

# 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

### John Abraham

First Vice President  
+1 513 369 1315  
john.abraham@cbre.com

### Mike Seliga

Associate  
+1 513 369 1394  
mike.seliga@cbre.com

### Lacey Kelly

Associate  
+1 513 369 1640  
lacey.kelly@cbre.com

# Available Spaces



1227 Ohio Pike

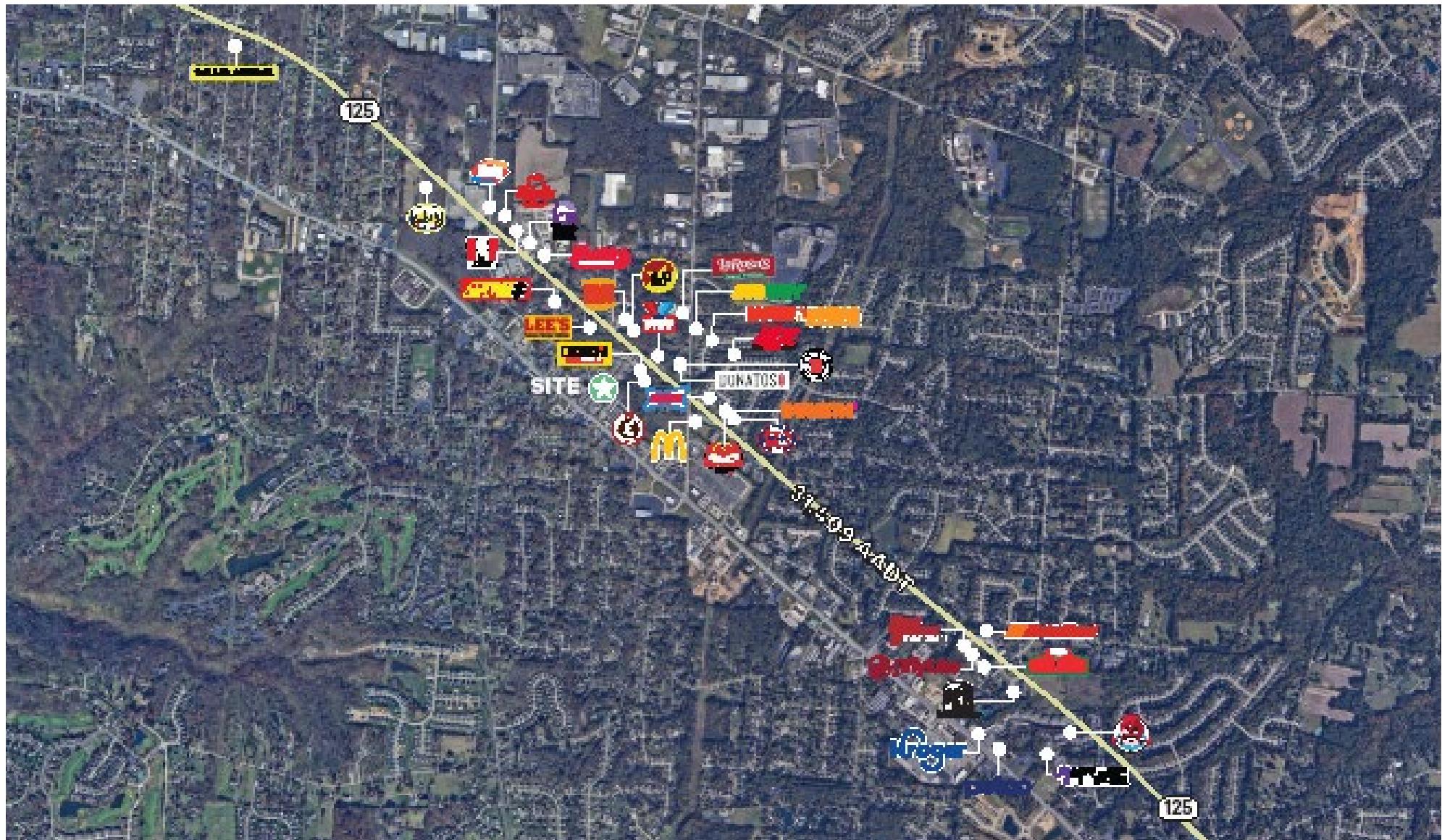
SPACE	TENANT	SF
1227-A	CHIPOTLE	3,662
1227-B	SPORT CLIPS	1,450
1227-C	AVAILABLE	1,668
1227-D	AVAILABLE	1,453
1227-E	DICKEY'S	2,415

