

RETAIL SPACE FOR SALE

8927 COLUMBIA RD

8927 Columbia Rd | Loveland, OH



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COMMERCIAL REAL ESTATE SERVICES

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AVAILABLE:

BUILDING: 1,946 SF Building

LOT: 0.42 Acres

PRICING: \$675,000

PROPERTY HIGHLIGHTS:

- ±1,946 SF single-tenant retail building
- Existing drive-thru infrastructure
- ±149' frontage on Columbia Rd with 2 curb cuts
- Surface parking (±20 spaces)
- Strong accessibility and visibility
- Zoned for retail/service uses

TRAFFIC COUNTS:

- Montgomery Road – 27,394 VPD
- Columbia Road – 15,897 VPD



AERIAL

Socialville - Fosters Rd

DEERFIELD TOWN CENTER

- REGAL
- DICK'S SPORTING GOODS
- WHOLE FOODS
- McMILLER'S
- ASHLEY
- BARNES & NOBLE
- Joella's HOT CHICKEN
- WHITE BLACK
- LANE BRYANT
- ULTA
- five BELV
- FIREBIRDS
- Panera BREAD
- crumbl COOKIES

LANDEN SQUARE

- Kroger
- the Y
- Skylme
- FUEL center
- Macs
- McDonald's

P&G
Approx. 3,000 Employees

COLUMBIA INTERMEDIATE SCHOOL
707 STUDENTS

JF BURNS ELEMENTARY SCHOOL
812 STUDENTS

24,394 VPD

427,428 VPD

27,394 VPD

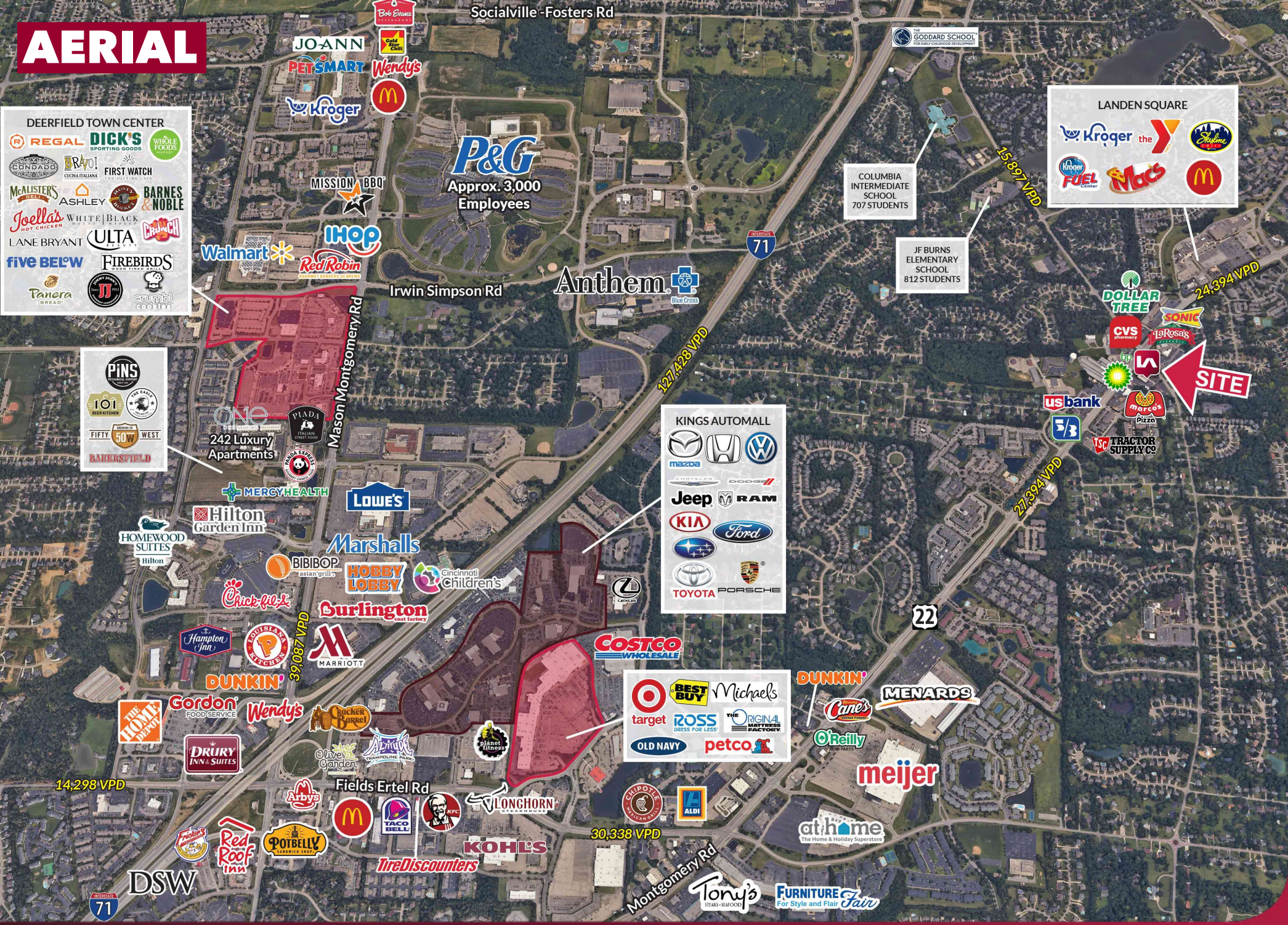
KINGS AUTOMALL

- Mazda
- Honda
- VW
- Jeep
- RAM
- KIA
- Ford
- TOYOTA
- PORSCHE

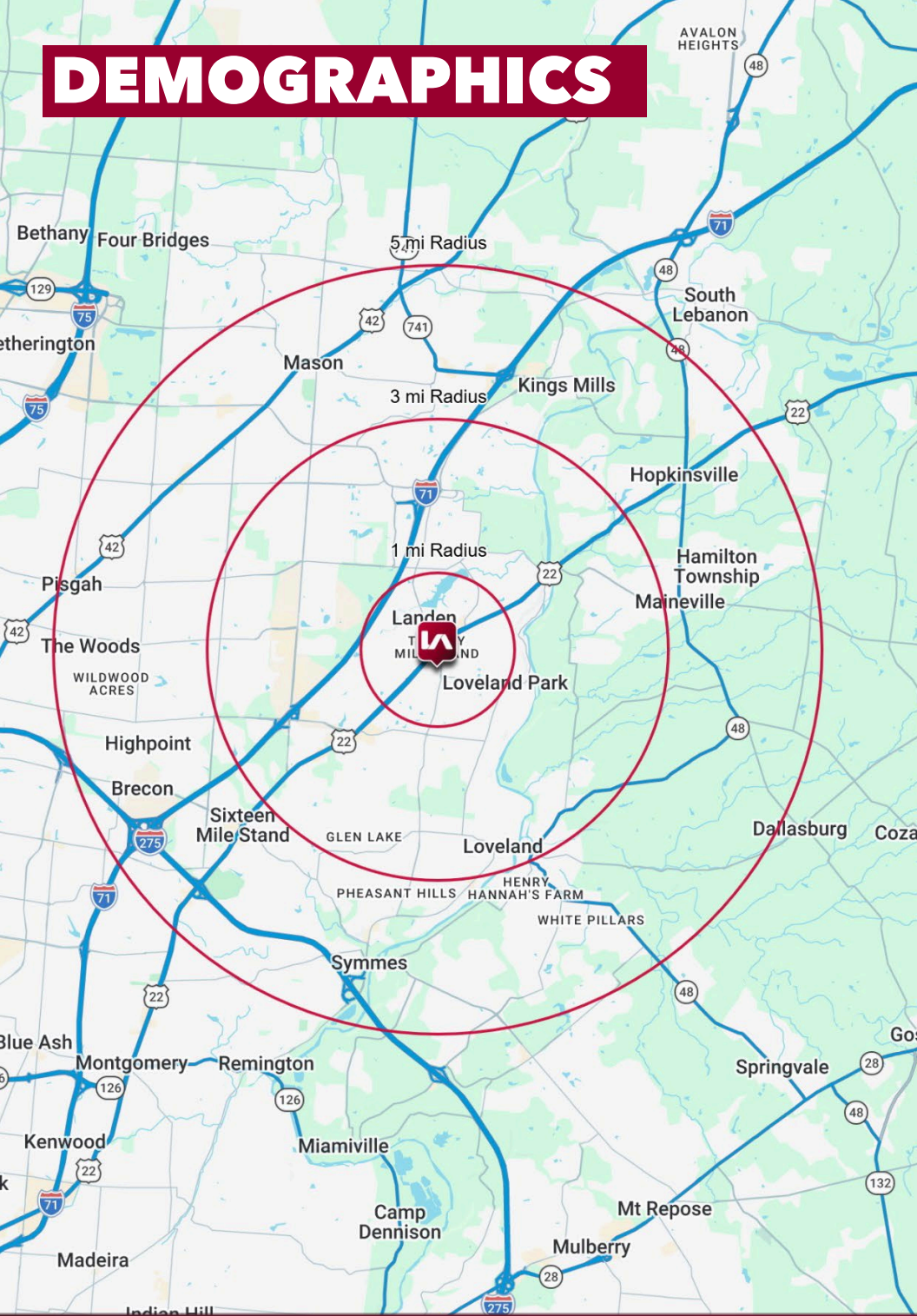
- target
- BEST BUY
- Michaels
- ROSS
- THE ORIGINAL MATTRESS FACTORY
- OLD NAVY
- petco

