

# RETAIL FOR LEASE 606 OHIO PIKE

Amelia, OH 45102



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# RETAIL FOR LEASE

## 606 OHIO PIKE

Amelia, OH 45102

**AVAILABLE:** 8,685 SF | 1.29 Acres

**PRICING:** \$150,000/Year Ground Lease

### PROPERTY INFORMATION:

- Ground lease available
- Excellent location and visibility on Ohio Pike
- Traffic light access
- Numerous national retailers and traffic drivers in the area
- Seconds to I-275

### TRAFFIC COUNTS:

- Ohio Pike – 31,327 VPD



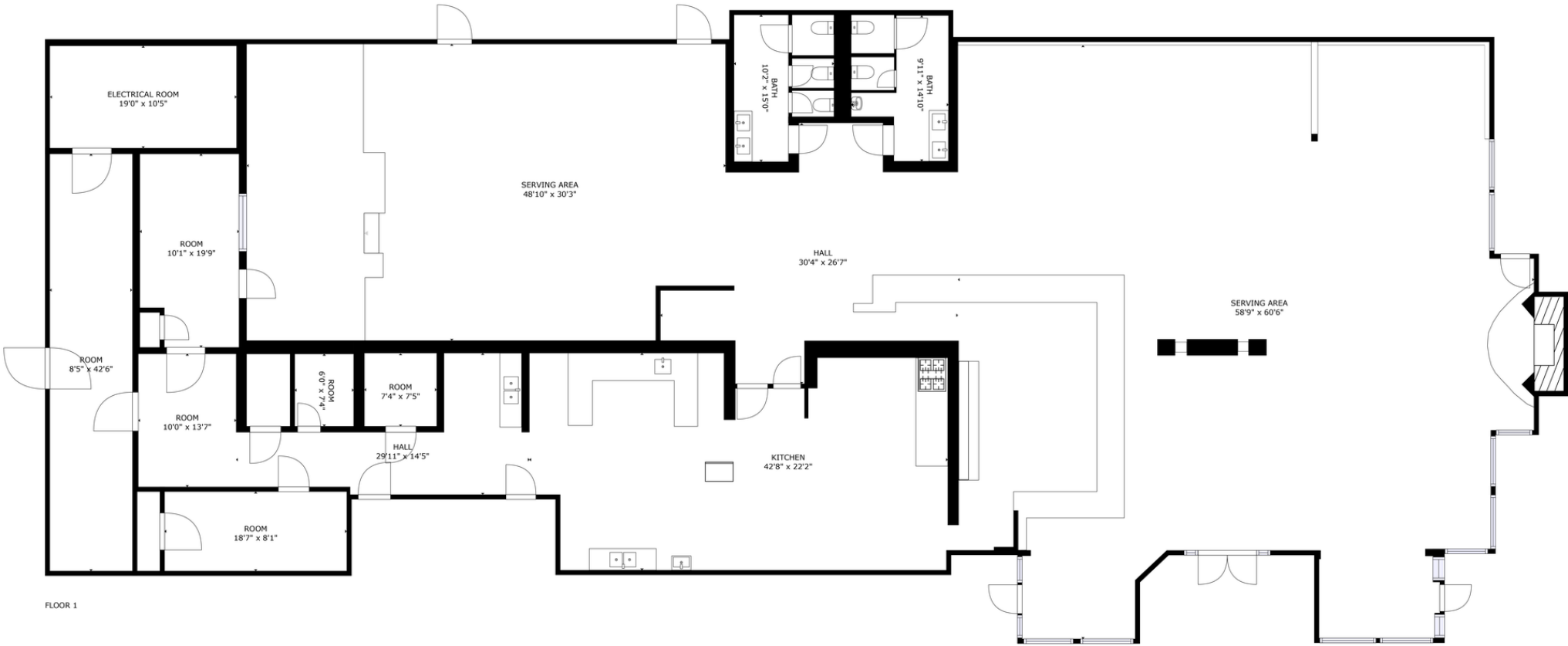
SITE PLAN

# 606 OHIO PIKE



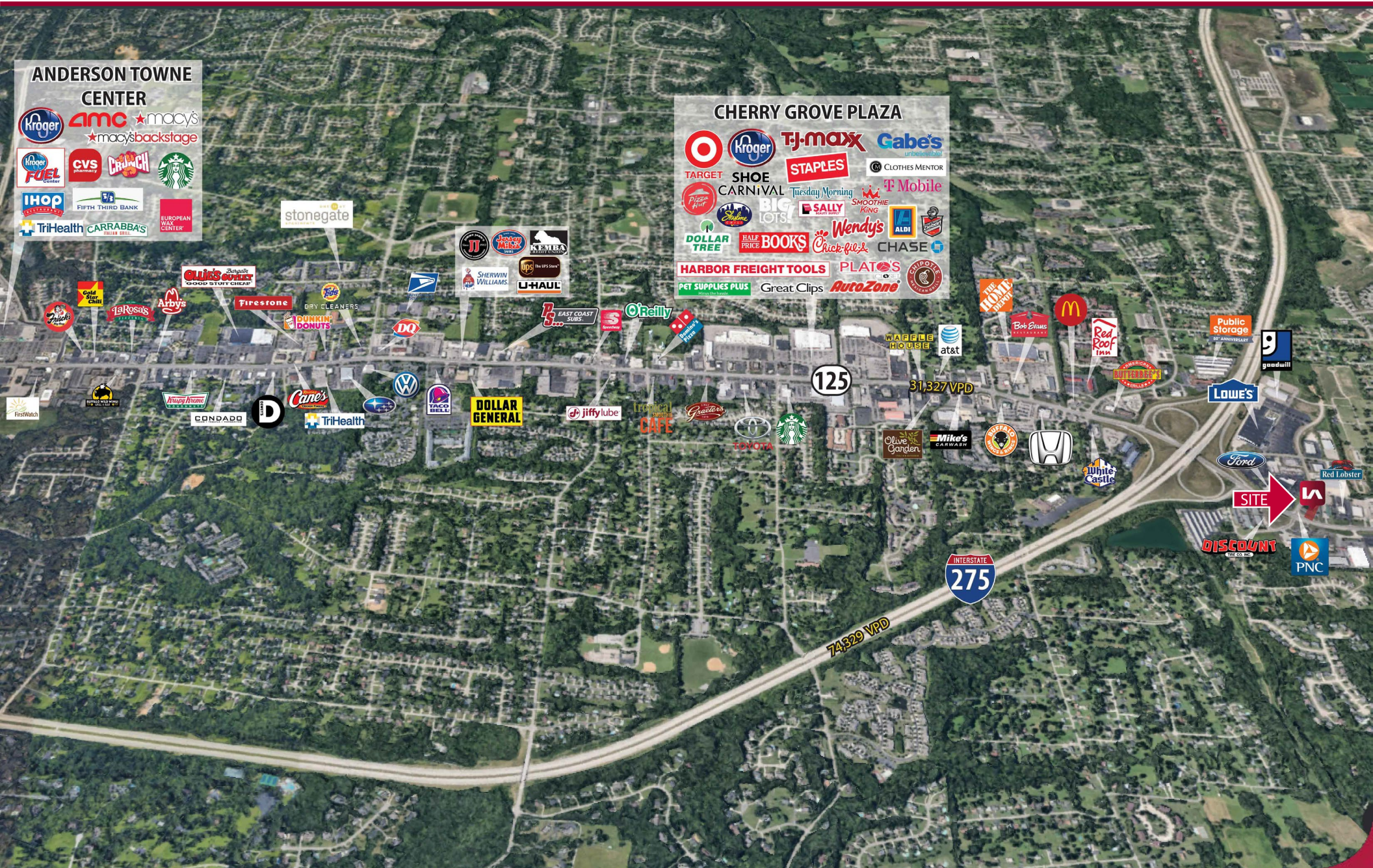
# FLOORPLAN

# 606 OHIO PIKE



FLOOR 1

# AERIAL 606 OHIO PIKE



**ANDERSON TOWNE CENTER**

- Kroger
- AMC
- Macy's
- Macy's Backstage
- FUEL Center
- CVS pharmacy
- CRUNCH
- Starbucks
- IHOP
- Fifth Third Bank
- EUROPEAN WAX CENTER
- TriHealth
- CARRABBA'S ITALIAN GRILL
- stonegate