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

# Site Overview



# Site Overview



# Housing Development Map

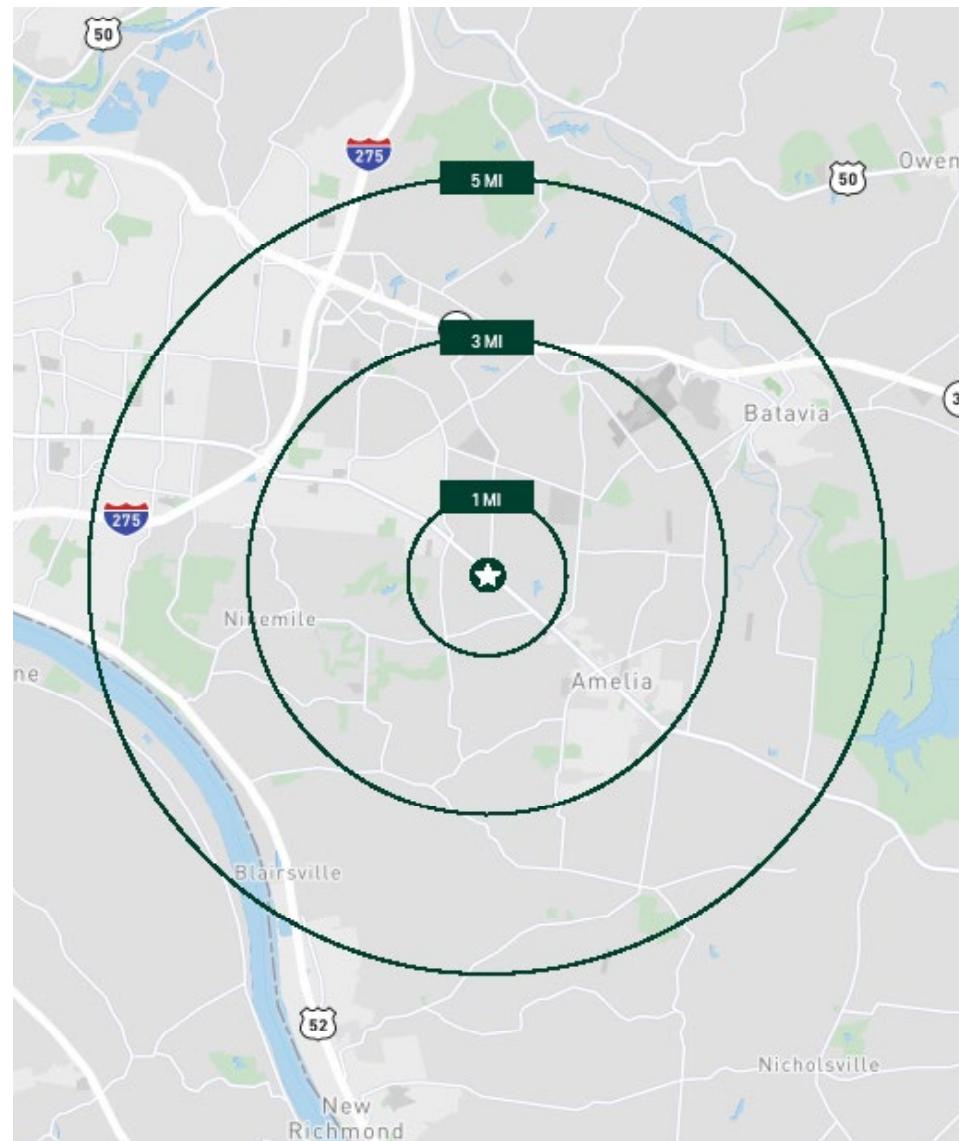
- 1. Billingsley Subdivision**  
(68 single family attached,  
155 detached)
- 2. Olivewood Parke**  
(82 single family attached)
- 3. Forest Grove**  
(95 single family detached)
- 4. Rosewood Subdivision**  
(181 single family detached)
- 5. 295 Judd Rd**  
(59 single family attached)
- 6. Kinsdale 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



## Contact Us

**John Abraham**

First Vice President  
+1 513 369 1315  
john.abraham@cbre.com

**Mike Seliga**

Associate  
+1 513 369 1394  
mike.seliga@cbre.com

**Lacey Kelly**

Associate  
+1 513 369 1640  
lacey.kelly@cbre.com