

RETAIL SPACE FOR LEASE

STARBUCK'S & CHIPOTLE ANCHORED STRIP

10565 E Kemper Road, Loveland, OH



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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RETAIL SPACE FOR LEASE STARBUCK'S & CHIPOTLE ANCHORED STRIP

10565 E Kemper Road, Loveland, OH

AVAILABLE: 1,959 SF

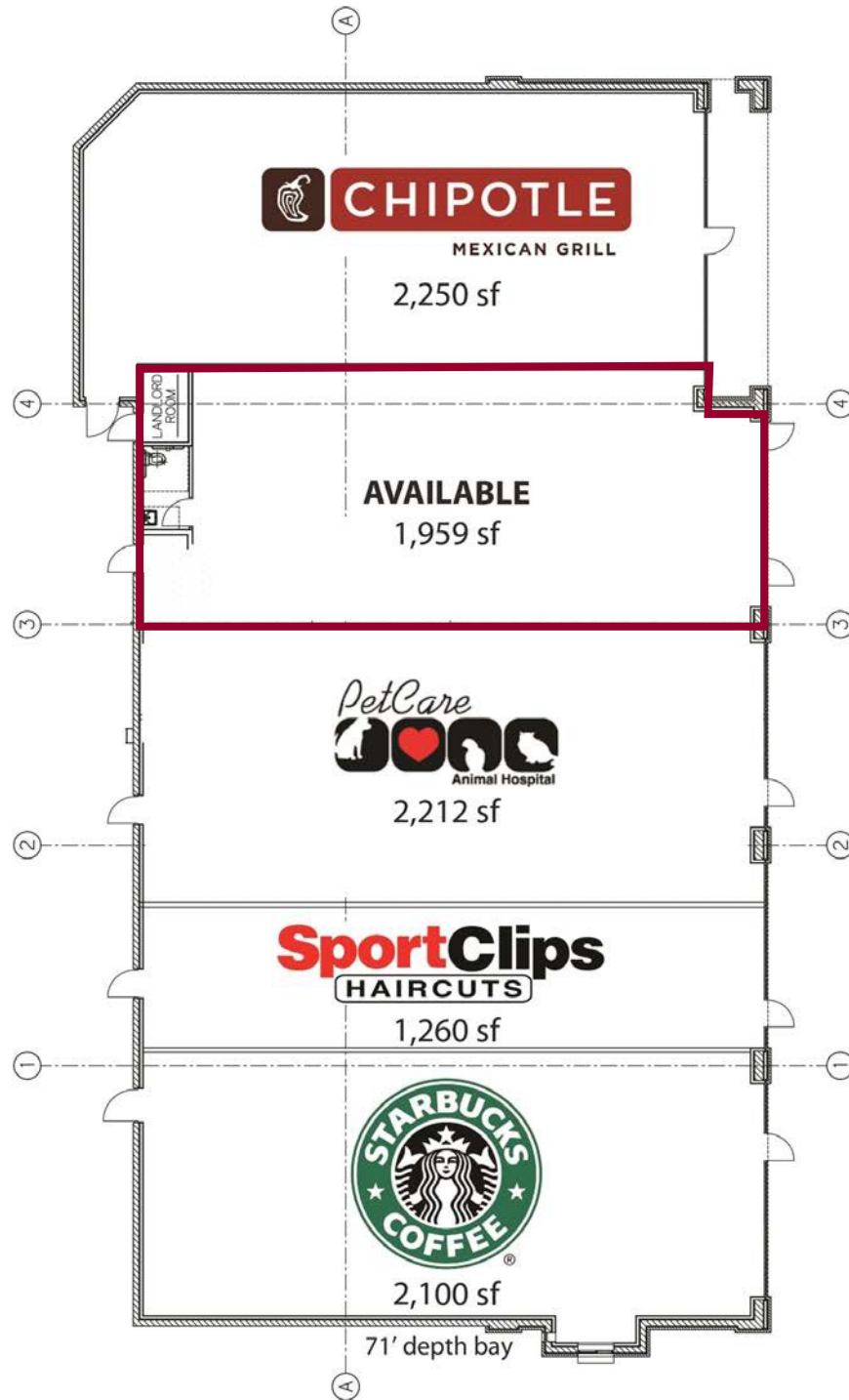
PRICING: \$6,350 per month (including NNNs)

