

FORMER RESTAURANT SPACE FOR SALE OR LEASE

1706 OHIO PIKE

Amelia, OH 45102

YOUR NAME HERE



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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FORMER RESTAURANT SPACE AVAILABLE

1706 OHIO PIKE

Amelia, OH 45102

AVAILABLE: 1,436 SF
LEASE: \$4,200 / Month Gross
SALE: Call for Details

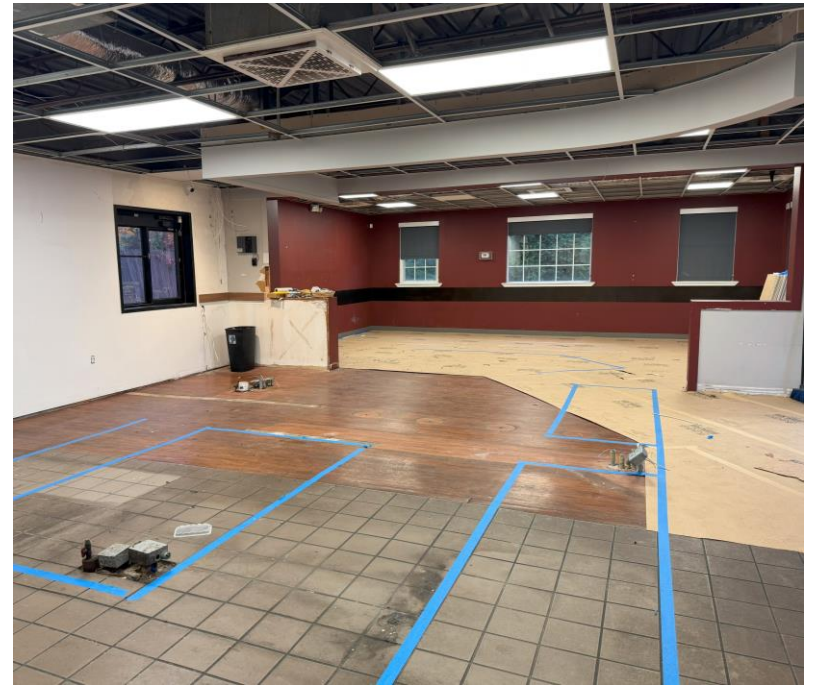
- Former restaurant space available for sale or lease
- Existing drive-thru
- Walk-in and hood included
- Pylon Sign facing east on Ohio Pike
- Located down the street from Walmart Supercenter
- Standalone building with frontage on Ohio Pike
- Two full curb cuts

TRAFFIC COUNTS:

