

RETAIL FOR LEASE

606 OHIO PIKE

Amelia, OH 45102



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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



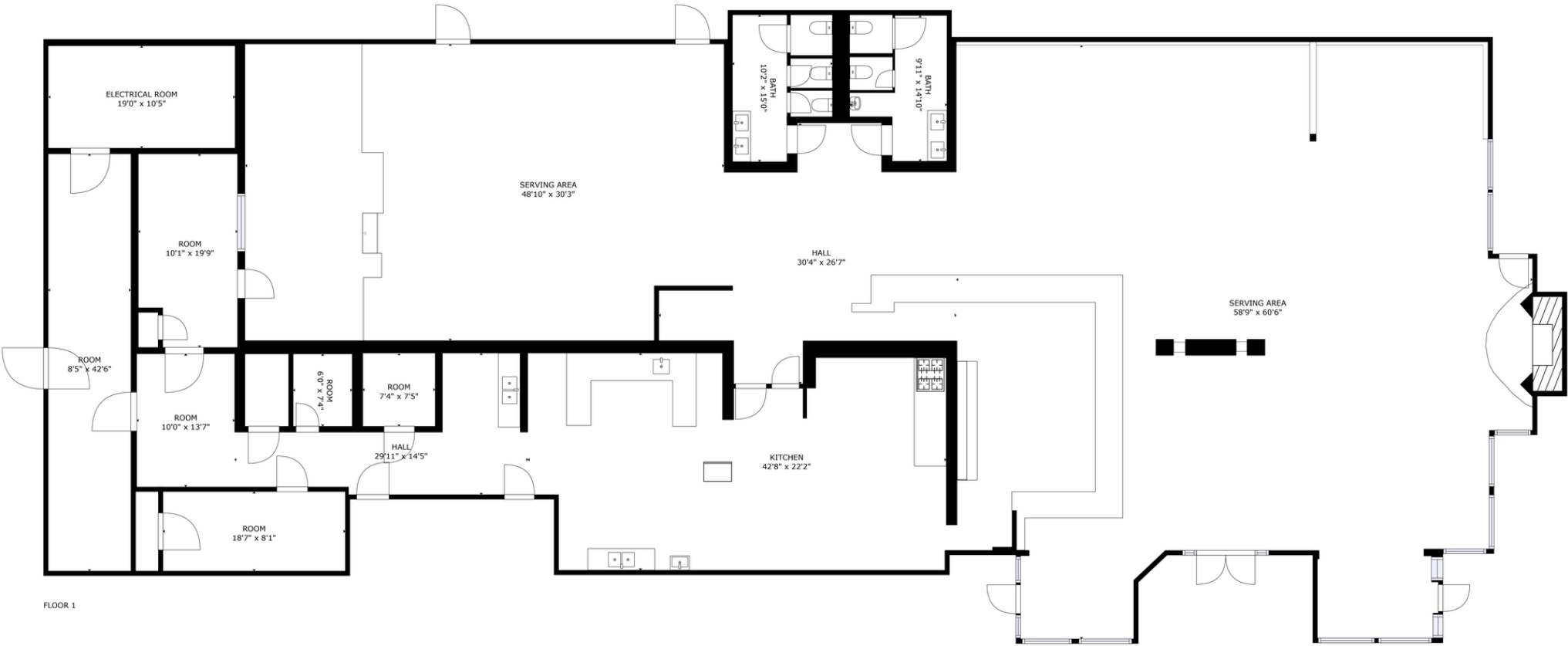
PARCEL OUTLINE

606 OHIO PIKE

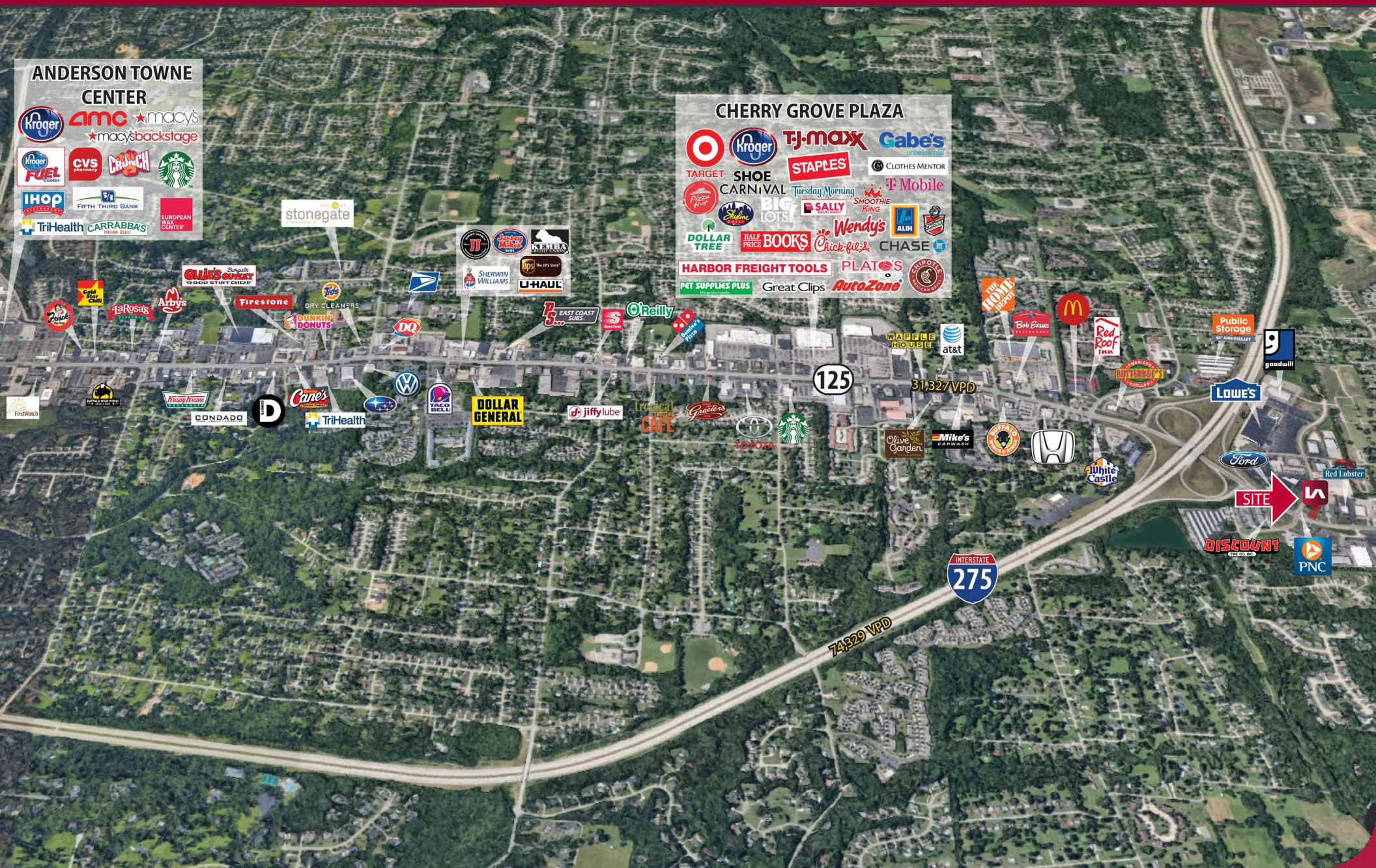


FLOORPLAN

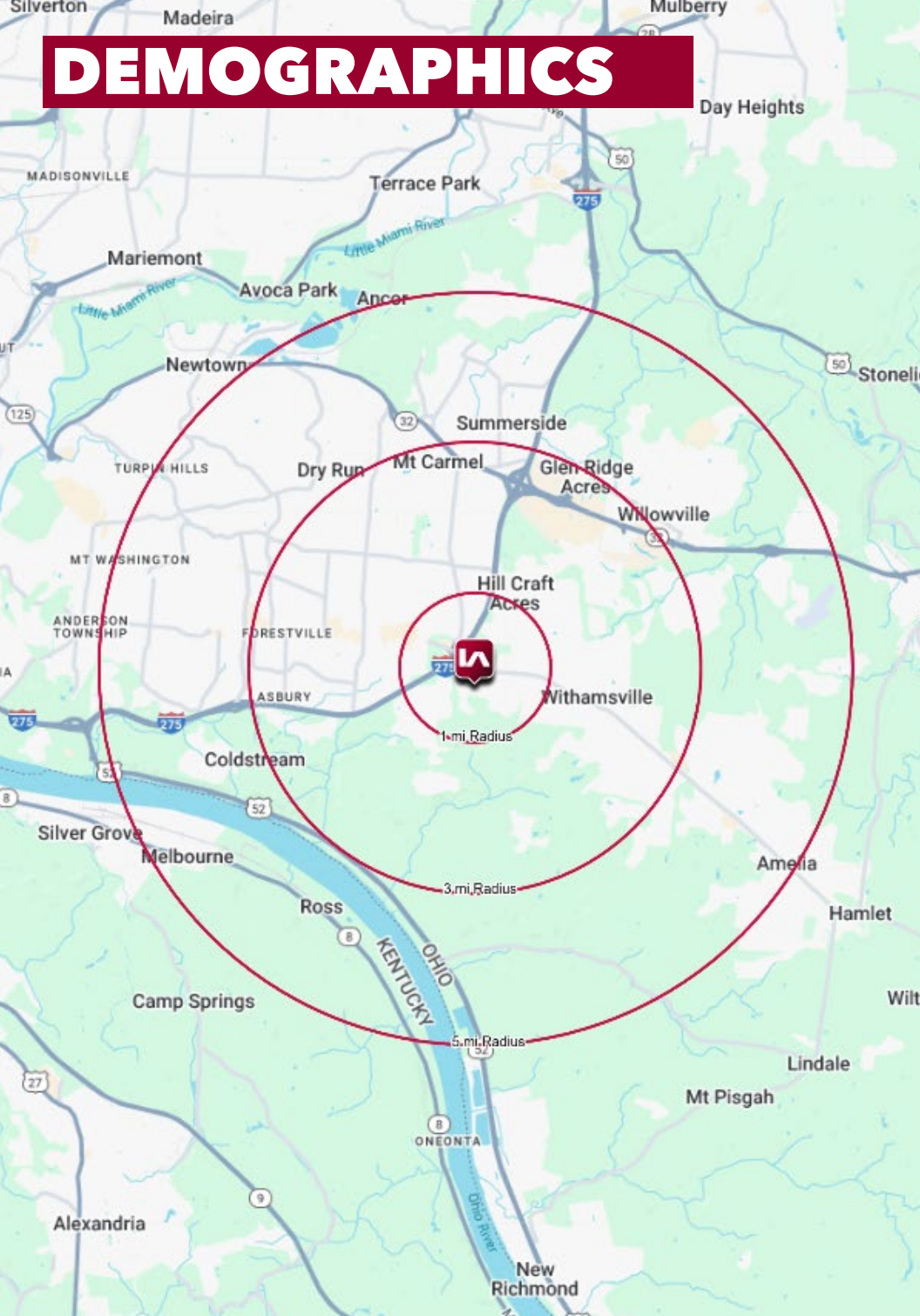
606 OHIO PIKE



AERIAL 606 OHIO PIKE



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	8,048	51,103	116,100
2029 Projected Population	8,099	52,117	117,968
2020 Census Population	8,172	51,450	116,353
2010 Census Population	7,736	48,441	109,935
Projected Annual Growth 2024 to 2029	0.1%	0.4%	0.3%
Historical Annual Growth 2010 to 2024	0.3%	0.4%	0.4%
HOUSEHOLDS			
2024 Estimated Households	3,875	22,002	48,036
2029 Projected Households	3,934	22,543	49,035
