

1438 Ohio State Route-28

Loveland, OH 45140

For More Information:

Bryan P. McGrail
Associate
+1 513 562 2228
bryan.mcgrail@colliers.com

Joshua M. Rothstein
Vice President
+1 513 562 2264
josh.rothstein@colliers.com

Colliers

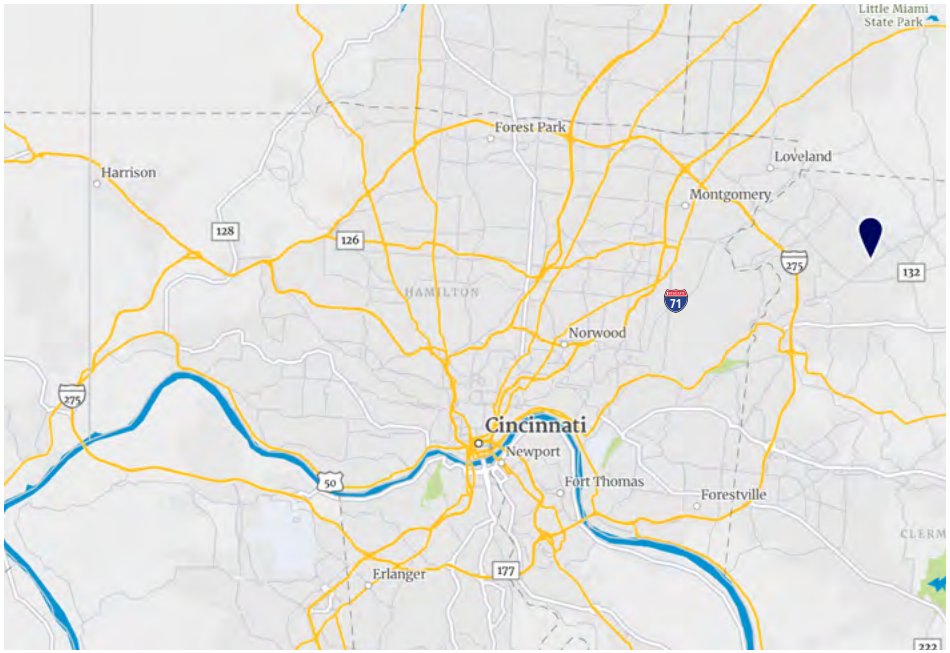
LOVELAND DEVELOPABLE LAND

1438 OHIO STATE ROUTE-28, LOVELAND, OH 45140

Highlights

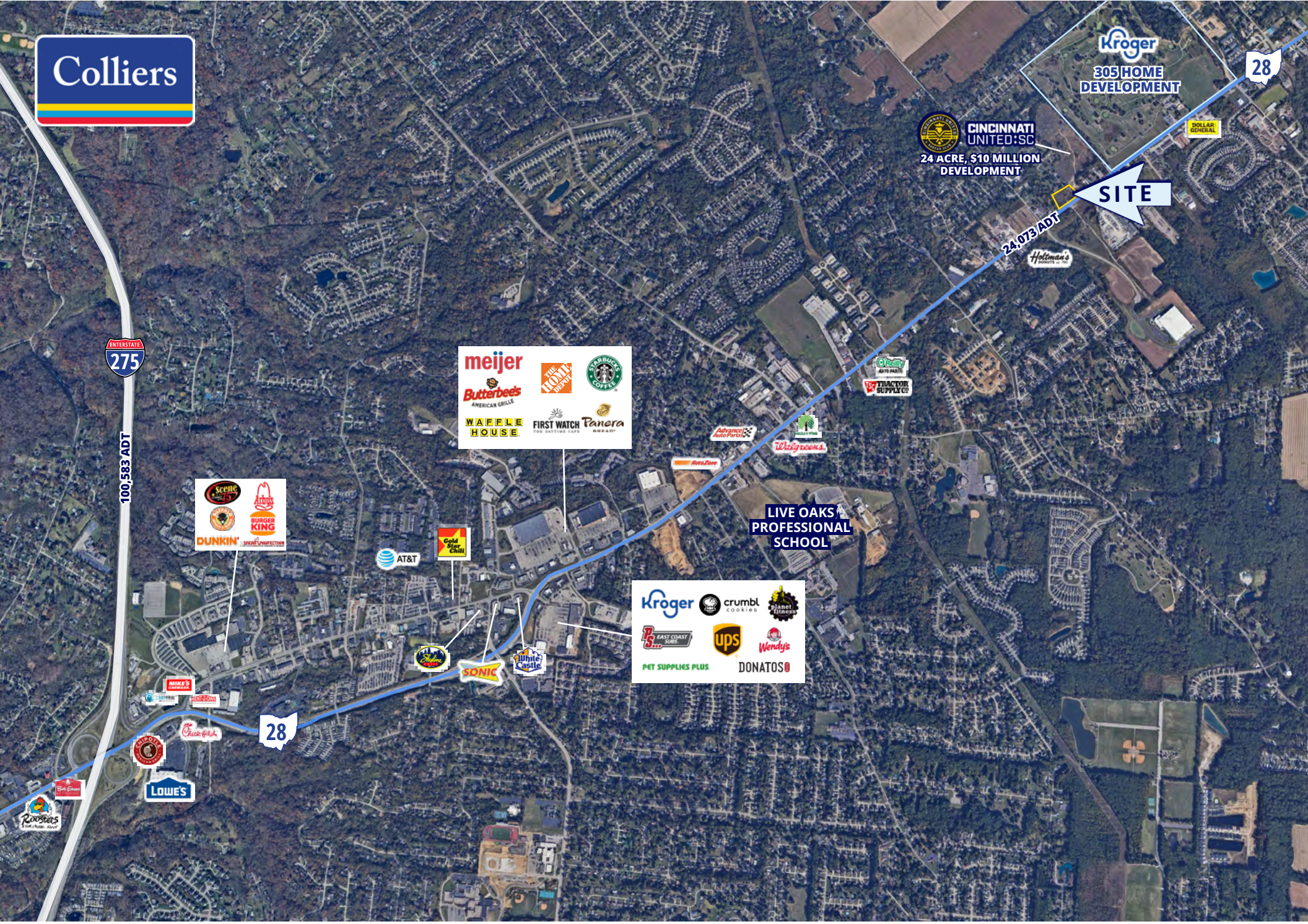
- 2.84-acre development opportunity
- Frontage along State Route 28
- Highly visible corridor location
- Convenient vehicular access
- Commercial development potential subject to zoning/ approvals

2.84 Acres Available





Copyright © 2026 Colliers



Copyright © 2026 Colliers

Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	3,447	27,401	55,814
2010 Total Population	4,480	32,908	62,619
2020 Total Population	5,043	34,734	66,887
2026 Total Population	5,352	36,343	69,299
2026 Group Quarters	12	277	696
2031 Total Population	5,451	37,394	70,952
2000-2020 Growth Rate: Population (CAGR)	1.9%	1.2%	0.9%
2010-2020 Growth Rate: Population (CAGR)	1.2%	0.5%	0.7%
2020-2026 Growth Rate: Population (CAGR)	1.0%	0.7%	0.6%
2026-2031 Growth Rate: Population (CAGR)	0.4%	0.6%	0.5%
2026 Total Daytime Population	3,381	27,142	58,003
Workers	616	9,326	22,842
Residents	2,765	17,816	35,161
2026 Workers % of Daytime Population	18.2%	34.4%	39.4%
2026 Residents % of Daytime Population	81.8%	65.6%	60.6%
