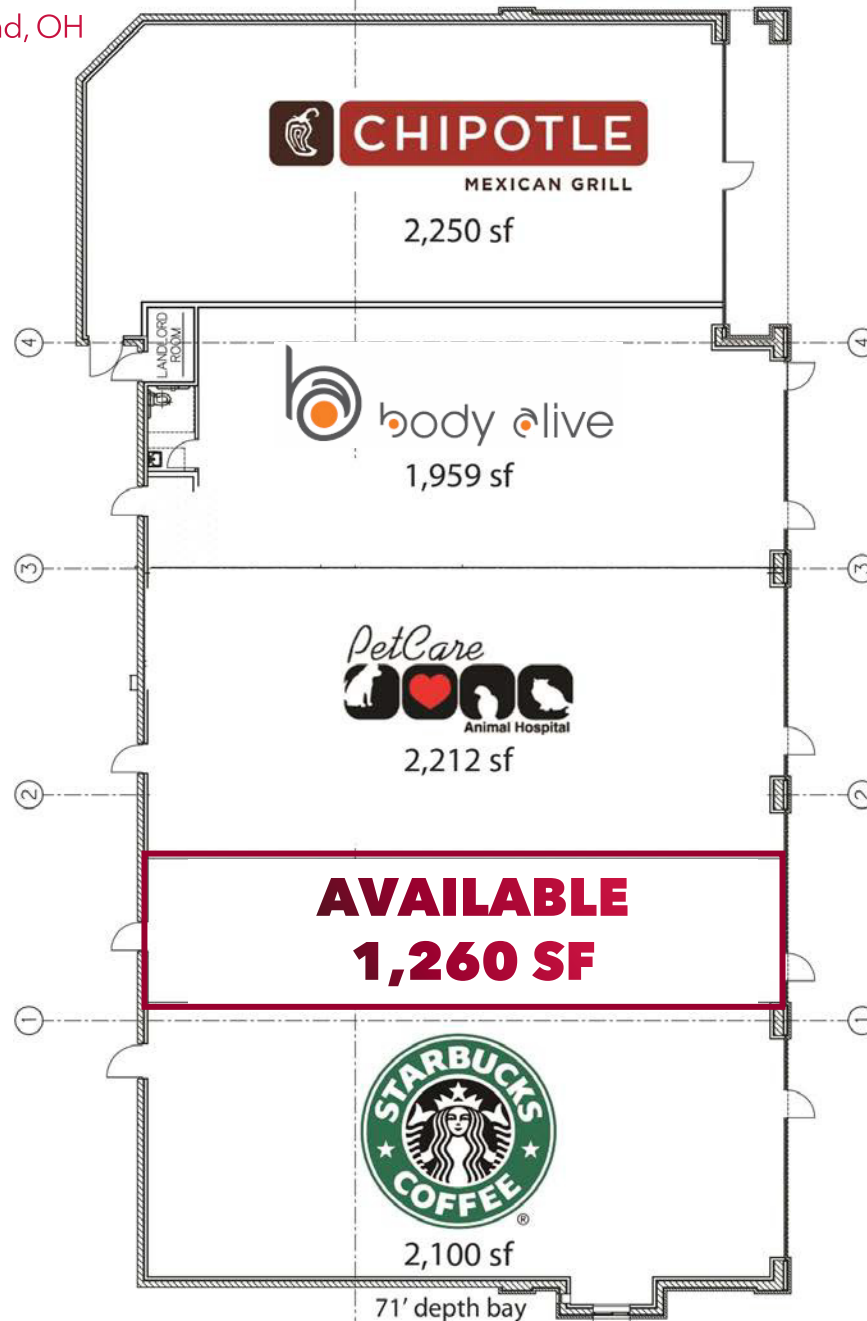
10565 Loveland Madeira Road, Loveland, OH



