

FOR SALE

NAI Bergman

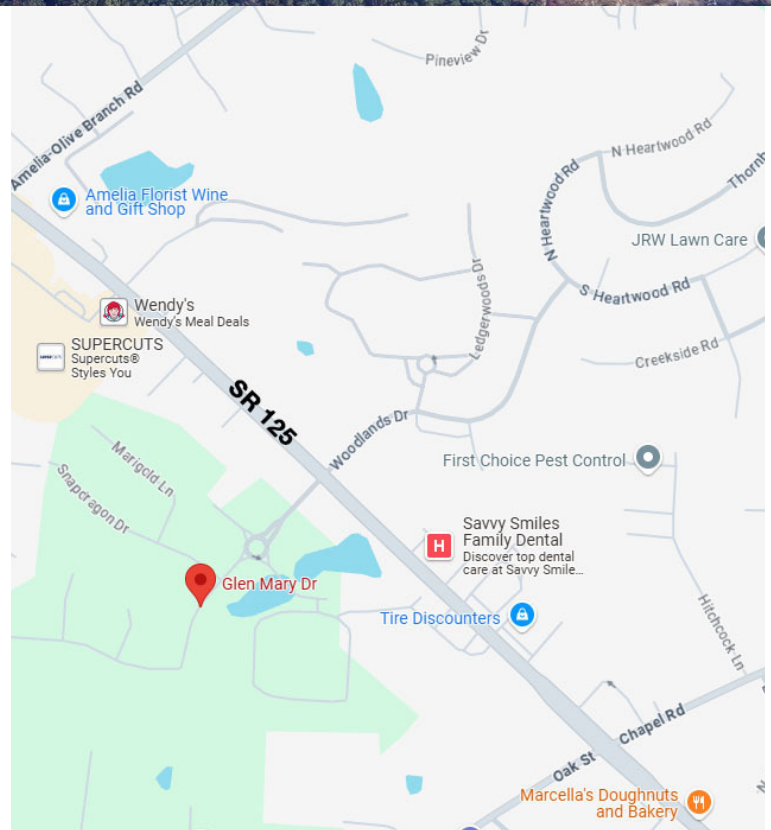
SR 125 - at Glen Mary Drive Amelia, OH 45102



Commercial Land | 1 Acre

- 1 Acre Commercial Land - Glen Mary Drive - Adjoins Popeyes
- Access to Traffic Signal
- Borders Glen Mary Park - 121 Home Sites
- 28,326 CPD on SR 125 - Strong Traffic
- Neighbors include: Kroger / Popeyes / Wendy's
- Adjacent to Amelia Meadows Nursing Home - 150 Employees - Opening late 2026

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	7,510	31,301	75,567
Average HH Income:	\$91,447	\$95,798	\$95,878



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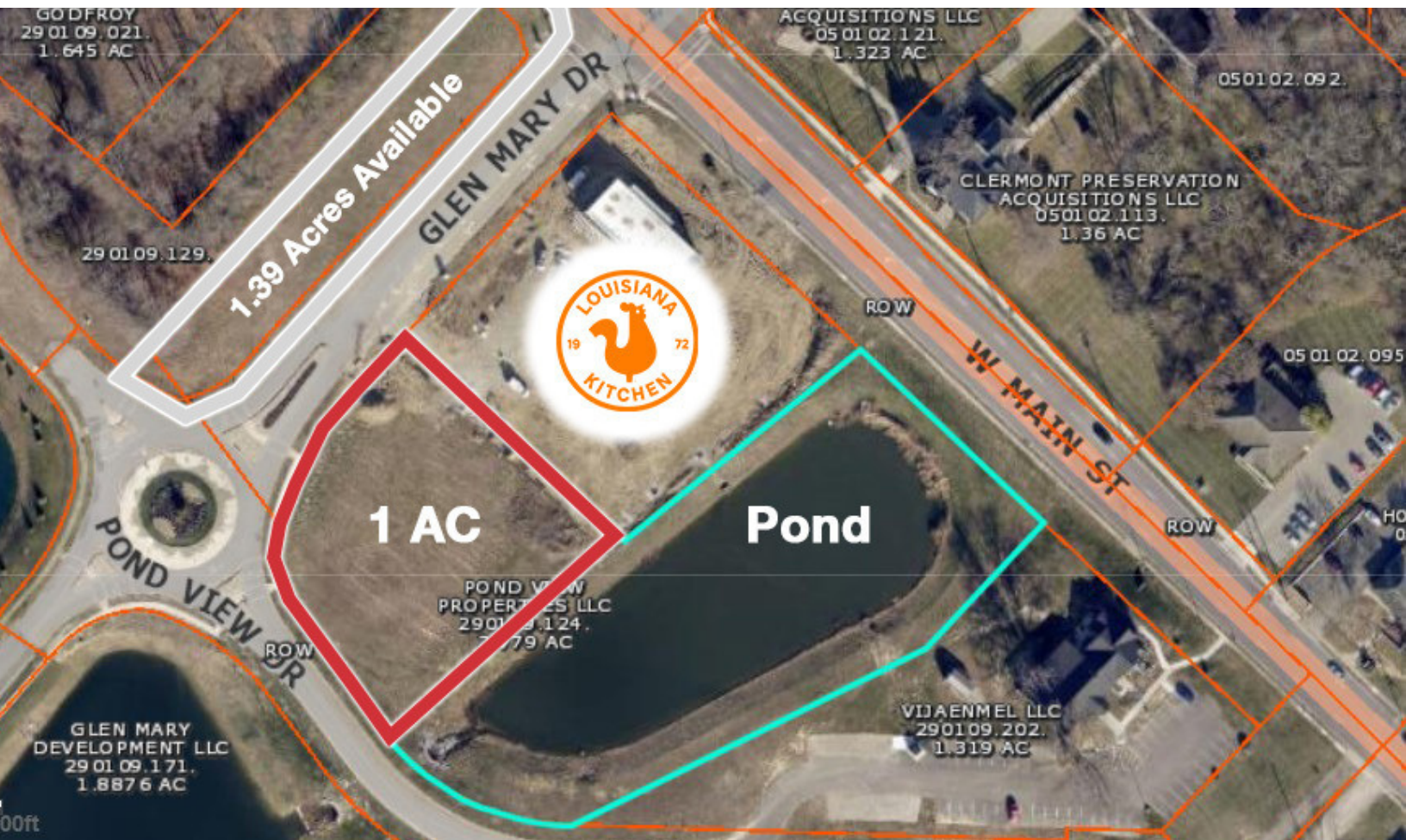


