

FOR SALE | DEVELOPMENT SITE

2.994 ACRES | B-2 ZONING | BUSY RETAIL CORRIDOR (23,505 VPD)

1313 OH-28

LOVELAND, OH 45140

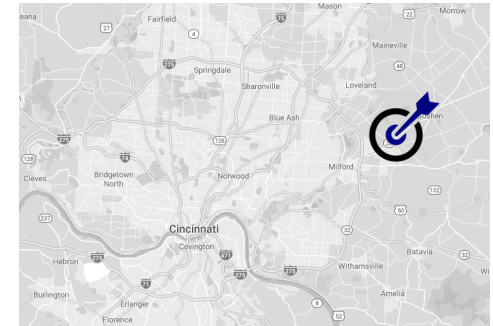


OFFERING SUMMARY

Address	1313 OH-28 Loveland, OH 45140
Acres	2.994 acres
Asking Price	\$1,500,000
Traffic Count	23,505 VPD
Municipality	Miami Township
Zoning	B-2 Business

PROPERTY DESCRIPTION

2.994 acre retail development site located along OH-28 in Loveland, OH (Miami Township). High traffic, level lot, excellent visibility, attractive demographics, and a 23,505 VPD traffic count. Busy retail corridor experiencing explosive growth with several new commercial and residential developments nearby, including Lowe's, Kroger, ALDI, Meijer, Home Depot, Kohl's, and numerous other retail and dining amenities. Several new apartment and large single family home developments nearby. Adjacent 8.34 acre parcel available separately.



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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile	Radius	1 Mile	3 Mile	5 Mile
2025 Total Population	6,407	41,550	69,898	2025 Avg HH Income	\$106,925	\$125,218	\$129,045
2030 Projected Population	6,556	42,203	71,078	2025 Median HH Income	\$85,317	\$98,498	\$99,630
2025 Households	2,430	15,321	26,609	2025 Per Capita Income	\$40,554	\$46,172	\$49,125
2025 Median Age	39.9	41.7	42.8	2025 Median Home Value	\$278,212	\$303,014	\$324,768

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