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%	0.5%	0.4%
Historical Annual Growth 2010 to 2024	1.2%	0.9%	0.8%
AGE			
2024 Est. Population Under 10 Years	11.6%	11.7%	12.2%
2024 Est. Population 10 to 19 Years	9.4%	12.1%	12.6%
2024 Est. Population 20 to 29 Years	17.8%	12.2%	11.5%
2024 Est. Population 30 to 44 Years	20.2%	19.2%	19.9%
2024 Est. Population 45 to 59 Years	15.6%	17.5%	17.9%
2024 Est. Population 60 to 74 Years	18.0%	18.6%	18.2%
2024 Est. Population 75 Years or Over	7.4%	8.7%	7.7%
2024 Est. Median Age	37.6	40.3	39.7
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.0%	48.9%	49.2%
2024 Est. Female Population	51.0%	51.1%	50.8%
2024 Est. Never Married	37.5%	29.5%	28.3%
2024 Est. Now Married	40.2%	48.6%	50.8%
2024 Est. Separated or Divorced	17.2%	15.8%	14.9%
2024 Est. Widowed	5.1%	6.1%	6.0%
INCOME			
2024 Est. HH Income \$200,000 or More	6.1%	12.3%	14.0%
2024 Est. HH Income \$150,000 to \$199,999	8.5%	11.3%	11.3%
2024 Est. HH Income \$100,000 to \$149,999	9.6%	13.7%	16.5%
2024 Est. HH Income \$75,000 to \$99,999	20.7%	14.4%	14.2%
2024 Est. HH Income \$50,000 to \$74,999	24.8%	19.0%	17.0%
2024 Est. HH Income \$35,000 to \$49,999	10.3%	8.5%	8.3%
2024 Est. HH Income \$25,000 to \$34,999	8.5%	7.6%	7.1%
2024 Est. HH Income \$15,000 to \$24,999	4.7%	6.2%	5.9%
2024 Est. HH Income Under \$15,000	6.9%	7.0%	5.8%
2024 Est. Average Household Income	\$102,362	\$119,783	\$126,822
2024 Est. Median Household Income	\$71,915	\$88,455	\$96,137
2024 Est. Per Capita Income	\$49,314	\$51,649	\$52,537
2024 Est. Total Businesses	297	1,916	3,252
2024 Est. Total Employees	2,083	24,068	39,207