Household Summary			
2000 Households	1,269	9,566	19,947
2010 Households	1,680	11,724	22,881
2026 Households	2,106	13,575	26,490
2026 Average Household Size	2.54	2.66	2.59
2031 Households	2,175	14,146	27,462
2000-2020 Growth Rate: Households (CAGR)	2.1%	1.4%	1.1%
2010-2020 Growth Rate: Households (CAGR)	1.4%	0.8%	0.9%
2020-2026 Growth Rate: Households (CAGR)	1.4%	1.1%	0.9%
2026-2031 Growth Rate: Households (CAGR)	0.7%	0.8%	0.7%
2010 Families	1,227	9,032	17,396
2026 Families	1,471	9,901	19,085
2031 Families	1,510	10,258	19,670
2026-2031 Annual Rate	0.52%	0.71%	0.61%
Housing Unit Summary			
2026 Housing Units	2,211	14,153	27,681
Owner Occupied Housing Units	79.4%	84.0%	82.9%
Renter Occupied Housing Units	20.6%	16.0%	17.1%
Vacant Housing Units	4.8%	4.1%	4.3%
Owner Occupied Median Home Value			
2026 Median Home Value	$192,038	$302,899	$334,428
2031 Median Home Value	$254,366	$356,178	$389,071
Income			
2026 Per Capita Income	$32,284	$49,706	$54,599
2026 Median Household Income	$70,671	$103,930	$109,201
2026 Average Household Income	$84,989	$132,281	$142,409
Household Income Base	2,107	13,573	26,493
<$15,000	9.8%	4.9%	4.5%
$15,000 - $24,999	5.6%	3.8%	3.4%
$25,000 - $34,999	7.4%	4.2%	3.7%
$35,000 - $49,999	11.5%	6.0%	5.6%
$50,000 - $74,999	19.1%	14.3%	14.2%
$75,000 - $99,999	20.2%	14.2%	13.1%
$100,000 - $149,999	16.3%	22.3%	21.6%
$150,000 - $199,999	4.0%	13.6%	13.6%
$200,000+	6.0%	16.8%	20.3%

