



1299 OHIO PIKE, AMELIA, OH 45102

**RETAIL/FLEX SPACE - AMELIA, OHIO**

***2,150 SqFt Available | Space F***

## PROPERTY OVERVIEW

3CRE is pleased to present an exceptional retail/flex space at 1299 Ohio Pike in Amelia, Ohio. This 2,150 SF inline space is strategically located in a high-visibility area with over 30,000 vehicles passing daily, offering excellent exposure. Situated less than 4 miles from I-275, the property benefits from superior accessibility. Additionally, the recent development of a new retail center directly in front further enhances the location's appeal.

The surrounding area has experienced a robust 8.1% annual population growth since 2020, indicating a thriving and expanding market. Local ownership and proactive management ensure a high level of service and responsiveness to tenant needs.

## PROPERTY FEATURES

- 2,150 SqFt Space Available
- Lease Rate: \$15/SF/ Gross
- Ample Parking
- Monument Signage
- Strong Retail Expenditure and Demographics
- One(1) Drive-In Door
- Clear Height: 18'

## KEY STATISTICS

**Ohio Pike:** 33,972 cars/day

**West Main Street:** 33,918 cars/day

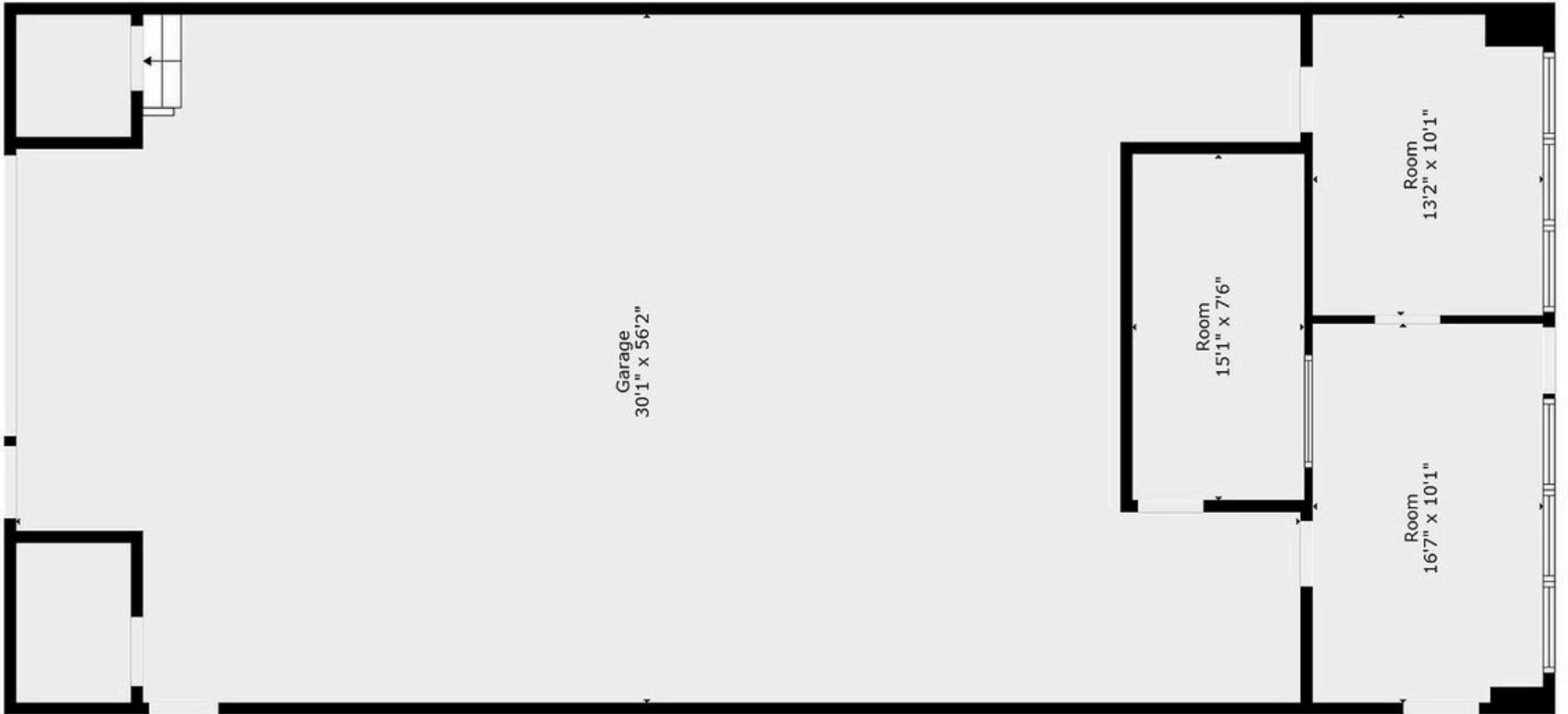
**White Oak Rd:** 3,831 cars/day

**Amelia-Olive Branch Rd:** 12,303 cars/day



|   | TENANT                  | SIZE (SF) |
|---|-------------------------|-----------|
| A | COOPER/TARVIN INSURANCE | 2,944     |
| B | EXPERTINT               | 2,944     |
| C | HUNTERS DEN OF OHIO     | 2,944     |
| D | SPORTS CARDS            | 2,944     |
| E | WE BUY GAMES            | 1,700     |
| F | AVAILABLE SAPCE         | 2,150     |
| G | SWAN MASSAGE SPA        | 1,750     |
| H | MIDWEST CHEER ELITE     | 2,150     |