- Join Starbucks, Chipotle, PetCare Animal Hospital and Sport Clips in this new strip center at traffic light corner
- High traffic area with 20,642 AADT on Loveland Madeira Road at E Kemper Road
- Strong weekend traffic to bike trail/kayaking on Little Miami
- Boasting strong demographics with median household incomes over \$88,765 and a total population of 114,885

TRAFFIC COUNTS:

- Loveland Madeira Road – 20,642 VPD
- E Kemper Road – 6,262 VPD



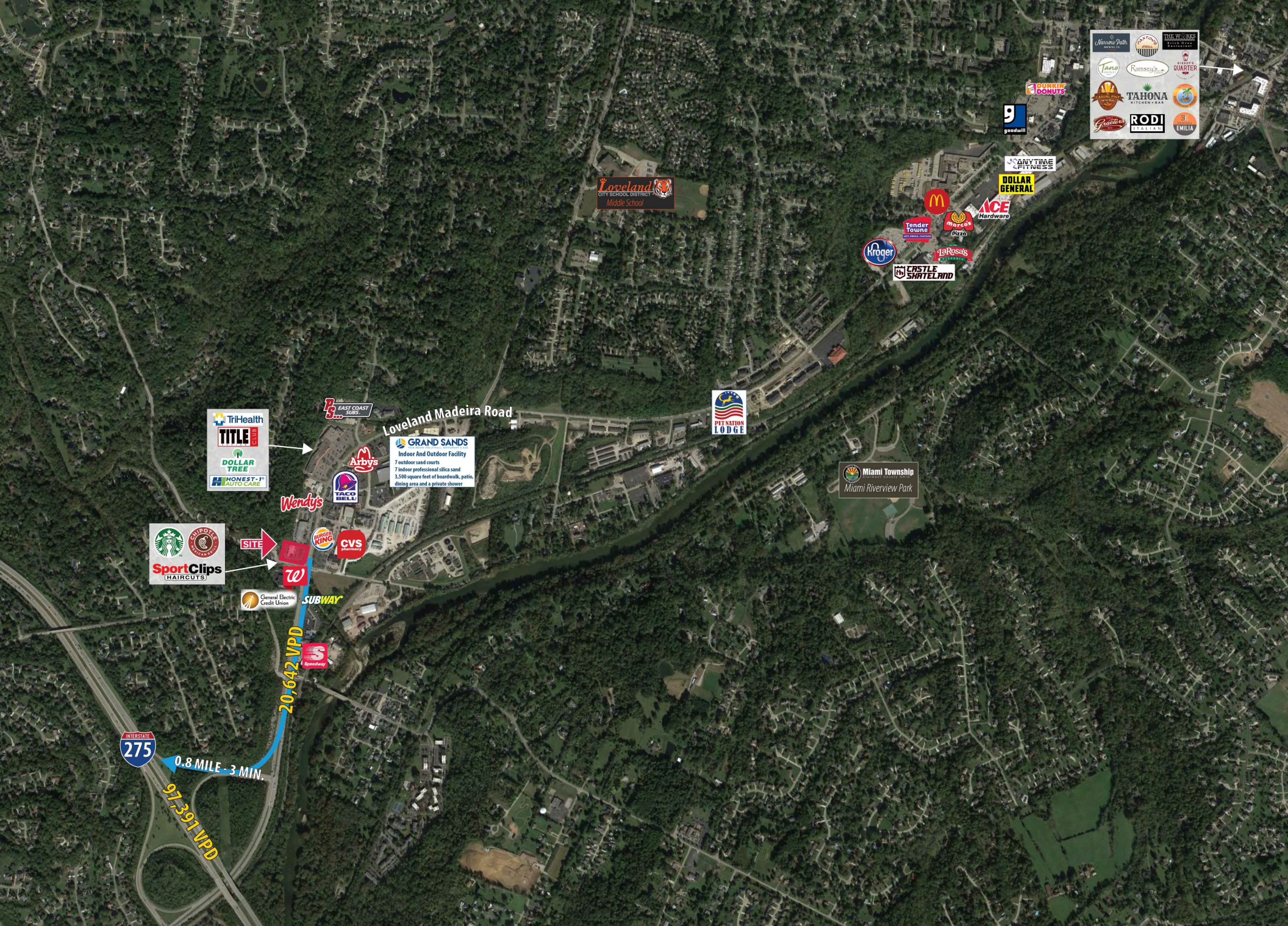




GRAND SANDS
YEAR-ROUND VOLLEYBALL, RESTAURANT & BAR
Indoor And Outdoor Facility
7 outdoor sand courts
7 indoor professional silica sand
3,500 square feet of boardwalk, patio,
dining area and a private shower

