

# RETAIL FOR LEASE 606 OHIO PIKE

Amelia, OH 45102



TC Bartoszek  
tcbartoszek@lee-associates.com  
D 513.588.1840

George Stinson  
gstinson@lee-associates.com  
D 513.588.1136

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. The listing agent is also a part owner.

# RETAIL FOR LEASE

## 606 OHIO PIKE

Amelia, OH 45102

**AVAILABLE:** 8,685 SF | 1.29 Acres

**PRICING:** \$150,000/Year Ground Lease

### PROPERTY INFORMATION:

- Ground lease available
- Excellent location and visibility on Ohio Pike
- Traffic light access
- Numerous national retailers and traffic drivers in the area
- Seconds to I-275

### TRAFFIC COUNTS:

- Ohio Pike – 31,327 VPD



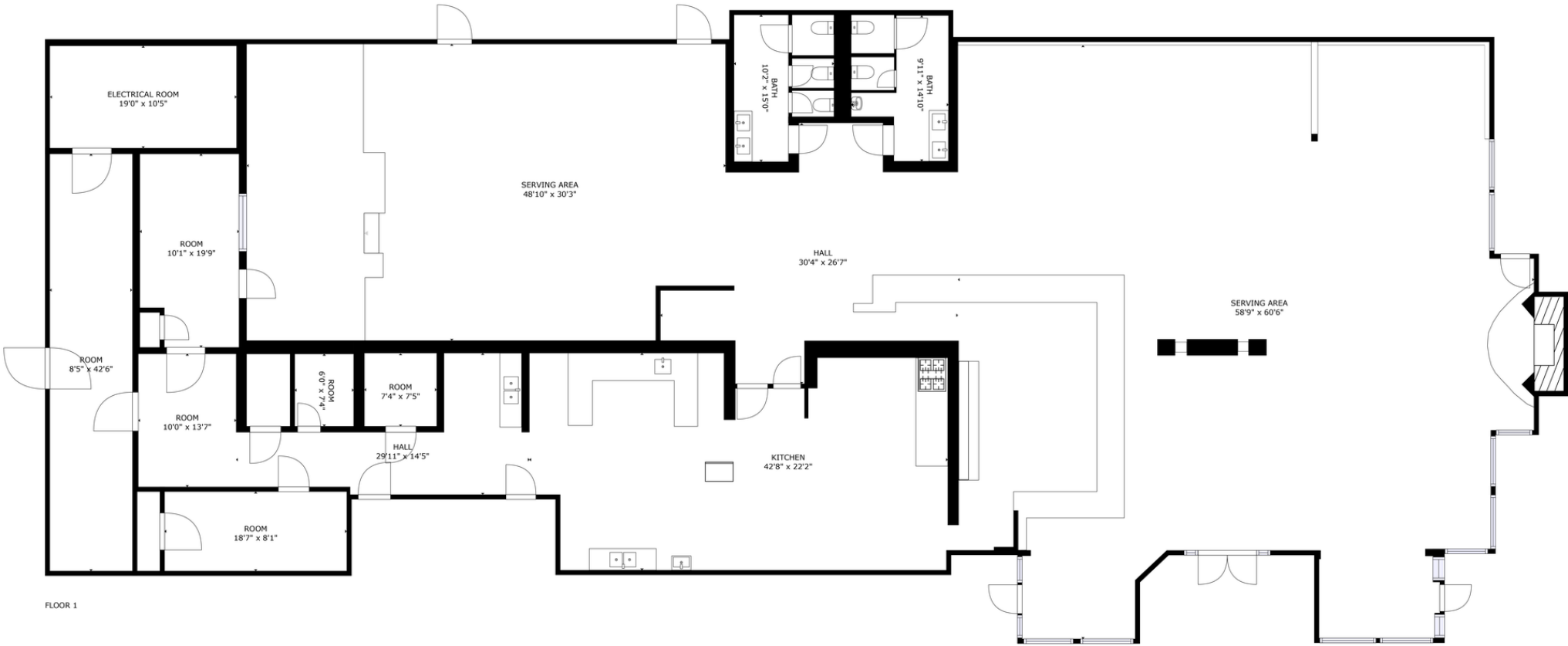
SITE PLAN

# 606 OHIO PIKE

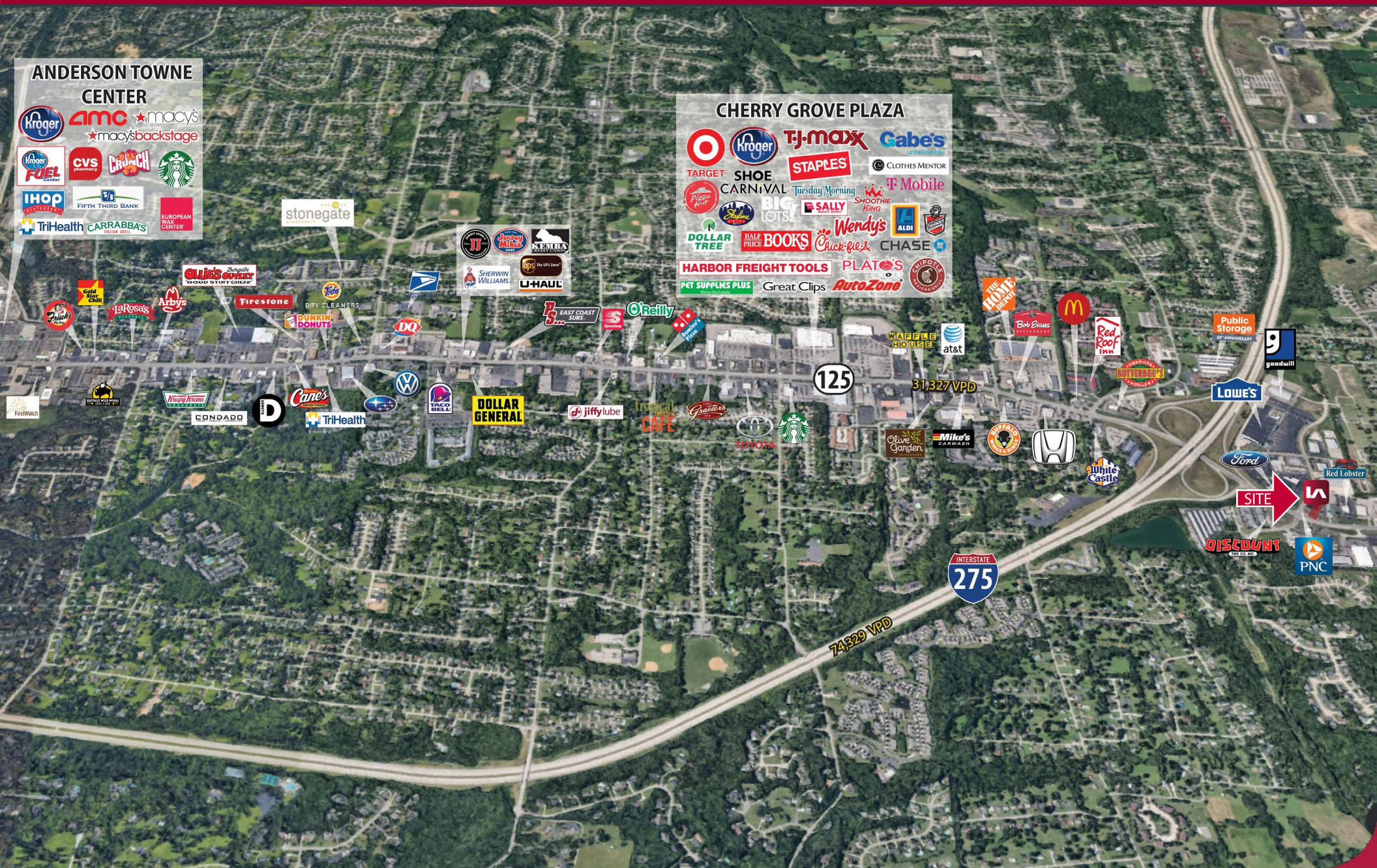


# FLOORPLAN

# 606 OHIO PIKE



# AERIAL 606 OHIO PIKE



**ANDERSON TOWNE CENTER**

- Kroger
- AMC
- Macy's
