

RETAIL SPACE AVAILABLE

203-209 W LOVELAND AVENUE



ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202
513.241.2300





ADDRESS: 203-209 W Loveland Avenue
Loveland, OH 45140

FOR LEASE: 1,600 SF

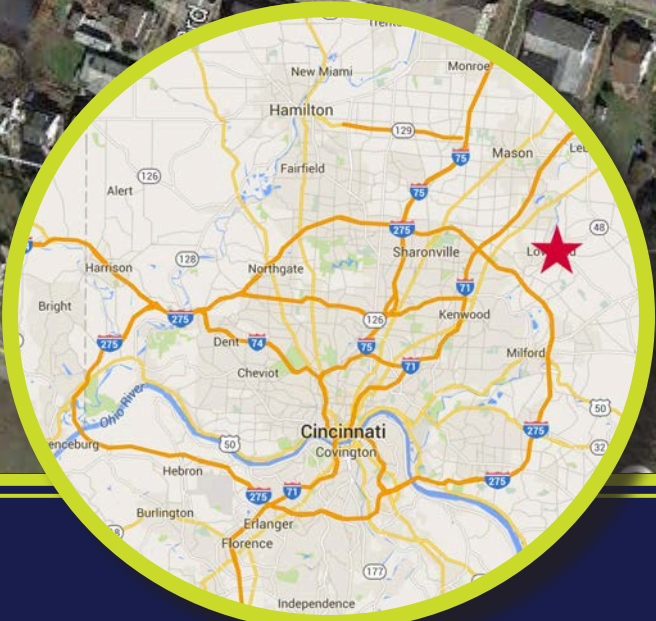
PRICING: \$3,300 per month gross
non-negotiable

- ▶ Heart of Old Loveland, one of Cincinnati's hottest areas
- ▶ End cap corner suite at the entrance to Historic Loveland!
- ▶ Located directly on the bike trail
- ▶ Building going through improved facade changes
- ▶ Heavy walking traffic

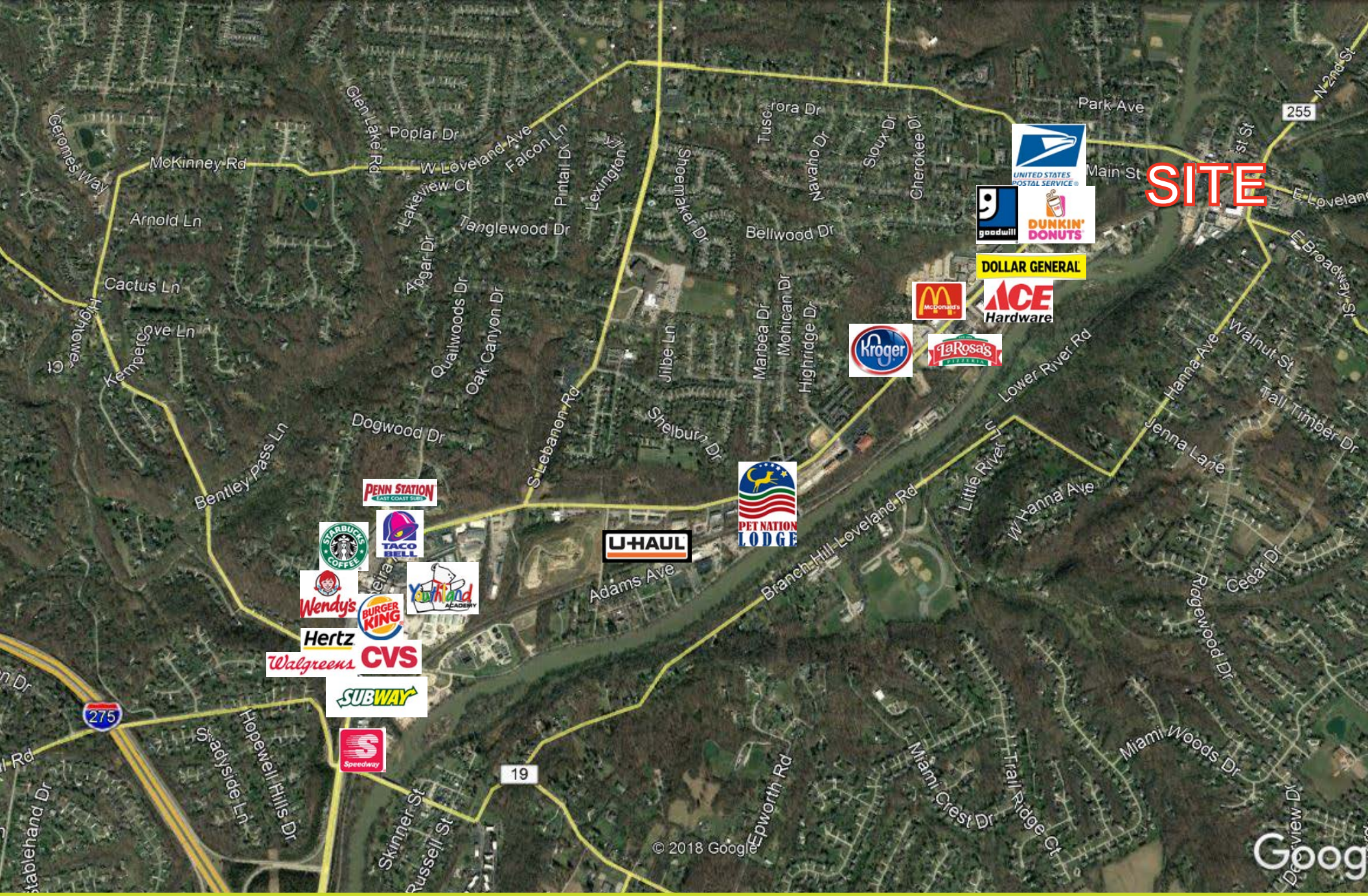
TRAFFIC COUNTS:

