



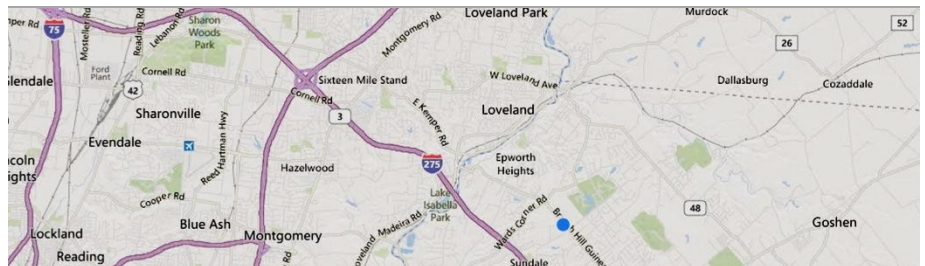
**For Sale**

**11,799 SF**

**\$1,400,000 (\$118.65/SF)**

**6415-6417 Branch Hill Guinea Pike**

**Loveland, Ohio 45140**



**Nick Barela**  
President, Principal

**Roy Webb**  
Vice President

**Direct: 513-549-5440**  
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**Republic Commercial Real Estate**  
5884 Woodbridge Lane  
West Chester, Ohio 45069

[www.republic-cre.com](http://www.republic-cre.com)

- \* Constructed in 2002 & 2006
- \* Designed for retail and medical uses
- \* Currently occupied by a mix of tenants
- \* Many retail tenant or user options
- \* Approximately **4,433 SF** vacant
- \* Strong demographic data
- \* Monument signage
- \* Flexible floor plan
- \* Over \$84,000 in NNN income

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.