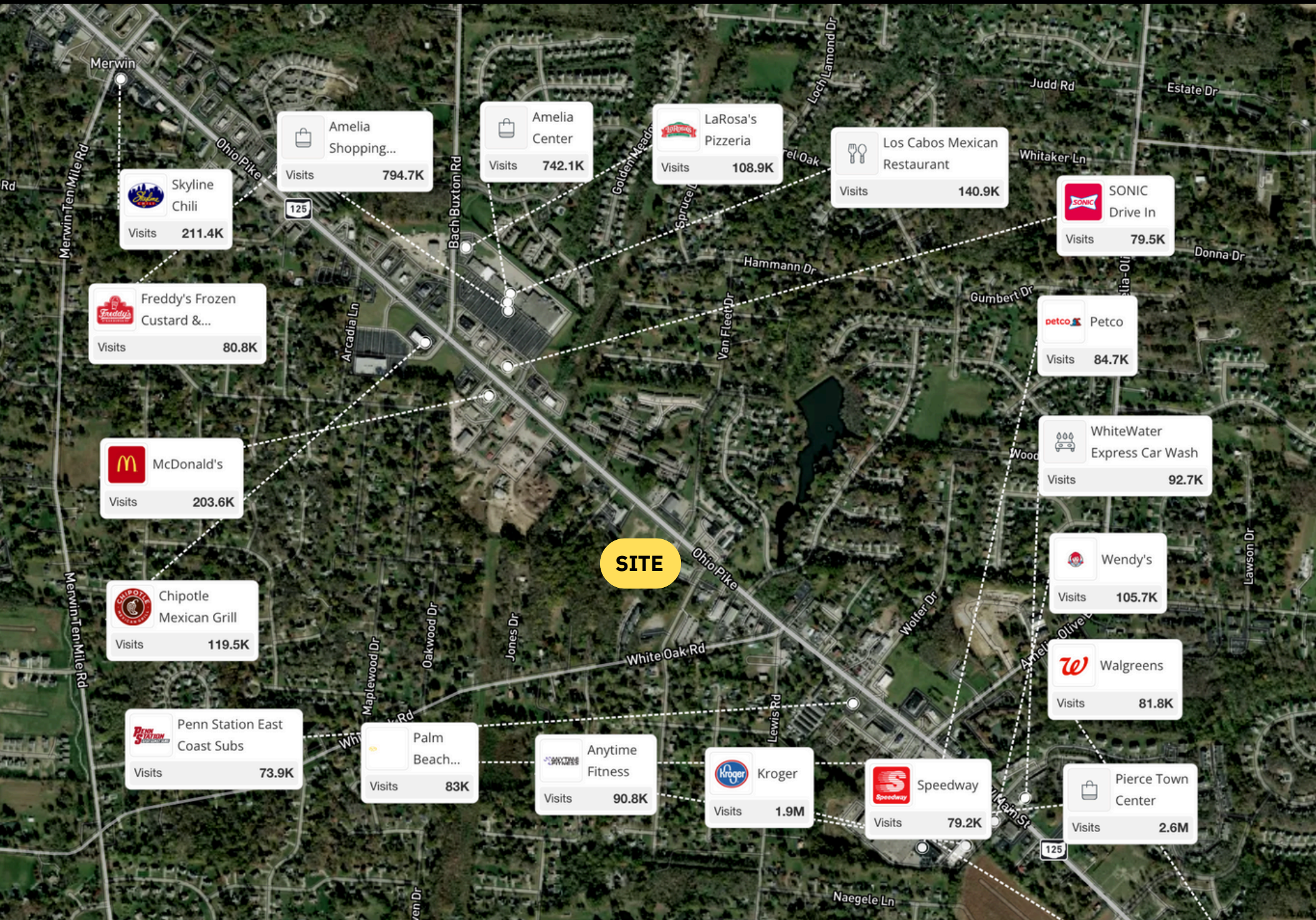
SPACE F | 2,150 SQFT



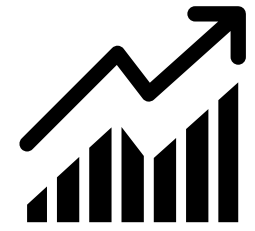


**SPACE F**

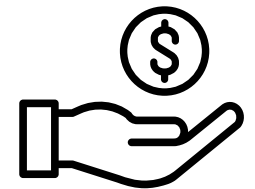




|                              | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------------------|----------|----------|----------|
| POPULATION                   | 7,859    | 36,796   | 83,270   |
| AVERAGE HOUSEHOLD INCOME     | \$91,833 | \$91,909 | \$91,734 |
| NUMBER OF HOUSEHOLDS         | 2,962    | 14,366   | 32,718   |
| MEDIAN AGE                   | 41       | 39.8     | 40.1     |
| TOTAL BUSINESSES             | 209      | 879      | 2,892    |
| AVERAGE PERSON PER HOUSEHOLD | 2.7      | 2.6      | 2.5      |
| TOTAL EMPLOYEES              | 1,116    | 7,967    | 28,409   |



**MULTIPLE NEW DEVELOPMENTS COMING TO CLERMONT COUNTY**



**HIGH RETAIL EXPENDITURE**



**NUMEROUS SURROUDNING SUBURBS**

**POTENTIAL INCENTIVES | AMELIA, OH**

- **RURAL ENTERPRISE ZONES** | [CLICK HERE FOR MORE INFORMATION](#)
- **OHIO JOB CREATION TAX CREDIT (JCTC)** | [CLICK HERE FOR MORE INFORMATION](#)
- **OPPORTUNITY ZONE DESIGNATION** | [CLICK HERE FOR MORE INFORMATION](#)



**NEW DEVELOPMENT | AMELIA, OH**

- **Woodside Park:** Starting from the mid \$200s, this development offers a variety of home options.
- **Rosewood:** Priced in the upper \$200s range, this community provides different housing styles.
- **Forest Grove Ranches Batavia:** Located nearby, this development has homes starting from the upper \$200s.
- **Stream side Ranch & 2-Story Batavia:** With prices beginning in the low \$300s, this development offers both ranch and two-story homes.



**TOP CONSUMER EXPENDITURE CATEGORIES (WITHIN 3 MILES)**



Food & Alcohol



Home & Apparel



Entertainment & Hobbies





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