14,298 VPD

30,338 VPD



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	11,645	57,551	141,833
2030 Projected Population	11,376	57,473	141,548
2020 Census Population	11,354	56,126	137,562
2010 Census Population	10,594	50,553	123,436
Projected Annual Growth 2025 to 2030	-0.5%	-	-
Historical Annual Growth 2010 to 2025	0.7%	0.9%	1.0%
HOUSEHOLDS			
2025 Estimated Households	4,961	23,204	54,683
2030 Projected Households	4,999	23,732	55,910
2020 Census Households	4,776	22,163	52,282
2010 Census Households	4,468	19,868	46,525
Projected Annual Growth 2025 to 2030	0.2%	0.5%	0.4%
Historical Annual Growth 2010 to 2025	0.7%	1.1%	1.2%
AGE			
2025 Est. Population Under 10 Years	11.8%	12.3%	12.3%
2025 Est. Population 10 to 19 Years	11.3%	13.0%	13.6%
2025 Est. Population 20 to 29 Years	13.4%	10.7%	10.4%
2025 Est. Population 30 to 44 Years	22.2%	22.0%	21.2%
2025 Est. Population 45 to 59 Years	17.6%	18.9%	19.5%
2025 Est. Population 60 to 74 Years	16.7%	15.8%	16.2%
2025 Est. Population 75 Years or Over	7.0%	7.2%	6.8%
2025 Est. Median Age	38.2	39.1	39.4
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.6%	49.2%	49.5%
2025 Est. Female Population	50.4%	50.8%	50.5%
2025 Est. Never Married	28.8%	26.5%	25.4%
2025 Est. Now Married	53.2%	57.5%	59.0%
2025 Est. Separated or Divorced	13.2%	11.6%	11.2%
2025 Est. Widowed	4.8%	4.4%	4.4%
INCOME			
2025 Est. HH Income \$200,000 or More	16.6%	22.5%	25.1%
2025 Est. HH Income \$150,000 to \$199,999	16.4%	13.7%	13.8%
2025 Est. HH Income \$100,000 to \$149,999	24.5%	20.5%	21.2%
2025 Est. HH Income \$75,000 to \$99,999	15.6%	14.4%	12.1%
2025 Est. HH Income \$50,000 to \$74,999	11.6%	13.0%	12.1%
2025 Est. HH Income \$35,000 to \$49,999	5.7%	6.2%	6.1%
2025 Est. HH Income \$25,000 to \$34,999	5.1%	3.1%	3.1%
2025 Est. HH Income \$15,000 to \$24,999	2.3%	3.3%	2.8%
2025 Est. HH Income Under \$15,000	2.2%	3.4%	3.6%
2025 Est. Average Household Income	\$151,963	\$171,742	\$169,555
2025 Est. Median Household Income	\$117,810	\$120,599	\$129,657
2025 Est. Per Capita Income	\$64,767	\$69,292	\$65,422
2025 Est. Total Businesses	277	2,215	5,022
2025 Est. Total Employees	1,811	43,619	71,850