Loveland Madeira Road
20,642 VPD

E Kemper Road



TriHealth
TITLE
DOLLAR TREE
HONESTY

EAST COAST SUBS

Loveland Madeira Road

GRAND SANDS
Indoor And Outdoor Facility
7 outdoor sand courts
7 indoor professional silica sand
3,200 square feet of boardwalk, patio,
dining area and a private shower

Arby's

TACO BELL

Wendy's

Starbucks
SportClips
(HAIRCUTS)

Wendy's

BURGER KING

CVS

General Electric
Credit Union

SUBWAY

20,642 VPD

Wendy's

INTERSTATE
275

0.8 MILE - 3 MIN.

97,391 VPD

Loveland
CITY OF CINCINNATI
Middle School

PET NATION
LODGE

Miami Township
Miami Riverview Park

Rogers

CASTLE SHATLAND

McDonald's

Tender Towne

Arby's

ACE Hardware

DOLLAR GENERAL

ANYTIME FITNESS

goodwill

BUNKIN DONUTS

THE WORKS
TACO BELL
Tahona
Rodi
EMILIA

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	5,371	44,098	118,332
	2025 Projected Population	5,607	45,638	122,532
	2010 Census Population	5,167	41,878	109,802
	2000 Census Population	5,378	41,608	101,009
	Projected Annual Growth 2020 to 2025	0.9%	0.7%	0.7%
	Historical Annual Growth 2000 to 2020	-	0.3%	0.8%
HOUSEHOLDS	2020 Estimated Households	2,030	16,778	46,154
	2025 Projected Households	2,124	17,416	48,072
	2010 Census Households	1,930	15,714	42,146
	2000 Census Households	1,924	14,992	37,046
	Projected Annual Growth 2020 to 2025	0.9%	0.8%	0.8%
	Historical Annual Growth 2000 to 2020	0.3%	0.6%	1.2%
AGE	2020 Est. Population Under 10 Years	12.0%	12.7%	12.1%
	2020 Est. Population 10 to 19 Years	15.4%	14.8%	13.9%
	2020 Est. Population 20 to 29 Years	8.2%	8.8%	10.1%
	2020 Est. Population 30 to 44 Years	18.6%	19.3%	19.1%
	2020 Est. Population 45 to 59 Years	23.1%	21.6%	21.1%
	2020 Est. Population 60 to 74 Years	19.3%	17.1%	17.1%
	2020 Est. Population 75 Years or Over	3.4%	5.7%	6.6%
	2020 Est. Median Age	40.8	40.2	40.6
MARITAL STATUS & GENDER	2020 Est. Male Population	49.9%	49.2%	49.1%
	2020 Est. Female Population	50.1%	50.8%	50.9%
	2020 Est. Never Married	23.1%	22.9%	23.6%
	2020 Est. Now Married	64.0%	62.6%	59.6%
	2020 Est. Separated or Divorced	9.7%	9.5%	11.8%
2020 Est. Widowed	3.2%	5.0%	5.0%	
INCOME	2020 Est. HH Income \$200,000 or More	26.0%	21.3%	19.4%
	2020 Est. HH Income \$150,000 to \$199,999	10.0%	11.3%	10.6%
	2020 Est. HH Income \$100,000 to \$149,999	17.0%	18.8%	19.7%
	2020 Est. HH Income \$75,000 to \$99,999	12.3%	12.4%	12.8%
	2020 Est. HH Income \$50,000 to \$74,999	17.2%	15.4%	15.2%
	2020 Est. HH Income \$35,000 to \$49,999	6.2%	7.9%	8.0%
	2020 Est. HH Income \$25,000 to \$34,999	5.6%	3.7%	5.6%
	2020 Est. HH Income \$15,000 to \$24,999	3.0%	3.9%	4.2%
	2020 Est. HH Income Under \$15,000	2.7%	5.2%	4.4%
	2020 Est. Average Household Income	\$156,706	\$152,423	\$141,022
	2020 Est. Median Household Income	\$130,686	\$113,491	\$106,952
	2020 Est. Per Capita Income	\$59,232	\$58,016	\$55,051
	2020 Est. Total Businesses	167	1,852	5,908
	2020 Est. Total Employees	1,036	25,353	94,424