- Ohio Pike – 28,254 VPD
- OH-132 – 6,527 VPD

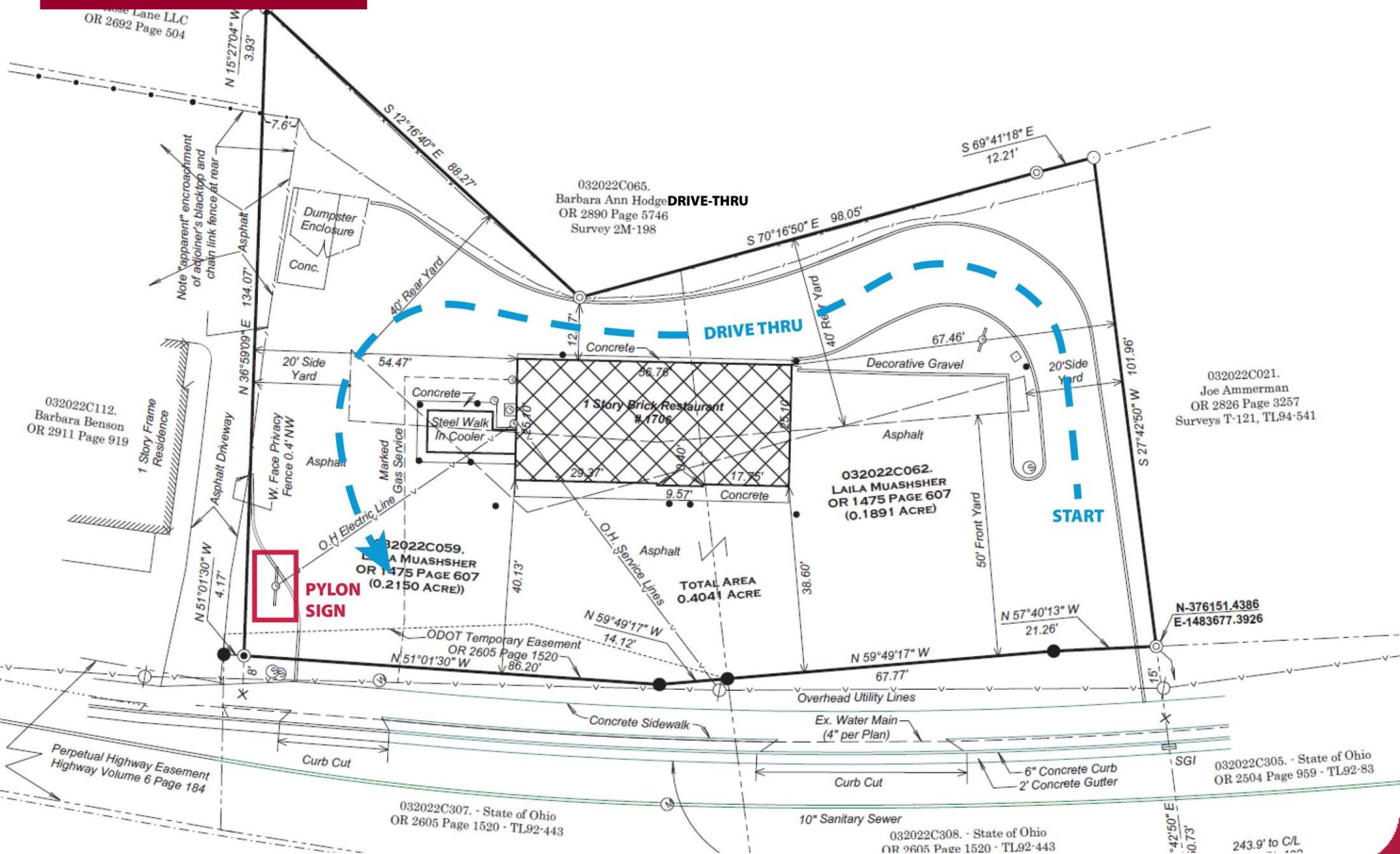


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SITE PLAN



FORMER RESTAURANT SPACE AVAILABLE

AMELIA, OH AERIAL



125



River Hills Bank



28,254 VPD

United Dairy Farmers

Huntington



BIGGBY COFFEE

Casey's

6,527 VPD

132

MURPHY USA



Walmart

132

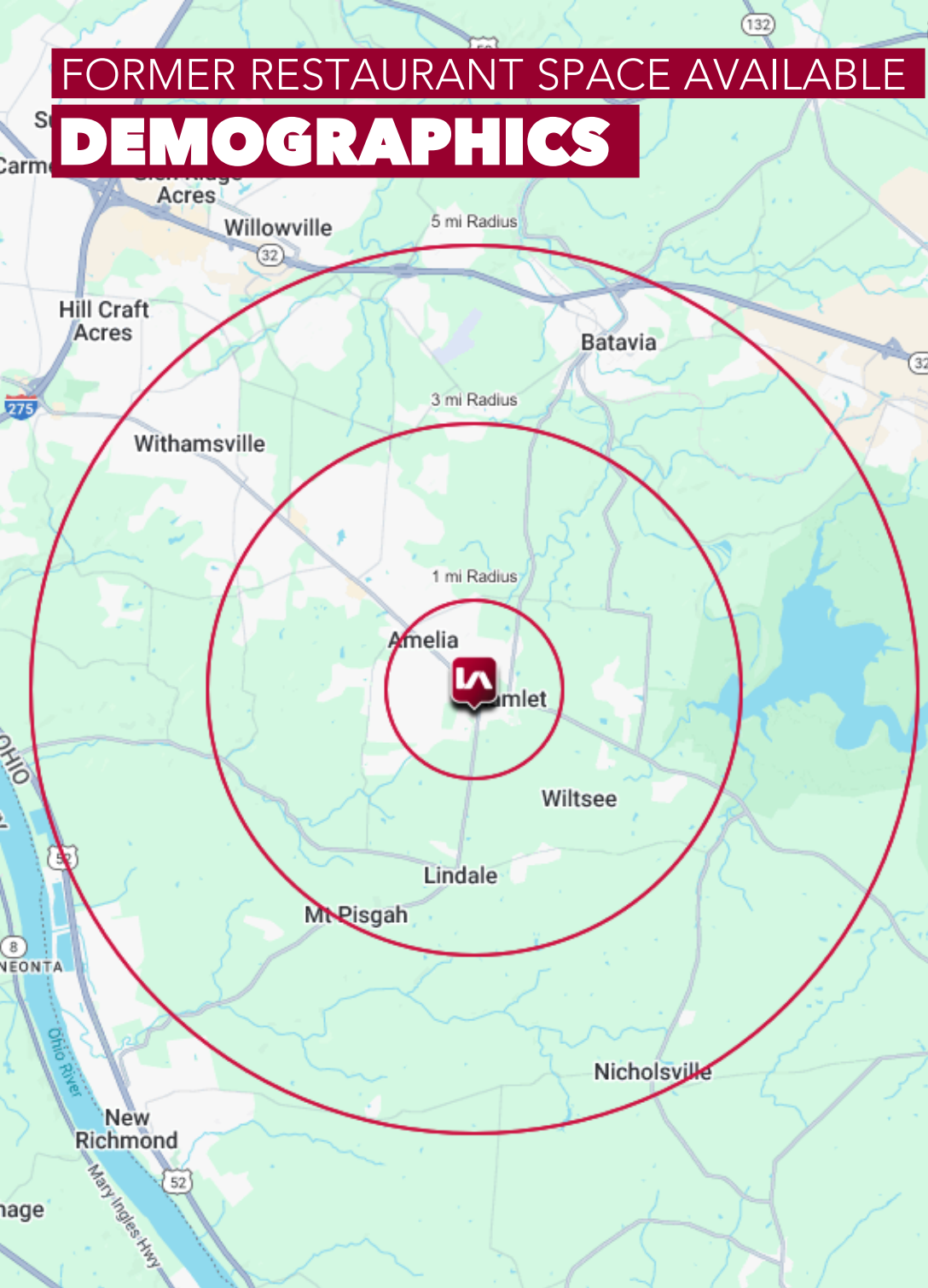
6,977 VPD

DUKE ENERGY

SUNRISE MANOR

FORMER RESTAURANT SPACE AVAILABLE

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	6,673	26,363	54,433
2029 Projected Population	6,904	27,232	56,667
2020 Census Population	6,356	25,310	52,057
2010 Census Population	5,522	23,124	47,502
Projected Annual Growth 2024 to 2029	0.7%	0.7%	0.8%
Historical Annual Growth 2010 to 2024	1.5%	1.0%	1.0%
HOUSEHOLDS			
2024 Estimated Households	2,612	10,290	22,221
2029 Projected Households	2,726	10,713	23,330
2020 Census Households	2,455	9,743	20,742
2010 Census Households	2,061	8,568	18,295
Projected Annual Growth 2024 to 2029	0.9%	0.8%	1.0%
Historical Annual Growth 2010 to 2024	1.9%	1.4%	1.5%
AGE			
2024 Est. Population Under 10 Years	14.0%	12.7%	12.1%
2024 Est. Population 10 to 19 Years	12.7%	12.6%	12.1%
2024 Est. Population 20 to 29 Years	14.8%	12.4%	12.5%
2024 Est. Population 30 to 44 Years	25.0%	21.8%	20.4%