- ▶ W Loveland Avenue at Railroad Avenue = 8,364 AADT in 2017
- ▶ W Loveland Avenue W of 2nd Street = 7,973 AADT in 2015

FEATURES

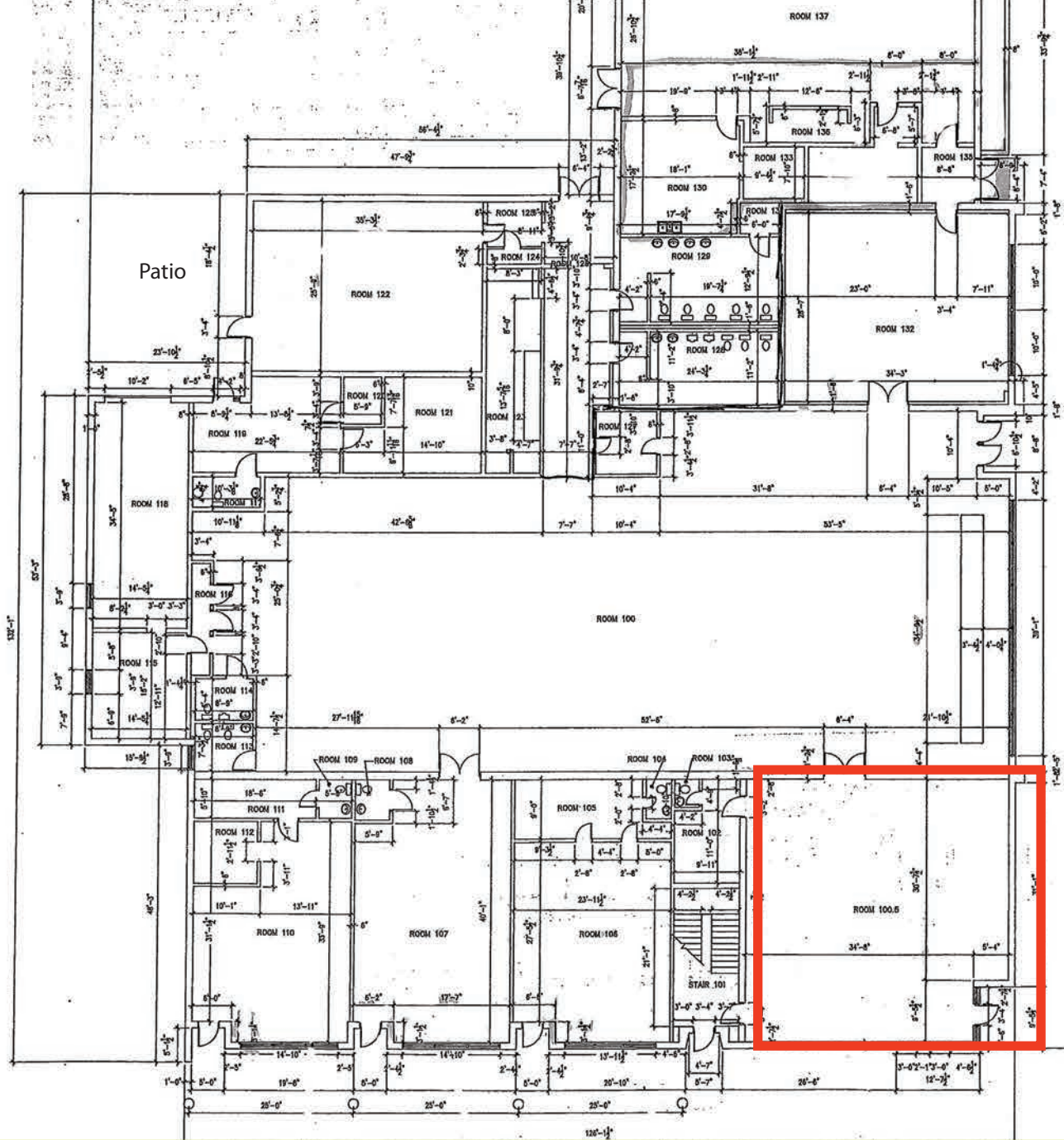


LOCATION

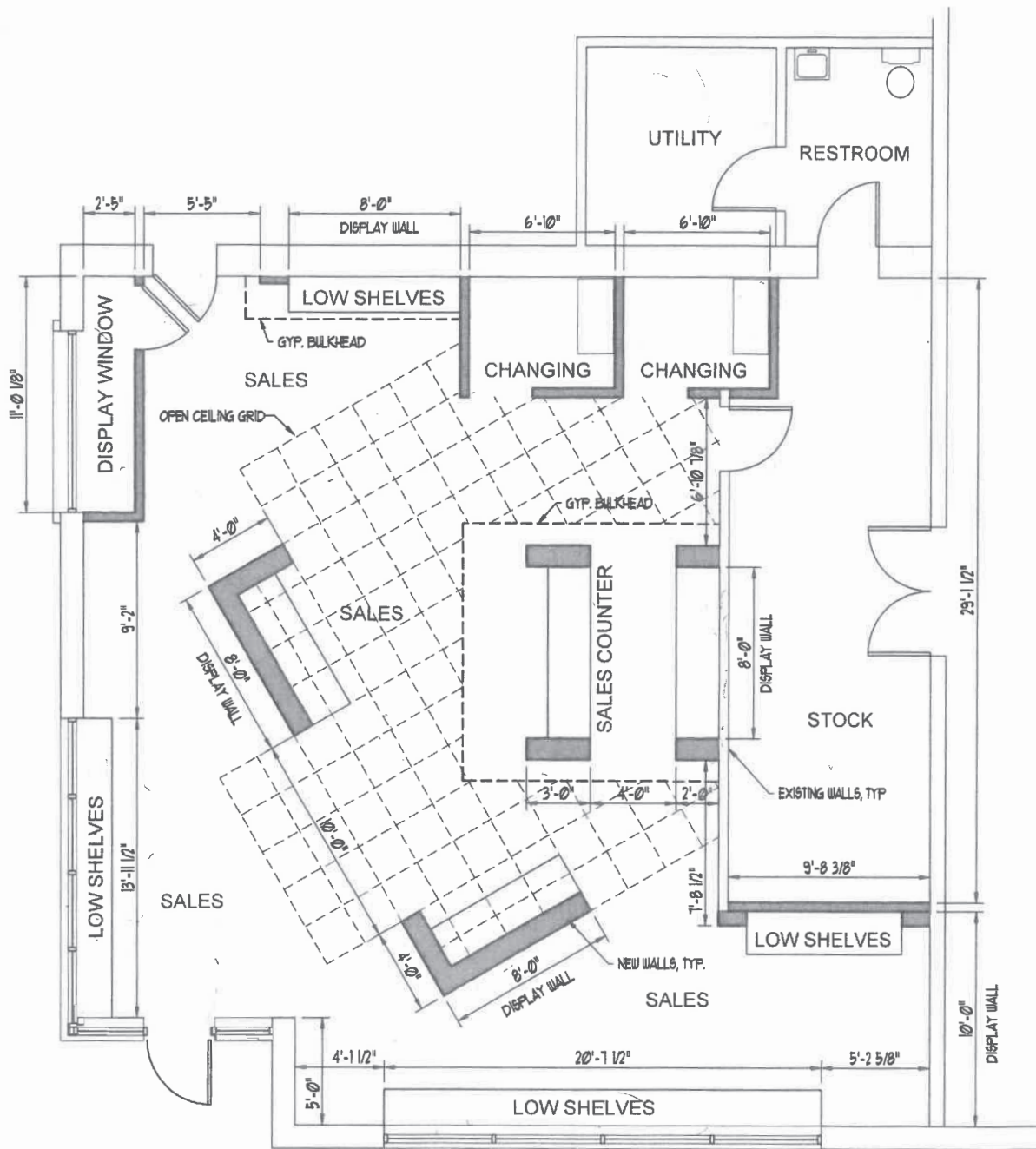


SITE

AERIAL



TENANT LAYOUT



SPACE PLAN

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,752	36,239	83,702
2010 Population	5,168	41,920	100,646
2018 Population	5,386	43,314	106,430
2023 Population	5,520	44,294	110,235
2000-2010 Annual Rate	0.84%	1.47%	1.86%
2010-2018 Annual Rate	0.52%	0.41%	0.70%
2018-2023 Annual Rate	0.49%	0.45%	0.71%
2018 Male Population	49.3%	49.4%	49.2%
2018 Female Population	50.7%	50.6%	50.8%
2018 Median Age	35.1	39.4	39.8

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2018 White Alone	91.1%	90.5%	86.9%
2018 Black Alone	2.9%	2.2%	3.1%
2018 American Indian/Native Alaskan Alone	0.4%	0.1%	0.1%
2018 Asian Alone	1.8%	4.5%	6.9%
2018 Pacific Islander Alone	0.2%	0.1%	0.1%
2018 Other Race	1.1%	0.8%	0.9%
2018 Two or More Races	2.5%	2.0%	2.1%