RETAIL SPACE FOR LEASE

STARBUCKS & CHIPOTLE ANCHORED STRIP

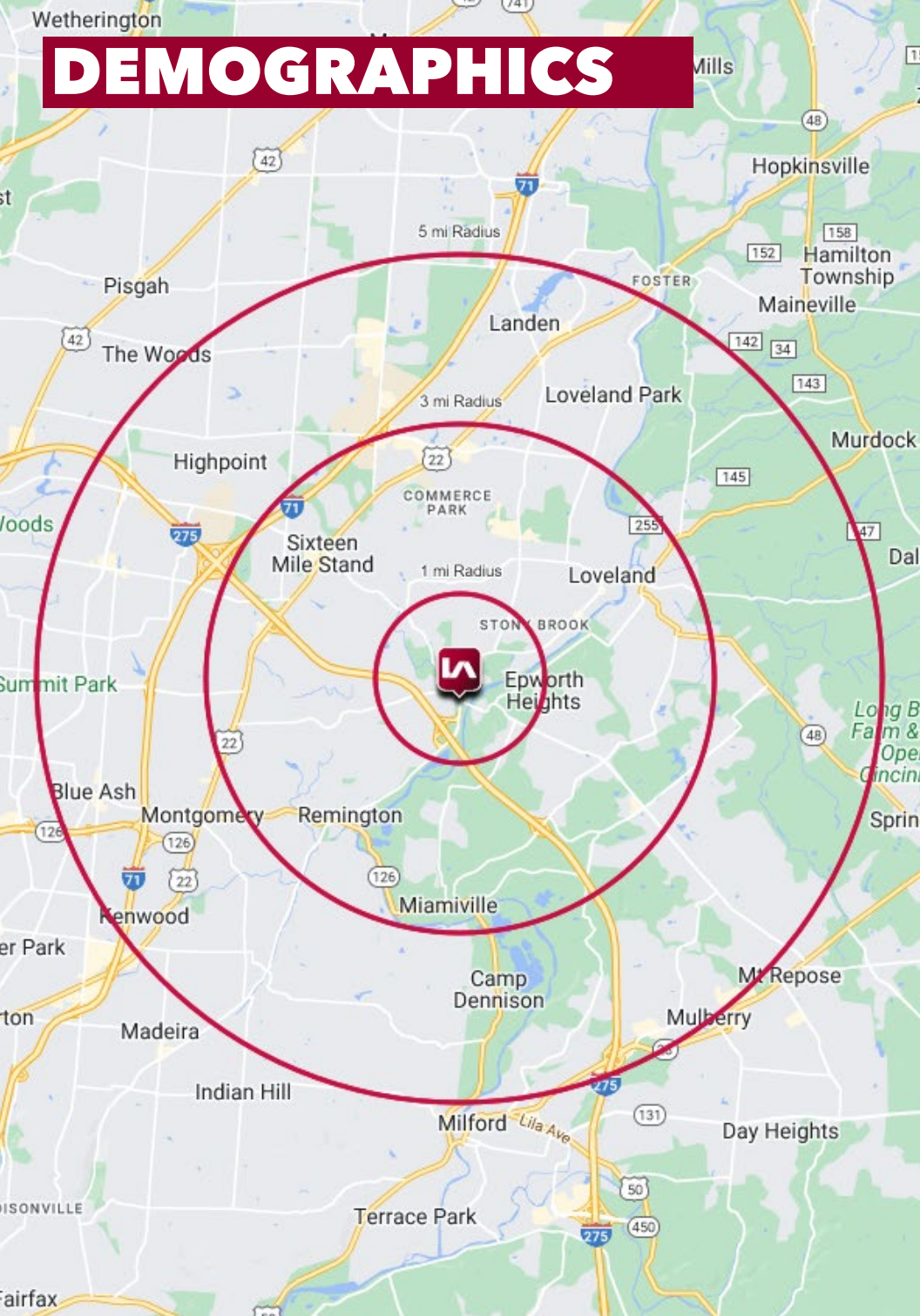
10565 Loveland Madeira Road, Loveland, OH







