



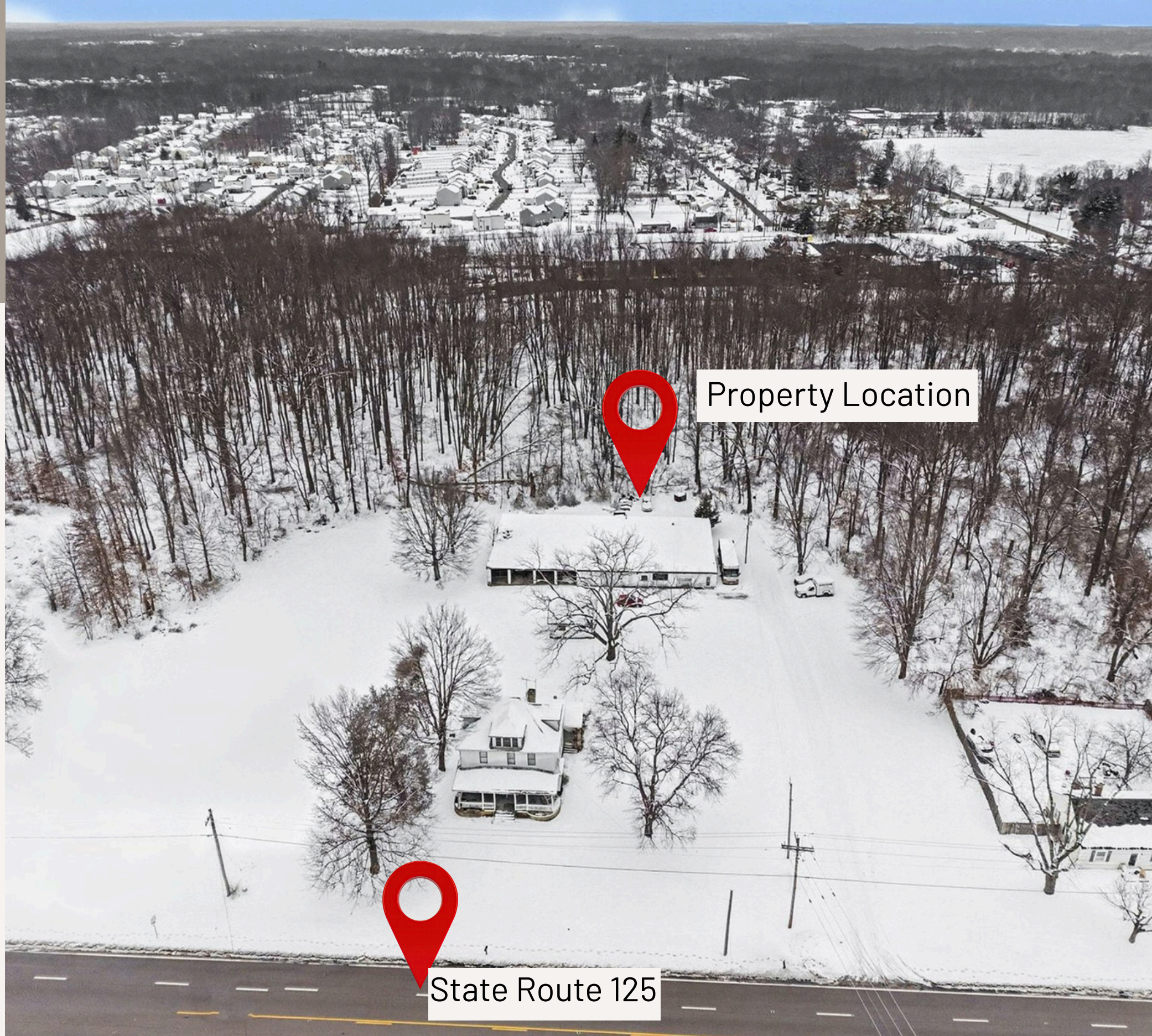
PROPERTY HIGHLIGHTS

- Over 2 acres of commercial land
- Located on State Route 125 with high daily traffic
- Excellent visibility and accessibility
- Versatile building and lot configuration
- Suitable for a wide range of commercial uses
- Public water and sewer access
- Strong development and expansion potential
- Rare opportunity in a growing, high-demand corridor

Asking Price: \$389,000

Available for Sale
1752 OH 125, Amelia OH





LOCATION ADVANTAGES

- High exposure along a major commuter route
- Easy access for customers and deliveries
- Positioned in a growing commercial area
- Strong traffic counts supporting business visibility



937-444-SELL



AREA AMENITIES

Nearby businesses and destinations include:

- Local retail
- Banks and professional services
- Municipal buildings
- Residential neighborhoods



937-444-SELL