FLEX/RETAIL SPACE › **FOR LEASE**

1305 OH-28, LOVELAND, OH 45140| 1,130 – 3,510 SQFT + OUTDOOR STORAGE | $12.00 SF/YR (NNN)

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The Offering

3CRE Commercial Real Estate is pleased to present a versatile flex retail leasing opportunity at 1305 STATE ROUTE 28, LOVELAND, OH 45140. This freestanding building offers two available suites — 1,130 SF and 2,380 SF — which may be leased individually or combined for up to 3,510 SF of contiguous retail and flex space, featuring three (3) 9.5' x 9.5' drive-in doors and 12' clear height, and a flexible open floor plan suited for retail, showroom, contractor, or light commercial uses. Interiors have been newly renovated with LED lighting throughout, with ample on-site parking and a fenced, leasable outdoor storage / yard area available in addition to the building.

Positioned along the State Route 28 commercial corridor, the property benefits from daily traffic counts estimated between 20,000 and 33,000 vehicles and direct connectivity to the I-275 beltway. The surrounding Miami Township / Loveland-Milford submarket is defined by a severe shortage of small-bay flex retail product (sub-5% vacancy regionally) and rising demand for flexible commercial space, making this an outstanding opportunity for businesses seeking functional space with strong regional connectivity in a supply-constrained market.

Property Highlights

- Suite C: 2,380 SF | Suite D: 1,130 SF
- Combinable — Up to 3,510 SF Contiguous
- Lease Rate: $12.00 SF/Yr (NNN)
- Clear Height: 12'
- (3) 9.5' x 9.5' Drive-In Doors
- Newly Renovated Interiors with LED Lighting
- Zoning: B-2 General Business
- Leasable Outdoor Storage — Fenced & Gated Yard
- 1.284 Acres Total Site
- Parcel ID: 18-24-03G-082

REASONS TO CHOOSE THIS LOCATION

The flex-market fundamentals working in this tenant's favor — beyond the building itself.

3.8–4.8%

SMALL-BAY FLEX RUNS NEAR-ZERO VACANCY

National vacancy for small-bay flex product under 50,000 SF sits at just 3.8%–4.8%, and local demand from tradesmen, service providers, and last-mile distributors keeps this submarket even tighter.

B-2

ZONED FOR BROAD FLEX & LIGHT-INDUSTRIAL USE

General Business zoning accommodates light industrial, distribution, trades, and service uses — giving flex operators wide latitude for build-out and day-to-day operations.

0%

NO LOCAL EARNINGS TAX

Miami Township levies no local earnings tax — a structural cost advantage over neighboring jurisdictions that keeps demand for quality flex space persistently high.

< 1%

NEW FLEX SUPPLY IS FROZEN

Elevated construction financing costs have all but halted new flex and small-bay development regionally, protecting tenants here from future competing product.

Below Market

OUTDOOR STORAGE PRICED TO WIN

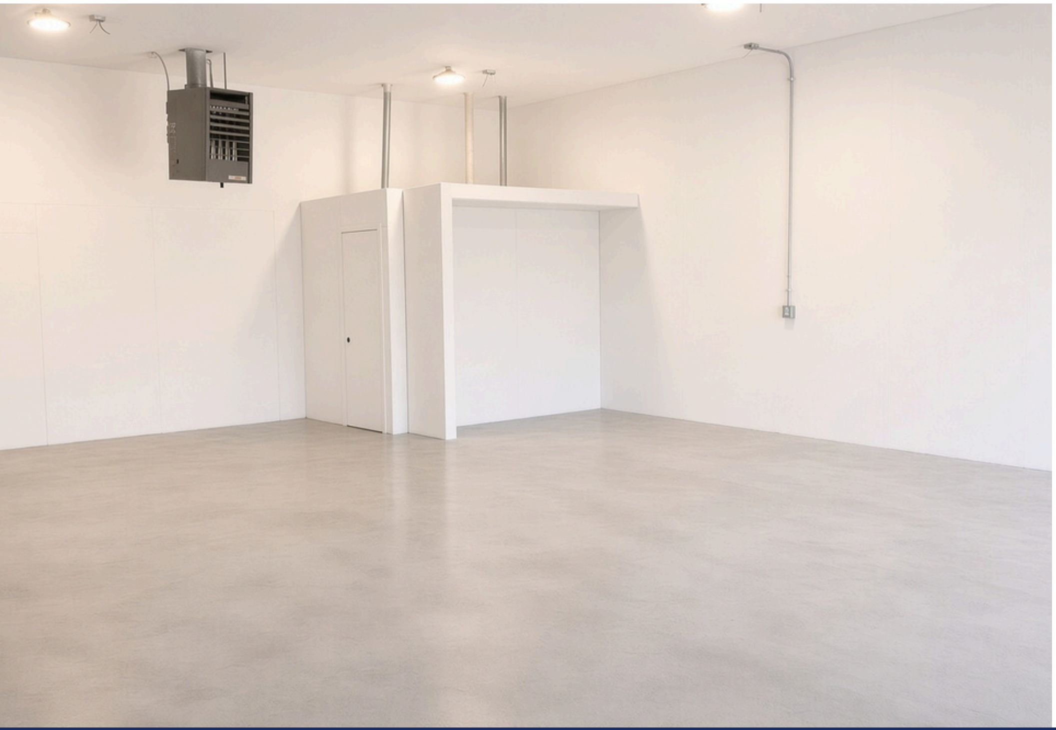
The fenced yard is available to lease separately at a rate below the $3,000–$4,000 per acre monthly charged at dedicated regional Industrial Outdoor Storage facilities.

