

AMELIA STATION

1230 OHIO PIKE, CINCINNATI, OH 45102

CURO•BRKG

8,000 SF FOR LEASE

- » **8.1% annual population growth since 2020**
- » **Total Building: 109,323 SF**
- » **Local ownership and management**
- » **723 Parking Spaces**



B-2 ZONING
GENERAL BUSINESS
CLICK FOR PERMITTED USES



DAILY TRAFFIC COUNTS

OHIO PIKE SR 125	44,000
BUXTON RD	13,000



Clermont ID: 03-20-23A-270 & 03-20-23A-272

Acres: 16.6



Batavia Township | Clermont County



Year Built: 1994 | Renovated: 2004



4 Access Points
(2 off Ohio Pike, 2 off Buxton Road)



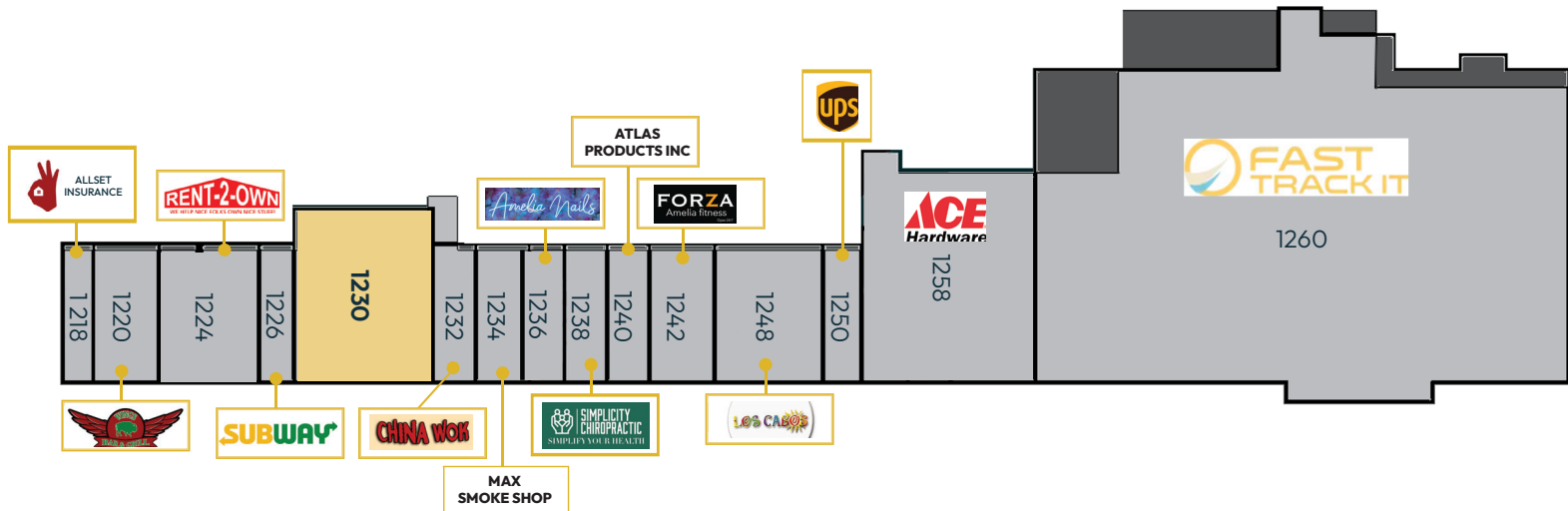
INFORMATION PROVIDED BY US CENSUS 2024

	1 MILE	3 MILE	5 MILE
POPULATION	5,302	43,771	89,503
HOUSEHOLDS	2,054	18,498	37,377
MEDIAN HH INCOME	\$95,915	\$78,814	\$79,935
TOTAL EMPLOYEES	1,347	8,233	23,822

