

LAND LEASE OPPORTUNITY

56 West Main Street
Pierce Twp. (Amelia), Ohio 45102

Land Lease Rent: Negotiable
2.169 Acres for Lease



Lease Opportunity Highlights

2.169 acres available for lease
Downtown Overlay District
Adjacent to national retailers
SW corner of Main St & Oak Rd
25,000+ cars per day (2021)

38,559 population within 10 min.
Batavia - 8 min., Cincinnati - 26 min.
Average household income \$69,800
Link to Pierce Twp. zoning map ([link](#))
Tremendous visibility & access

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ADDITIONAL PHOTOS



SURROUNDED BY RETAIL



DEMOGRAPHIC INSIGHT

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 56 West Main Street, Amelia, OH 45102



CITY, STATE

Amelia, OH

POPULATION

38,559

AVG. HHSIZE

2.59

MEDIAN HH INCOME

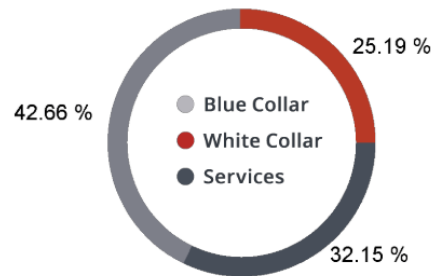
\$60,804

HOME OWNERSHIP

Renters: **3,888**

Owners: **10,794**

EMPLOYMENT



50.32 %

Employed

1.70 %

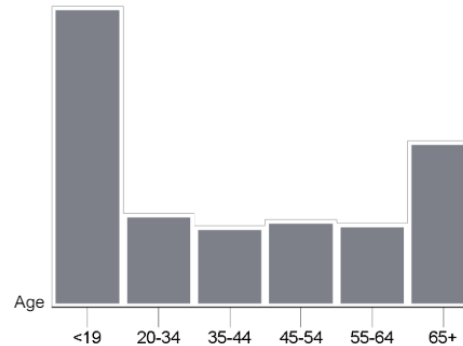
Unemployed

EDUCATION

High School Grad: **36.04 %**
 Some College: **21.01 %**
 Associates: **7.58 %**
 Bachelors: **21.47 %**

GENDER & AGE

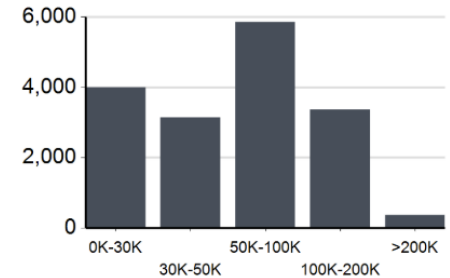
48.54 % 51.46 %



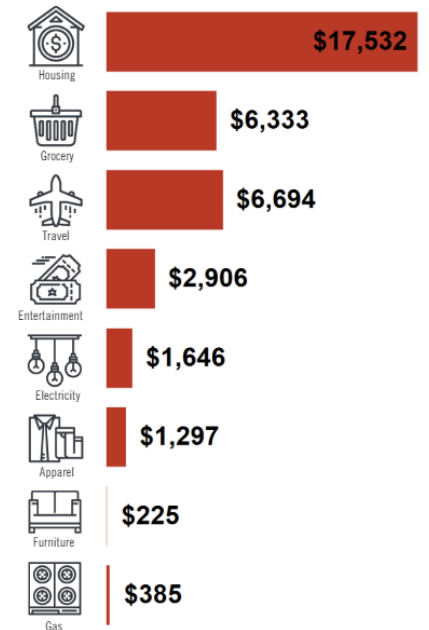
RACE & ETHNICITY

White: **96.32 %**
 Asian: **0.13 %**
 Native American: **0.00 %**
 Pacific Islanders: **0.01 %**
 African-American: **0.60 %**
 Hispanic: **1.36 %**
 Two or More Races: **1.58 %**