DEMOGRAPHICS



| | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|--------------------------------------------|-------------|-------------|-------------|
| POPULATION | | | |
| 2023 Estimated Population | 4,592 | 44,707 | 120,242 |
| 2028 Projected Population | 4,494 | 44,569 | 122,241 |
| 2020 Census Population | 4,982 | 44,735 | 119,457 |
| 2010 Census Population | 4,739 | 42,396 | 111,387 |
| Projected Annual Growth 2023 to 2028 | -0.4% | - | 0.3% |
| Historical Annual Growth 2010 to 2023 | -0.2% | 0.4% | 0.6% |
| HOUSEHOLDS | | | |
| 2023 Estimated Households | 1,774 | 17,144 | 46,810 |
| 2028 Projected Households | 1,699 | 16,861 | 47,158 |
| 2020 Census Households | 1,913 | 16,923 | 45,823 |
| 2010 Census Households | 1,780 | 15,957 | 42,791 |
| Projected Annual Growth 2023 to 2028 | -0.8% | -0.3% | 0.1% |
| Historical Annual Growth 2010 to 2023 | - | 0.6% | 0.7% |
| AGE | | | |
| 2023 Est. Population Under 10 Years | 11.1% | 11.6% | 11.5% |
| 2023 Est. Population 10 to 19 Years | 15.7% | 14.6% | 13.9% |
| 2023 Est. Population 20 to 29 Years | 8.8% | 8.9% | 10.0% |
| 2023 Est. Population 30 to 44 Years | 19.3% | 19.9% | 19.7% |
| 2023 Est. Population 45 to 59 Years | 22.5% | 21.5% | 20.8% |
| 2023 Est. Population 60 to 74 Years | 19.1% | 17.4% | 17.2% |
| 2023 Est. Population 75 Years or Over | 3.5% | 6.1% | 6.9% |
| 2023 Est. Median Age | 40.6 | 40.9 | 40.9 |
| MARITAL STATUS & GENDER | | | |
| 2023 Est. Male Population | 50.9% | 49.7% | 49.6% |
| 2023 Est. Female Population | 49.1% | 50.3% | 50.4% |
| 2023 Est. Never Married | 23.3% | 23.0% | 24.2% |
| 2023 Est. Now Married | 66.4% | 62.9% | 59.0% |
| 2023 Est. Separated or Divorced | 6.3% | 9.2% | 11.4% |
| 2023 Est. Widowed | 4.0% | 4.8% | 5.4% |
| INCOME | | | |
| 2023 Est. HH Income \$200,000 or More | 34.6% | 29.7% | 25.2% |
| 2023 Est. HH Income \$150,000 to \$199,999 | 11.2% | 12.6% | 13.1% |
| 2023 Est. HH Income \$100,000 to \$149,999 | 14.1% | 16.4% | 17.9% |
| 2023 Est. HH Income \$75,000 to \$99,999 | 10.7% | 12.0% | 13.1% |
| 2023 Est. HH Income \$50,000 to \$74,999 | 13.7% | 12.0% | 12.5% |
| 2023 Est. HH Income \$35,000 to \$49,999 | 8.7% | 7.1% | 6.9% |
| 2023 Est. HH Income \$25,000 to \$34,999 | 3.0% | 3.0% | 4.3% |
| 2023 Est. HH Income \$15,000 to \$24,999 | 1.6% | 2.5% | 2.9% |
| 2023 Est. HH Income Under \$15,000 | 2.5% | 4.7% | 4.0% |
| 2023 Est. Average Household Income | \$201,229 | \$192,262 | \$176,949 |
| 2023 Est. Median Household Income | \$163,953 | \$138,989 | \$126,190 |
| 2023 Est. Per Capita Income | \$77,740 | \$73,795 | \$68,976 |
| 2023 Est. Total Businesses | 233 | 1,869 | 6,574 |
| 2023 Est. Total Employees | 1,297 | 20,426 | 93,125 |