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SITE PLAN



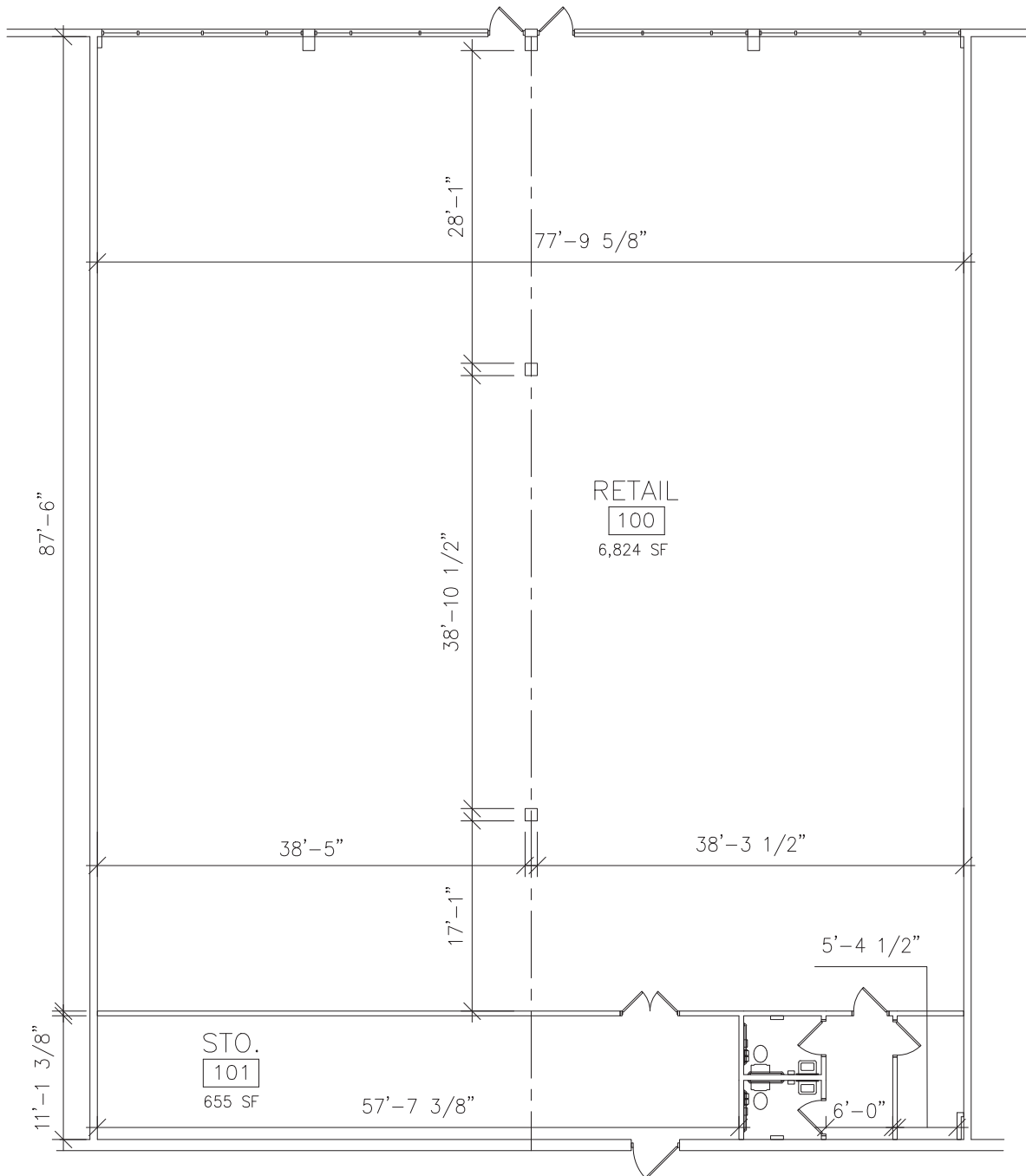
SUITE	TENANT	SF
1218 OHIO PIKE	ALLSET INSURANCE	1,200
1220 OHIO PIKE	WINGS BAR AND GRILL	3,200
1224 OHIO PIKE	RENT TO OWN	4,600
1226 OHIO PIKE	SUBWAY	1,600
1230 OHIO PIKE	AVAILABLE	8,000
1232 OHIO PIKE	CHINA WOK	2,093
1234 OHIO PIKE	MAX SMOKE SHOP	2,000
1236 OHIO PIKE	AMELIA NAILS	2,000
1238 OHIO PIKE	SIMPLICITY CHIRO	1,600
1240 OHIO PIKE	ATLAS PRODUCTS, INC.	2,400
1242 OHIO PIKE	FORZA AMELIA FITNESS	3,000
1248 OHIO PIKE	LOS CABOS	5,000
1250 OHIO PIKE	UPS STORE	2,000
1258 OHIO PIKE	ACE HARDWARE	11,879
1260 OHIO PIKE	FAST TRACK IT	58,791



STOREFRONT

FLOOR PLAN

8,000 SF AVAILABLE



PRIMARY AERIAL



TRADE AREA AERIAL



EAST SUBMARKET AERIAL



WEST SUBMARKET AERIAL

