

# Amelia Point

Amelia, OH

## Property Highlights

- + In-line Retail Space Available: 1,453-1,668 SF
- + Outlots Available: 0.5-2.4 Acres
- + Signalized access from OH-125
  - Two non-signalized access points
- + Tremendous residential growth
- + Less than 4 miles from I-275
- + Less than 2 miles from West Clermont High School (2,200 Students)
- + Nearby retailers include: Republic Theatres, Dickey's Barbecue, Chipotle, Kroger, McDonalds, Jimmy John's, Donatos, Ace Hardware and more
- + Traffic Counts:
  - OH-125: 31,409 AADT (2023)
  - I-275: 68,765 AADT (2023)

1227 Ohio Pike  
Amelia, OH 45102

[Click Here for Drone Video](#)



## Contact Us

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For Lease

# Available Spaces



SPACE	TENANT	SF
1227-A	CHIPOTLE	3,662
1227-B	SPORT CLIPS	1,450
1227-C	AVAILABLE	1,668
1227-D	AVAILABLE	1,453
1227-E	DICKEY'S	2,415

- Space C has 24' of frontage
- Space D has 21' of frontage
- Ceiling height 14' clear



# Site Overview



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# Housing Development Map

**1. Billingsley Subdivision**

(68 single family attached,  
155 detached)

**2. Olivewood Parke**

(82 single family attached)

**3. Forest Grove**

(95 single family detached)

**4. Rosewood Subdivision**

(181 single family detached)

**5. 295 Judd Rd**

(59 single family attached)

**6. Kinsdale Subdivision**

(95 single family detached)

**7. Prestwick Place**

(219 lots)

**8. Glen Mary Park**

(121 lots)

**9. Woodside Park**

(286 lots)

**10. Redwood Apartments**

(120 multi-family)

**11. Heritage Farms**

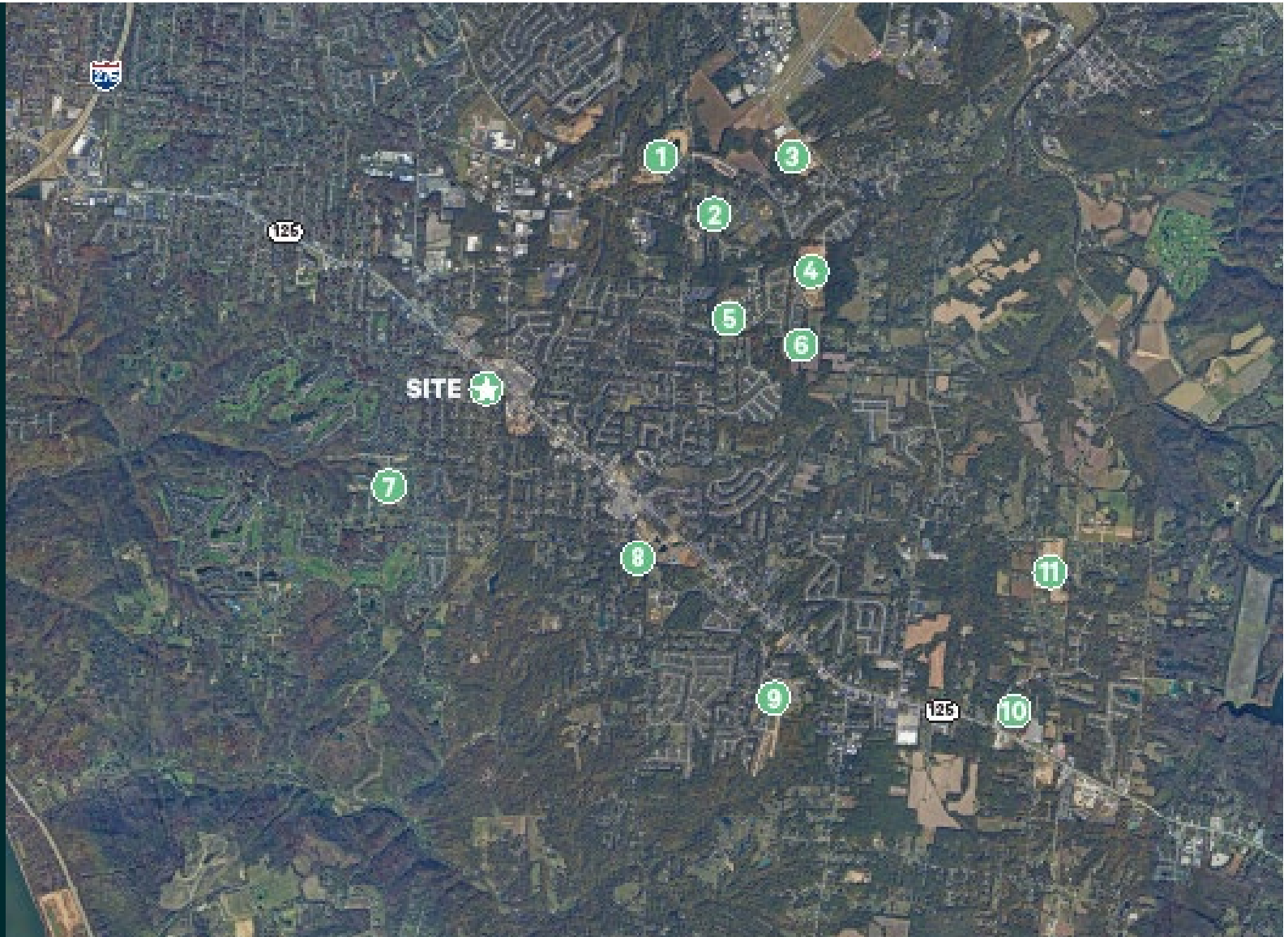
(81 single family detached)