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	33.1	37.0	39.2
2020	35.3	39.3	41.1
2026	37.2	40.2	41.9
2031	38.9	41.1	42.6
2026 Population by Age			
Total	5,353	36,342	69,298
0 - 4	6.8%	5.8%	5.5%
5 - 9	6.8%	6.2%	6.0%
10 - 14	7.2%	7.1%	6.9%
15 - 19	7.2%	7.2%	6.8%
20 - 24	6.0%	6.2%	6.0%
25 - 29	5.1%	5.4%	5.5%
30 - 34	7.3%	5.4%	4.9%
35 - 39	8.3%	6.7%	6.0%
40 - 44	7.7%	6.7%	6.6%
45 - 49	6.9%	6.4%	6.3%
50 - 54	5.7%	6.5%	6.5%
55 - 59	5.8%	6.5%	6.6%
60 - 64	5.4%	6.3%	6.7%
65 - 69	4.9%	5.7%	6.3%
70 - 74	4.0%	4.5%	5.0%
75 - 79	2.8%	3.7%	4.0%
80 - 84	1.1%	2.2%	2.5%
85+	1.1%	1.7%	2.0%
18+	74.8%	76.5%	77.5%
21+	70.7%	72.5%	73.7%
2026 Population by Race/Ethnicity			
Total	5,351	36,344	69,301
White Alone	89.1%	89.0%	89.4%
Black Alone	1.6%	2.1%	1.9%
American Indian Alone	0.1%	0.2%	0.2%
Asian Alone	1.4%	1.4%	1.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	2.0%	1.2%	1.1%
Two or More Races	5.8%	6.1%	6.0%
Hispanic Origin	4.4%	3.2%	3.0%
Diversity Index	26.9	25.3	24.4
2026 Population 25+ by Educational Attainment			
Total	3,536	24,573	47,743
Less than 9th Grade	2.7%	1.2%	1.0%
9th - 12th Grade, No Diploma	5.2%	3.6%	3.6%
High School Graduate	28.1%	22.8%	22.3%
GED/Alternative Credential	7.0%	4.8%	4.0%
Some College, No Degree	19.1%	19.9%	18.0%
Associate Degree	11.5%	8.4%	8.5%
Bachelor's Degree	17.6%	23.9%	25.7%
Graduate/Professional Degree	8.9%	15.5%	16.9%

For More Information:

Bryan P. McGrail
Associate
+1 513 562 2228
bryan.mcgrail@colliers.com

Joshua M. Rothstein
Vice President
+1 513 562 2264
josh.rothstein@colliers.com

Colliers
Accelerating success.

Colliers Cincinnati
191 Rosa Parks Street, Suite 501
Cincinnati, Ohio 45202
P: +1 513 721 4200

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Copyright © 2026