2024 Est. Population 45 to 59 Years	16.2%	17.8%	17.9%
2024 Est. Population 60 to 74 Years	13.7%	17.0%	17.9%
2024 Est. Population 75 Years or Over	3.6%	5.7%	7.0%
2024 Est. Median Age	33.8	37.8	39.2
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.1%	49.3%	49.1%
2024 Est. Female Population	50.9%	50.7%	50.9%
2024 Est. Never Married	27.8%	30.0%	30.5%
2024 Est. Now Married	49.1%	47.4%	46.5%
2024 Est. Separated or Divorced	14.5%	16.1%	16.3%
2024 Est. Widowed	8.6%	6.5%	6.8%
INCOME			
2024 Est. HH Income \$200,000 or More	4.6%	6.9%	8.0%
2024 Est. HH Income \$150,000 to \$199,999	6.3%	8.7%	8.8%
2024 Est. HH Income \$100,000 to \$149,999	23.7%	21.7%	19.0%
2024 Est. HH Income \$75,000 to \$99,999	22.6%	18.2%	16.3%
2024 Est. HH Income \$50,000 to \$74,999	14.9%	17.0%	18.2%
2024 Est. HH Income \$35,000 to \$49,999	12.2%	9.0%	8.3%
2024 Est. HH Income \$25,000 to \$34,999	5.8%	6.4%	7.4%
2024 Est. HH Income \$15,000 to \$24,999	6.3%	7.4%	7.4%
2024 Est. HH Income Under \$15,000	3.5%	4.6%	6.5%
2024 Est. Average Household Income	\$93,040	\$99,586	\$102,044
2024 Est. Median Household Income	\$77,333	\$80,679	\$81,032
2024 Est. Per Capita Income	\$36,426	\$38,889	\$41,740
2024 Est. Total Businesses	144	425	1,180
2024 Est. Total Employees	984	2,362	15,941