

GROUND LEASE OR BUILD-TO-SUIT AVAILABLE

# 1139 - 1141 OHIO PIKE

Amelia, OH 45102



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**AVAILABLE:** 1.39 Acres

**PRICING:** Call for Details

## PROPERTY INFORMATION:

- Potential access to traffic light
- Excellent location in growing market
- Surrounded by national retailers & restaurants
- High traffic counts
- Full access on Ohio 125
- GB- General Business Zoning
- Pierce Township location- no city income tax

## TRAFFIC COUNTS:

- Ohio Pike – 29,796 VPD



# AMELIA, OHIO



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	6,176	46,756	96,393
2030 Projected Population	6,368	48,961	99,524
2020 Census Population	5,880	44,136	93,362
2010 Census Population	5,620	38,935	86,011
Projected Annual Growth 2025 to 2030	0.6%	0.9%	0.6%
Historical Annual Growth 2010 to 2025	0.7%	1.3%	0.8%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,611	19,956	40,383
2030 Projected Households	2,750	21,261	42,342
2020 Census Households	2,436	18,233	37,812
2010 Census Households	2,223	15,586	33,782
Projected Annual Growth 2025 to 2030	1.1%	1.3%	1.0%
Historical Annual Growth 2010 to 2025	1.2%	1.9%	1.3%
<b>AGE</b>			
2025 Est. Population Under 10 Years	11.3%	11.8%	11.9%
2025 Est. Population 10 to 19 Years	10.7%	11.0%	11.7%
2025 Est. Population 20 to 29 Years	13.9%	14.2%	13.1%
2025 Est. Population 30 to 44 Years	19.1%	20.6%	20.4%
2025 Est. Population 45 to 59 Years	17.8%	16.9%	17.2%
2025 Est. Population 60 to 74 Years	18.4%	17.6%	17.8%
2025 Est. Population 75 Years or Over	8.8%	7.9%	7.8%
2025 Est. Median Age	40.3	39.0	39.1
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	49.1%	49.2%	49.2%
2025 Est. Female Population	50.9%	50.8%	50.8%
2025 Est. Never Married	28.9%	29.5%	29.1%
2025 Est. Now Married	49.7%	50.9%	51.0%
2025 Est. Separated or Divorced	15.2%	13.6%	13.7%
2025 Est. Widowed	6.2%	6.0%	6.1%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	7.3%	10.3%	10.9%
2025 Est. HH Income \$150,000 to \$199,999	10.8%	9.9%	11.0%
2025 Est. HH Income \$100,000 to \$149,999	16.1%	16.7%	16.6%
2025 Est. HH Income \$75,000 to \$99,999	18.0%	16.5%	15.3%
2025 Est. HH Income \$50,000 to \$74,999	25.7%	19.8%	17.3%
2025 Est. HH Income \$35,000 to \$49,999	9.6%	10.9%	10.2%
2025 Est. HH Income \$25,000 to \$34,999	3.6%	5.5%	6.5%
2025 Est. HH Income \$15,000 to \$24,999	3.7%	4.8%	6.1%
2025 Est. HH Income Under \$15,000	5.1%	5.7%	6.1%
2025 Est. Average Household Income	\$105,486	\$108,755	\$112,491
2025 Est. Median Household Income	\$78,999	\$84,614	\$87,299
2025 Est. Per Capita Income	\$44,629	\$46,496	\$47,202
2025 Est. Total Businesses	163	1,120	2,822
2025 Est. Total Employees	4,702	15,829	31,586