4695 Lake Forest Drive
Cincinnati, OH 45242

bergmancommercial.com

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Amelia, OH 45102	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	7,557	25,906	58,033
2026 Projected Population	7,627	26,229	59,399
2010 Census Population	7,375	24,833	53,699
2000 Census Population	4,587	19,848	44,905
Projected Annual Growth 2021 to 2026	0.2%	0.2%	0.5%
Historical Annual Growth 2000 to 2021	3.1%	1.5%	1.4%
Households			
2021 Estimated Households	2,965	9,770	22,999
2026 Projected Households	3,032	10,053	23,973
2010 Census Households	2,878	9,223	20,881
2000 Census Households	1,847	7,234	17,145
Projected Annual Growth 2021 to 2026	0.5%	0.6%	0.8%
Historical Annual Growth 2000 to 2021	2.9%	1.7%	1.6%
Age			
2021 Est. Population Under 10 Years	14.4%	13.4%	11.9%
2021 Est. Population 10 to 19 Years	11.5%	12.3%	11.7%
2021 Est. Population 20 to 29 Years	15.7%	13.2%	14.1%
2021 Est. Population 30 to 44 Years	23.1%	20.7%	19.3%
2021 Est. Population 45 to 59 Years	16.0%	18.6%	18.8%
2021 Est. Population 60 to 74 Years	13.9%	16.2%	17.6%
2021 Est. Population 75 Years or Over	5.4%	5.6%	6.5%
2021 Est. Median Age	33.6	37.0	38.7
Marital Status & Gender			
2021 Est. Male Population	48.3%	49.4%	49.2%
2021 Est. Female Population	51.7%	50.6%	50.8%
2021 Est. Never Married	27.2%	26.2%	28.8%
2021 Est. Now Married	45.0%	51.6%	48.1%
2021 Est. Separated or Divorced	20.1%	15.3%	16.3%
2021 Est. Widowed	7.7%	6.9%	6.8%
Income			
2021 Est. HH Income \$200,000 or More	4.4%	6.5%	6.5%
2021 Est. HH Income \$150,000 to \$199,999	5.4%	6.3%	6.1%
2021 Est. HH Income \$100,000 to \$149,999	18.0%	19.5%	17.8%
2021 Est. HH Income \$75,000 to \$99,999	17.2%	15.2%	14.3%
2021 Est. HH Income \$50,000 to \$74,999	20.7%	21.4%	20.3%
2021 Est. HH Income \$35,000 to \$49,999	12.9%	10.7%	12.1%
2021 Est. HH Income \$25,000 to \$34,999	4.6%	5.2%	6.3%
2021 Est. HH Income \$15,000 to \$24,999	8.5%	8.1%	8.7%
2021 Est. HH Income Under \$15,000	8.3%	7.2%	7.8%
2021 Est. Average Household Income	\$78,683	\$91,010	\$90,269
2021 Est. Median Household Income	\$65,804	\$72,274	\$69,592
2021 Est. Per Capita Income	\$30,873	\$34,340	\$35,885
2021 Est. Total Businesses	112	588	1,299
2021 Est. Total Employees	709	6,732	15,922