

# AVAILABLE FOR SALE OR LEASE FORMER RESTAURANT SPACE

1706 Ohio Pike, Amelia, OH 45102



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# AVAILABLE FOR SALE OR LEASE

## FORMER RESTAURANT SPACE

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**AVAILABLE:** 1,436 SF  
**LEASE:** \$4,500/Month + \$5.50/SF NNN  
**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



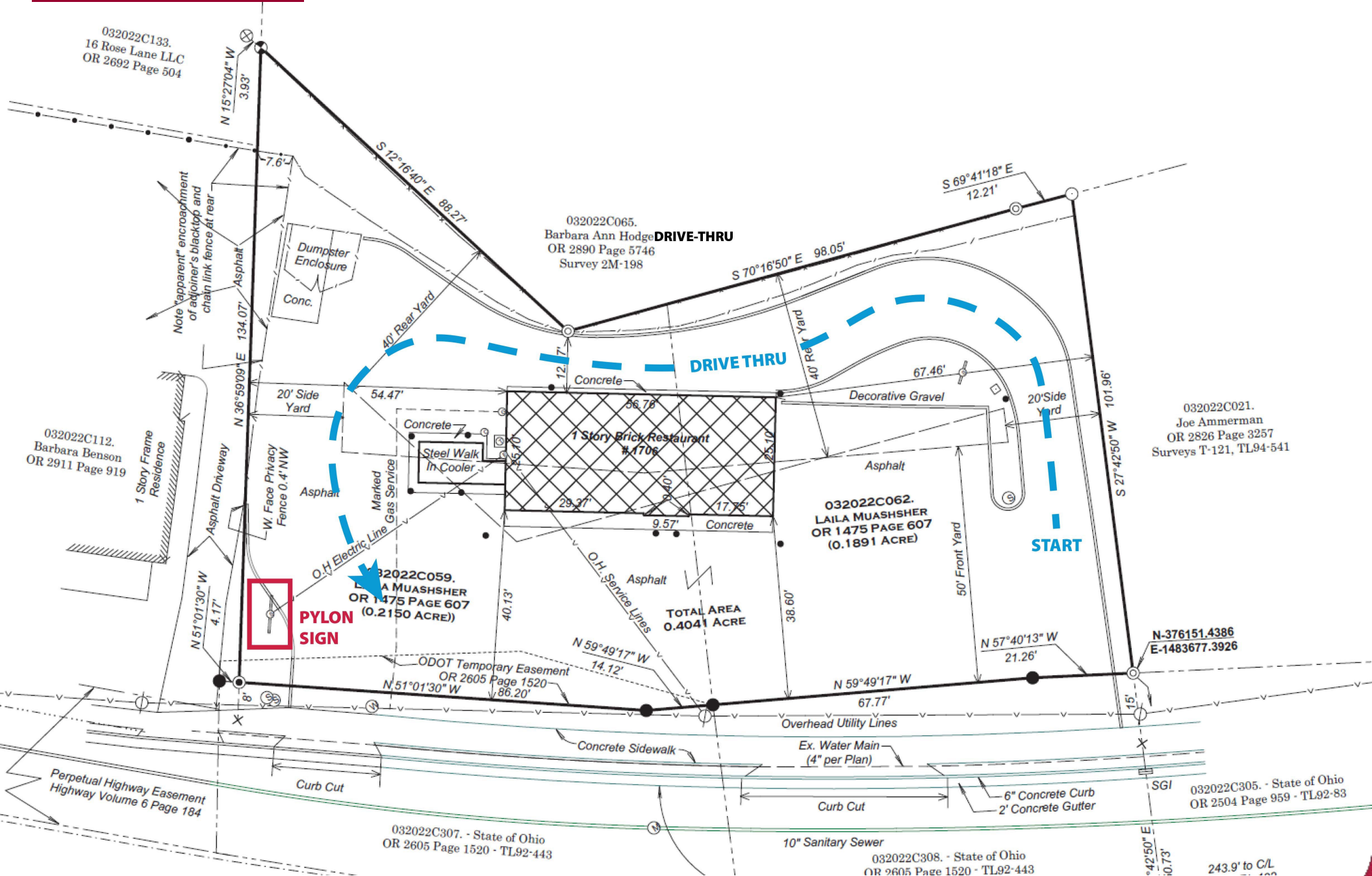


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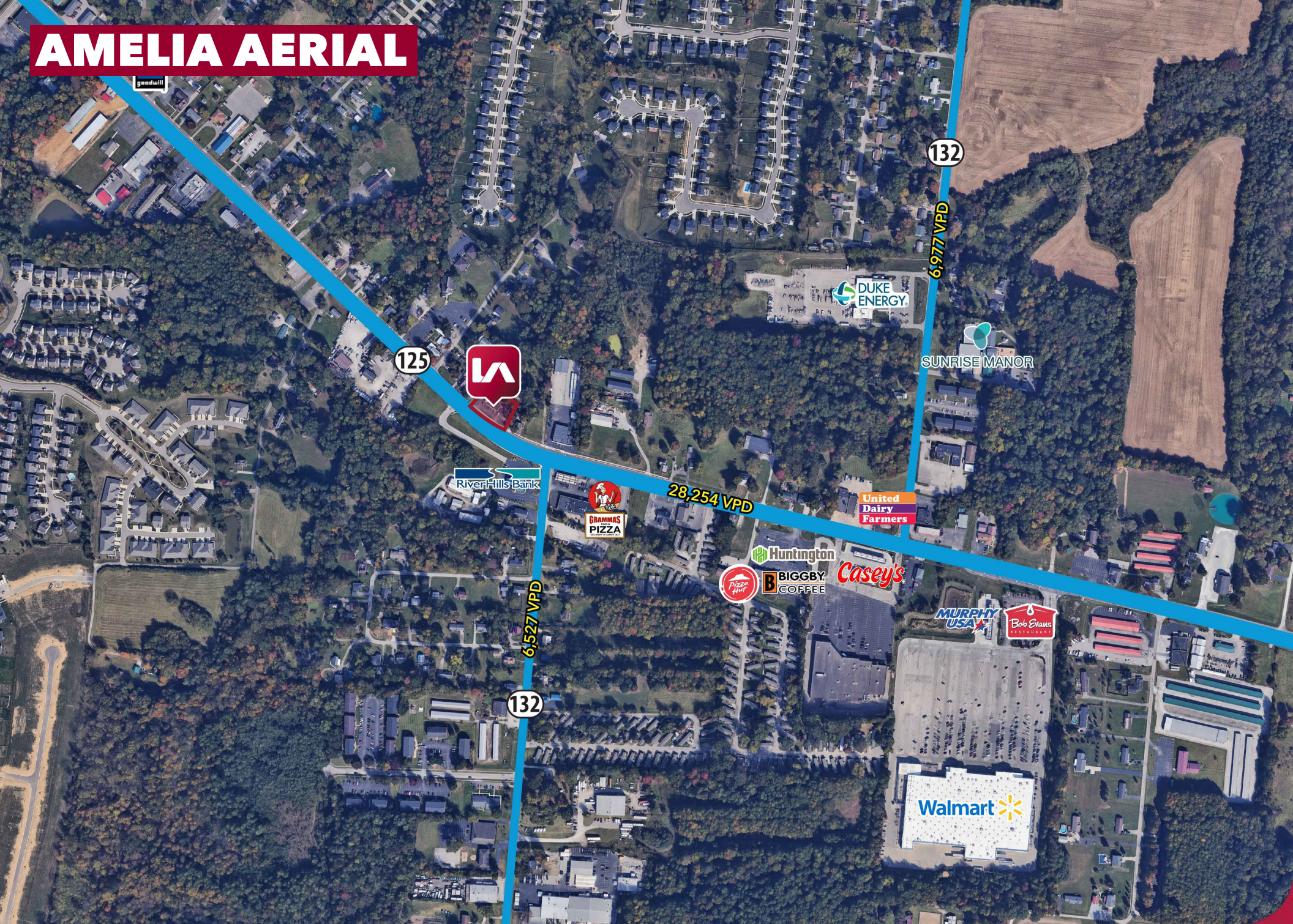