**Total Units Planned:**

816 single family

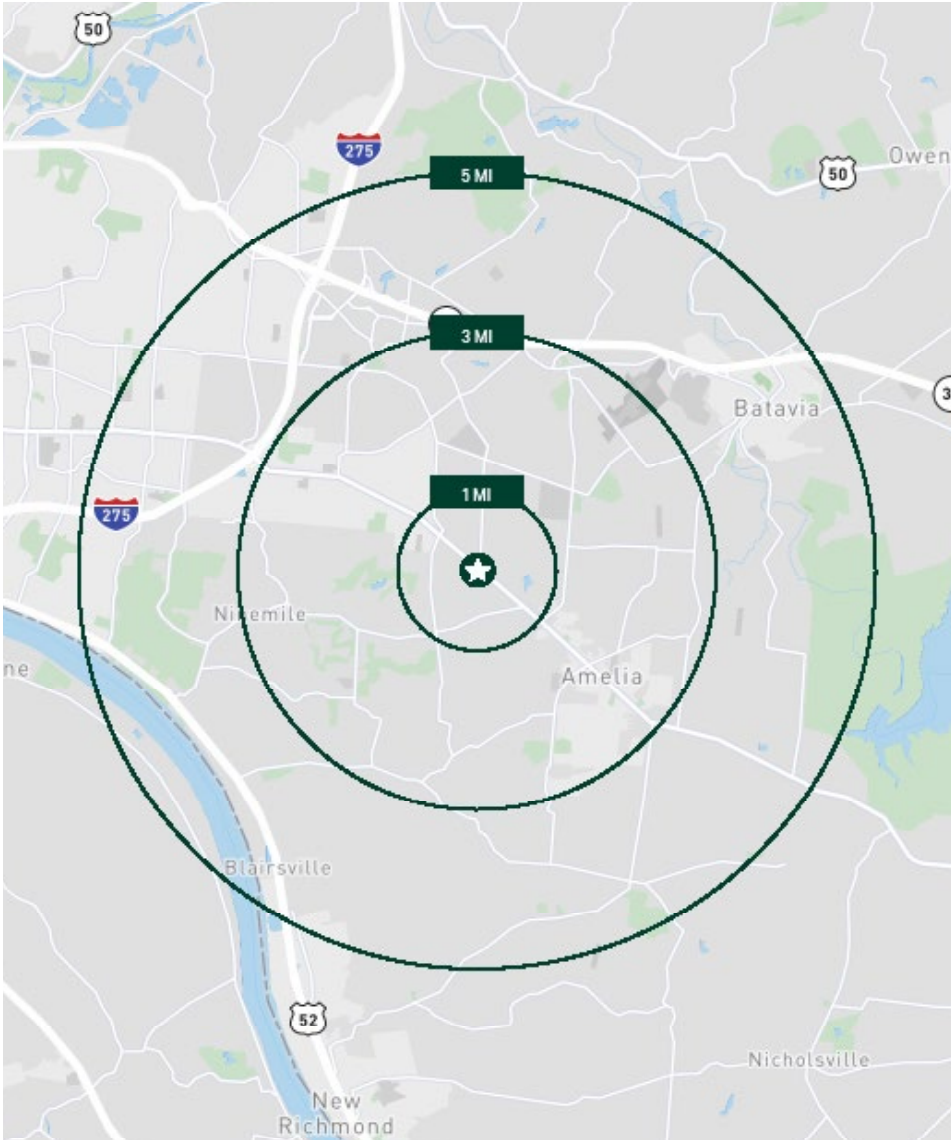
120 multi-family

626 lots



# Market Insights

2024 Demographics	1 Miles	3 Miles	5 Miles
Population	6,540	44,459	88,375
Daytime Population	6,219	33,234	77,042
Median Age	39.1	38.0	39.0
Households	2,410	18,406	36,151
Average Household Income	\$95,112	\$96,315	\$98,984



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