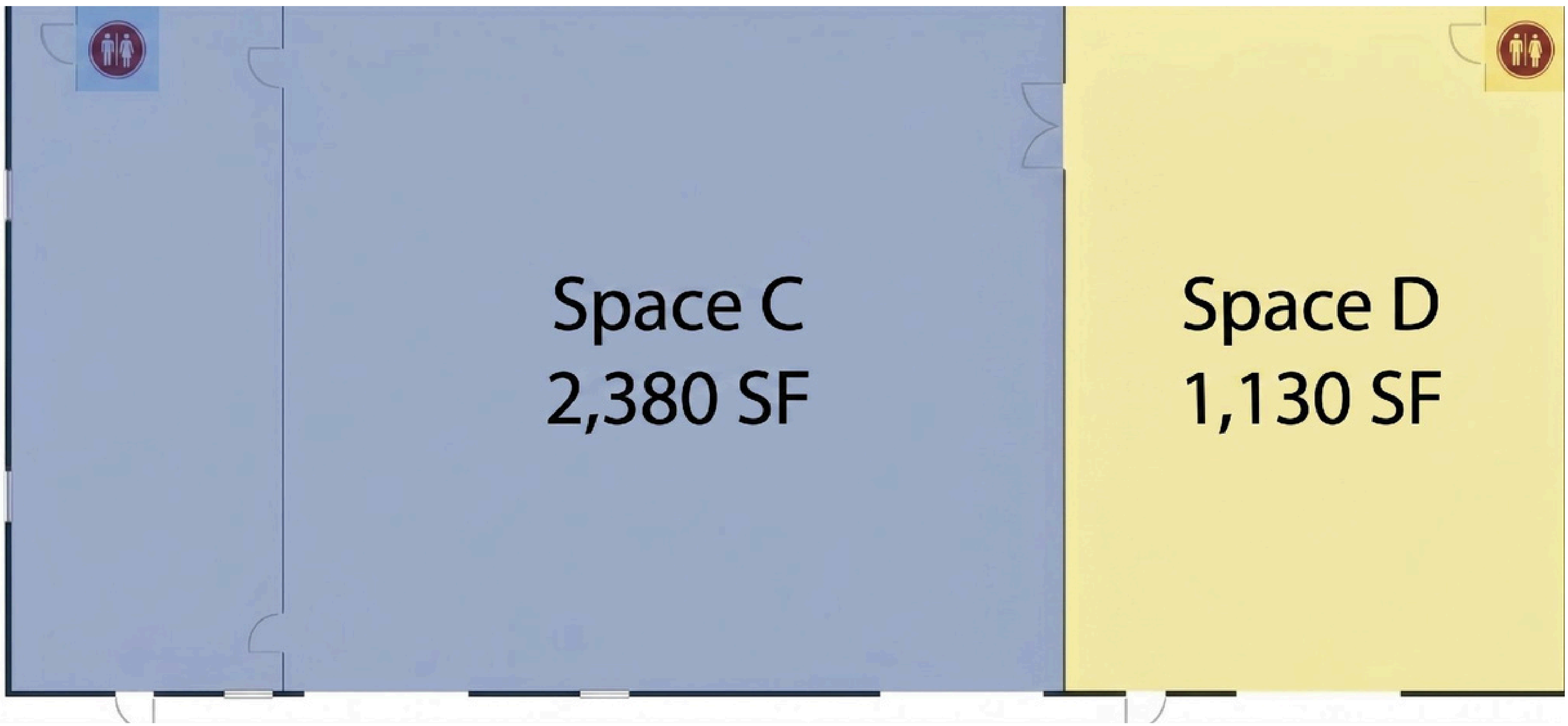
1,130–3,510 SF

SUITE SIZES BUILT FOR FLEX OPERATORS

Suite C and Suite D lease separately or combined, giving light industrial, distribution, trades, and service tenants a footprint that scales with the operation.







Space C
2,380 SF
Space D
1,130 SF

1 MILE	3 MILE	5 MILE
6,436 POPULATION (2025)	**41,525** POPULATION (2025)	**70,651** POPULATION (2025)
$86,803 MEDIAN HOUSEHOLD INCOME	**$99,156** MEDIAN HOUSEHOLD INCOME	**$99,402** MEDIAN HOUSEHOLD INCOME
2,422 HOUSEHOLDS	**15,307** HOUSEHOLDS	**26,924** HOUSEHOLDS
39 AVG. AGE	**41** AVG. AGE	**42** AVG. AGE
$292,248 MEDIAN HOME VALUE	**$305,210** MEDIAN HOME VALUE	**$324,663** MEDIAN HOME VALUE

Regional Economic Snapshot

20K–33K	90%	25 MIN	84%
DAILY TRAFFIC COUNT (VPD) ON SR-28	WHITE-COLLAR WORKFORCE SHARE	AVERAGE COMMUTE TIME	OWNER-OCCUPIED HOUSING RATE

Top Regional Employers: Siemens Digital Industries Software (~750 jobs) • Total Quality Logistics (~2,000) • American Modern Insurance Group (~1,207) • Mercy Health – Clermont Hospital (~850) • Tata Consultancy Services (~500)

Source: third-party demographic and economic analysis centered on the subject property, 1305 State Route 28, Loveland OH.

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