**CHERRY GROVE PLAZA**

- Target
- Kroger
- TJ-maxx
- Gabe's
- STAPLES
- CLOTHES MENTOR
- SHOE CARNIVAL
- Tuesday Morning
- T Mobile
- Wendy's
- ALDI
- CHICK-FIL-E
- CHASE
- HARBOR FREIGHT TOOLS
- PLATOS
- PET SUPPLIES PLUS
- Great Clips
- AutoZone

# DEMOGRAPHICS

## 606 OHIO PIKE

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	8,041	50,765	115,665
2029 Projected Population	8,112	51,590	117,310
2020 Census Population	8,172	51,450	116,353
2010 Census Population	7,736	48,441	109,935
Projected Annual Growth 2024 to 2029	0.2%	0.3%	0.3%
Historical Annual Growth 2010 to 2024	0.3%	0.3%	0.4%
<b>HOUSEHOLDS</b>			
2024 Estimated Households	3,858	21,826	47,874
2029 Projected Households	3,915	22,249	48,707
2020 Census Households	3,702	21,131	46,594
2010 Census Households	3,336	19,504	42,951
Projected Annual Growth 2024 to 2029	0.3%	0.4%	0.3%
Historical Annual Growth 2010 to 2024	1.1%	0.9%	0.8%
<b>AGE</b>			
2024 Est. Population Under 10 Years	13.4%	12.4%	11.9%
2024 Est. Population 10 to 19 Years	10.5%	12.8%	12.5%
2024 Est. Population 20 to 29 Years	16.9%	12.0%	11.6%
2024 Est. Population 30 to 44 Years	19.4%	18.8%	20.1%
2024 Est. Population 45 to 59 Years	15.0%	17.3%	18.1%
2024 Est. Population 60 to 74 Years	17.7%	18.2%	18.1%
2024 Est. Population 75 Years or Over	7.2%	8.5%	7.6%
2024 Est. Median Age	36.5	39.3	39.6
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	49.2%	48.9%	49.2%
2024 Est. Female Population	50.8%	51.1%	50.8%
2024 Est. Never Married	37.3%	29.1%	28.1%
2024 Est. Now Married	40.5%	49.1%	51.2%
2024 Est. Separated or Divorced	17.0%	15.6%	14.7%
2024 Est. Widowed	5.1%	6.1%	6.0%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	4.7%	9.9%	11.3%
2024 Est. HH Income \$150,000 to \$199,999	8.4%	11.4%	11.5%
2024 Est. HH Income \$100,000 to \$149,999	8.6%	13.3%	16.4%
2024 Est. HH Income \$75,000 to \$99,999	23.0%	16.2%	16.0%
2024 Est. HH Income \$50,000 to \$74,999	25.8%	19.9%	17.8%
2024 Est. HH Income \$35,000 to \$49,999	9.8%	8.2%	8.2%
2024 Est. HH Income \$25,000 to \$34,999	9.0%	8.4%	7.8%
2024 Est. HH Income \$15,000 to \$24,999	4.1%	5.8%	5.5%
2024 Est. HH Income Under \$15,000	6.5%	6.8%	5.6%
2024 Est. Average Household Income	\$98,089	\$114,730	\$122,846
2024 Est. Median Household Income	\$71,190	\$83,788	\$91,127
2024 Est. Per Capita Income	\$47,095	\$49,405	\$50,911
2024 Est. Total Businesses	297	1,917	3,254
2024 Est. Total Employees	2,083	24,074	39,213