INCOME BY HOUSEHOLD

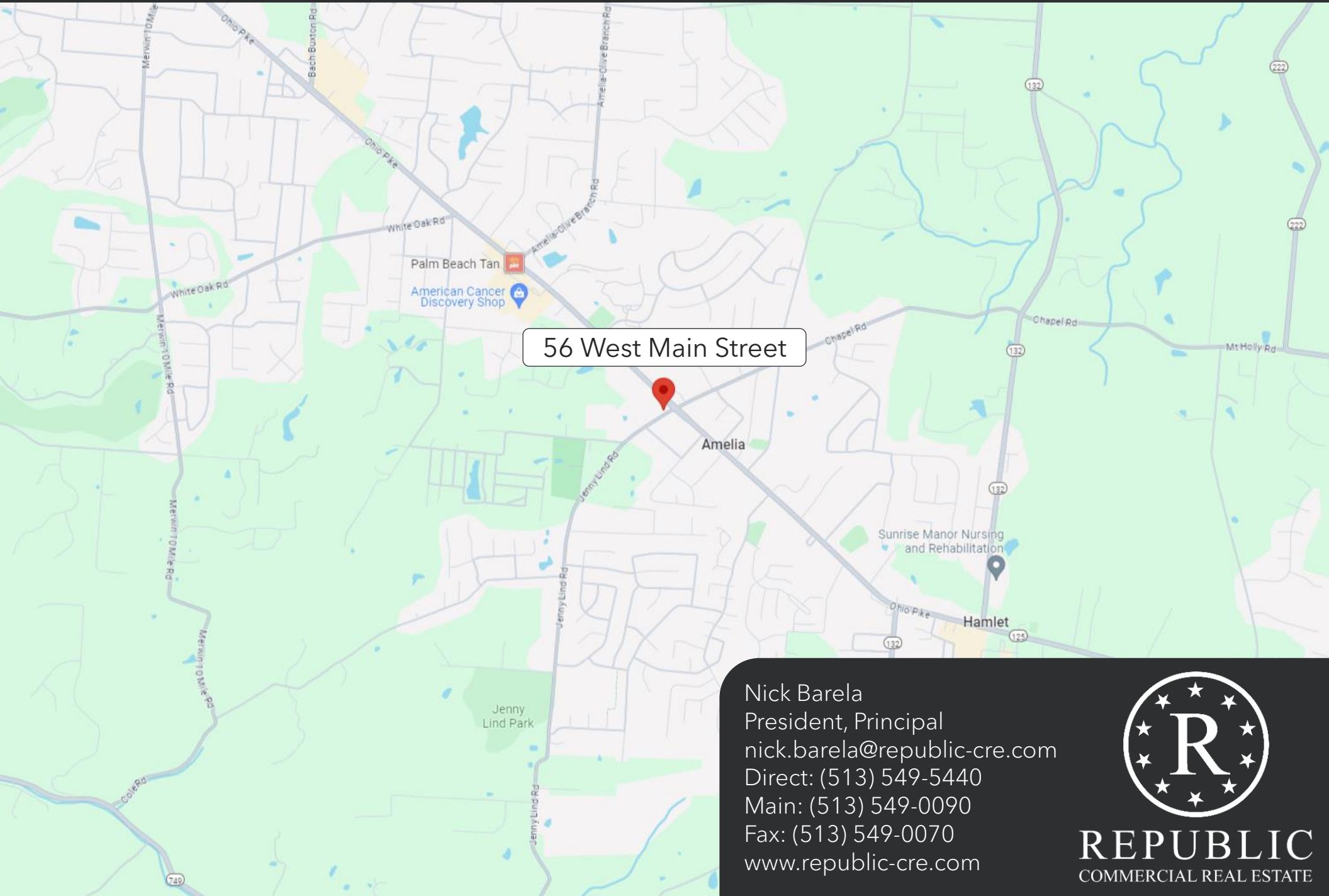


HH SPENDING



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LOCATION MAP



56 West Main Street

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