2018 Hispanic Origin (Any Race)	4.5%	3.3%	3.3%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	1,853	13,080	30,122
2010 Households	1,998	15,716	38,080
2018 Households	2,094	16,288	40,375
2023 Households	2,148	16,672	41,849
2000-2010 Annual Rate	0.76%	1.85%	2.37%
2010-2018 Annual Rate	0.59%	0.45%	0.73%
2018-2023 Annual Rate	0.51%	0.47%	0.72%
2018 Average Household Size	2.56	2.65	2.62

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2018 Median Household Income	\$60,702	\$94,165	\$93,726
2023 Median Household Income	\$70,283	\$102,399	\$102,606
2018-2023 Annual Rate	2.97%	1.69%	1.83%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2018 Average Household Income	\$90,756	\$122,193	\$122,391
2023 Average Household Income	\$105,247	\$137,683	\$138,540
2018-2023 Annual Rate	3.01%	2.42%	2.51%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2018 Per Capita Income	\$34,025	\$46,058	\$46,419
2023 Per Capita Income	\$39,540	\$51,939	\$52,543
2018-2023 Annual Rate	3.05%	2.43%	2.51%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	1,962	13,568	31,450
2000 Owner Occupied Housing Units	59.5%	77.0%	77.7%
2000 Renter Occupied Housing Units	34.9%	19.4%	18.1%
2000 Vacant Housing Units	5.6%	3.6%	4.2%
2010 Total Housing Units	2,136	16,508	40,205
2010 Owner Occupied Housing Units	58.8%	72.4%	73.4%
2010 Renter Occupied Housing Units	34.7%	22.8%	21.4%
2010 Vacant Housing Units	6.5%	4.8%	5.3%
2018 Total Housing Units	2,260	17,108	42,437
2018 Owner Occupied Housing Units	54.1%	70.4%	71.5%
2018 Renter Occupied Housing Units	38.6%	24.9%	23.6%
2018 Vacant Housing Units	7.3%	4.8%	4.9%
2023 Total Housing Units	2,337	17,579	44,141
2023 Owner Occupied Housing Units	54.8%	70.8%	72.0%
2023 Renter Occupied Housing Units	37.1%	24.0%	22.8%
2023 Vacant Housing Units	8.1%	5.2%	5.2%

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

January 25, 2019

DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

TC BARTOSZEK Associate Director 513.864.6046 tc.bartoszek@ngkf.com
JOHN THOMPSON Managing Director 513.864.6040 john.thompson@ngkf.com

