FOR SALE | RESIDENTIAL LOT

8.34 ACRES | R-2 ZONING | MILFORD SCHOOLS | BUSY RETAIL CORRIDOR

1316 WOODVILLE PIKE

LOVELAND, OH 45140



OFFERING SUMMARY

Address	1316 Woodville Pike Loveland, OH 45140
Acres	8.34 acres
Asking Price	$995,000
School District	Milford EVSD
Municipality	Miami Township
Zoning	R-2 Residential

PROPERTY DESCRIPTION

Prime opportunity for developers, investors, home builders, or someone seeking a private wooded lot of their own. 8.34 acre lot conveniently located in Miami Township (Milford EVSD) near several commercial and recreational amenities nearby, including Lowe's, Kroger, ALDI, Meijer, Home Depot, Kohl's, and numerous other retail and dining amenities.

This site is perfectly positioned to benefit from the growth and investment happening nearby, including the newly-announced Cincinnati United Soccer Club $10 million athletic complex and headquarters and Eagles Nest golf course mixed-use development on Ohio Route 28, which will include a brand new Kroger Marketplace anchored by a fuel station, paired with 305 single-family homes (by Drees Homes) and 250 multifamily apartments. Don't miss your chance to join the development happening in this vibrant community!

MIKE BASTIN **DIRECT:** 513.618.2823 | **CELL:** 513.520.4525

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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
2025 Total Population	6,407	41,550	69,898
2030 Projected Population	6,556	42,203	71,078
2025 Households	2,430	15,321	26,609
2025 Median Age	39.9	41.7	42.8

Radius	1 Mile	3 Mile	5 Mile
2025 Avg HH Income	$106,925	$125,218	$129,045
2025 Median HH Income	$85,317	$98,498	$99,630
2025 Per Capita Income	$40,554	$46,172	$49,125
2025 Median Home Value	$278,212	$303,014	$324,768

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