# SITE PLAN



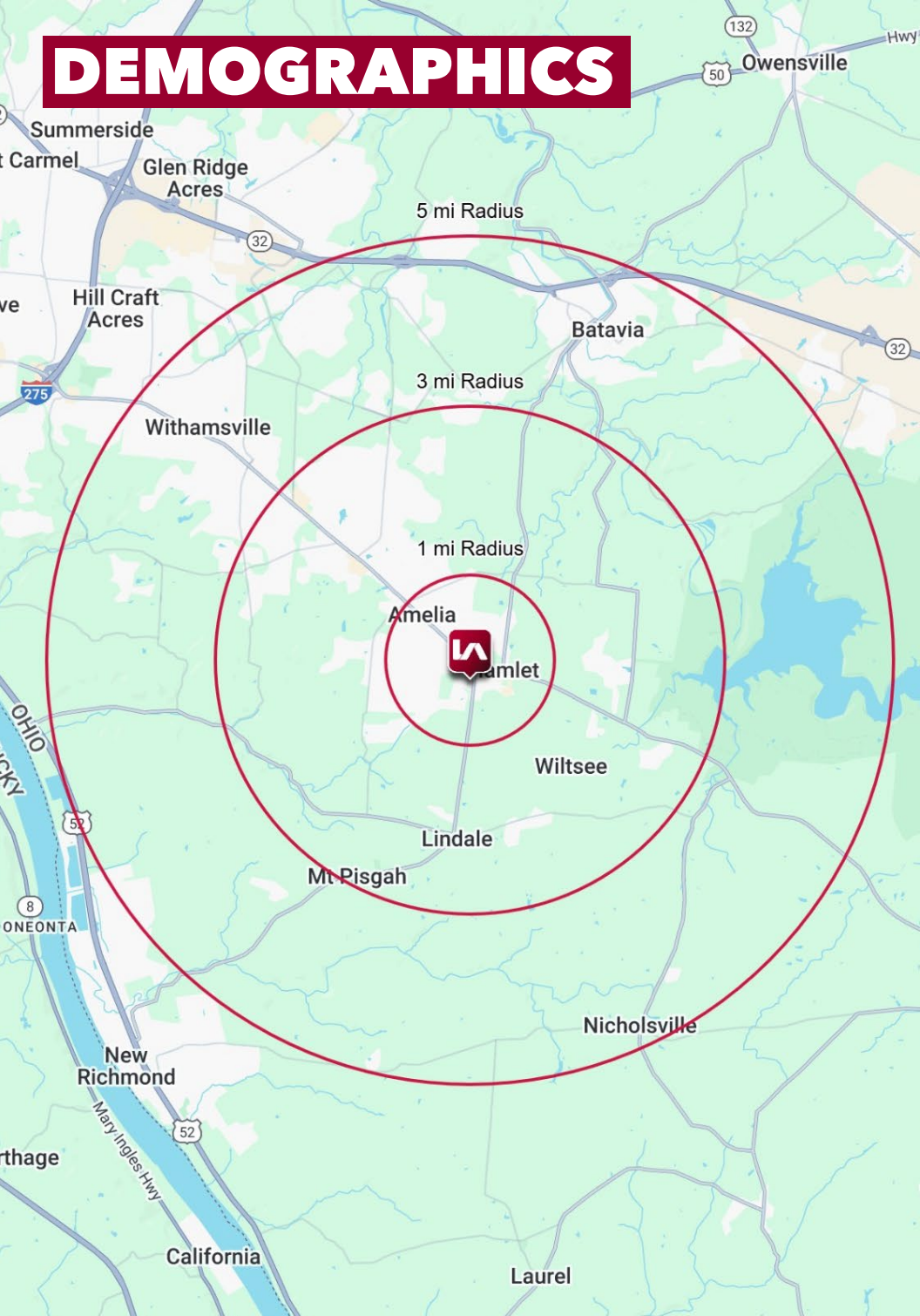


# AMELIA AERIAL





# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	6,929	26,861	55,327
2030 Projected Population	7,335	27,907	57,974
2020 Census Population	6,356	25,310	52,057
2010 Census Population	5,522	23,124	47,502
Projected Annual Growth 2025 to 2030	1.2%	0.8%	1.0%
Historical Annual Growth 2010 to 2025	1.7%	1.1%	1.1%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,698	10,404	22,489
2030 Projected Households	2,897	10,977	23,962
2020 Census Households	2,455	9,743	20,742
2010 Census Households	2,061	8,568	18,295
Projected Annual Growth 2025 to 2030	1.5%	1.1%	1.3%
Historical Annual Growth 2010 to 2025	2.1%	1.4%	1.5%
<b>AGE</b>			
2025 Est. Population Under 10 Years	13.9%	12.7%	12.2%
2025 Est. Population 10 to 19 Years	12.5%	12.4%	12.0%
2025 Est. Population 20 to 29 Years	15.0%	12.5%	12.6%
2025 Est. Population 30 to 44 Years	25.2%	21.9%	20.4%
2025 Est. Population 45 to 59 Years	16.1%	17.8%	17.9%
2025 Est. Population 60 to 74 Years	13.7%	17.0%	17.9%
2025 Est. Population 75 Years or Over	3.6%	5.7%	7.0%
2025 Est. Median Age	33.7	37.8	39.2
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	49.2%	49.3%	49.1%
2025 Est. Female Population	50.8%	50.7%	50.9%
2025 Est. Never Married	27.5%	29.9%	30.5%
2025 Est. Now Married	49.6%	47.6%	46.3%
2025 Est. Separated or Divorced	14.4%	16.1%	16.3%
2025 Est. Widowed	8.5%	6.5%	6.8%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	6.1%	8.8%	10.5%
2025 Est. HH Income \$150,000 to \$199,999	6.8%	10.0%	10.2%
2025 Est. HH Income \$100,000 to \$149,999	20.6%	19.2%	17.9%
2025 Est. HH Income \$75,000 to \$99,999	18.7%	16.7%	14.7%
2025 Est. HH Income \$50,000 to \$74,999	16.2%	15.4%	17.5%
2025 Est. HH Income \$35,000 to \$49,999	13.7%	11.2%	10.1%
2025 Est. HH Income \$25,000 to \$34,999	7.4%	6.8%	5.8%
2025 Est. HH Income \$15,000 to \$24,999	6.5%	7.5%	7.2%
2025 Est. HH Income Under \$15,000	4.1%	4.4%	6.1%
2025 Est. Average Household Income	\$93,843	\$103,652	\$108,185
2025 Est. Median Household Income	\$78,822	\$82,892	\$84,379
2025 Est. Per Capita Income	\$36,552	\$40,164	\$44,049
2025 Est. Total Businesses	124	467	1,200
2025 Est. Total Employees	921	2,679	16,251