- Macy's Backstage
- FUEL Center
- CVS pharmacy
- CRUNCH
- Starbucks
- IHOP
- Fifth Third Bank
- EUROPEAN WAX CENTER
- TriHealth
- CARRABBA'S ITALIAN GRILL
- stonegate

**CHERRY GROVE PLAZA**

- Target
- Kroger
- TJ-maxx
- Gabe's
- STAPLES
- CLOTHES MENTOR
- SHOE CARNIVAL
- Tuesday Morning
- T Mobile
- SMOOTHIE KING
- Wendy's
- ALDI
- CHICK-FIL-EL
- CHASE
- HARBOR FREIGHT TOOLS
- PLATOS
- PET SUPPLIES PLUS
- Great Clips
- AutoZone

# DEMOGRAPHICS

## 606 OHIO PIKE

1 mi radius 3 mi radius 5 mi radius

### Population

2023 Estimated Population	8,336	51,549	116,691
2028 Projected Population	8,258	51,726	117,608
2020 Census Population	8,172	51,450	116,353
2010 Census Population	7,736	48,441	109,935
Projected Annual Growth 2023 to 2028	-0.2%	-	0.2%
Historical Annual Growth 2010 to 2023	0.6%	0.5%	0.5%

### Households

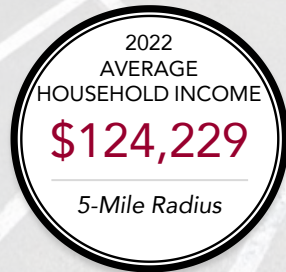
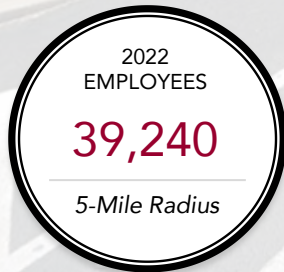
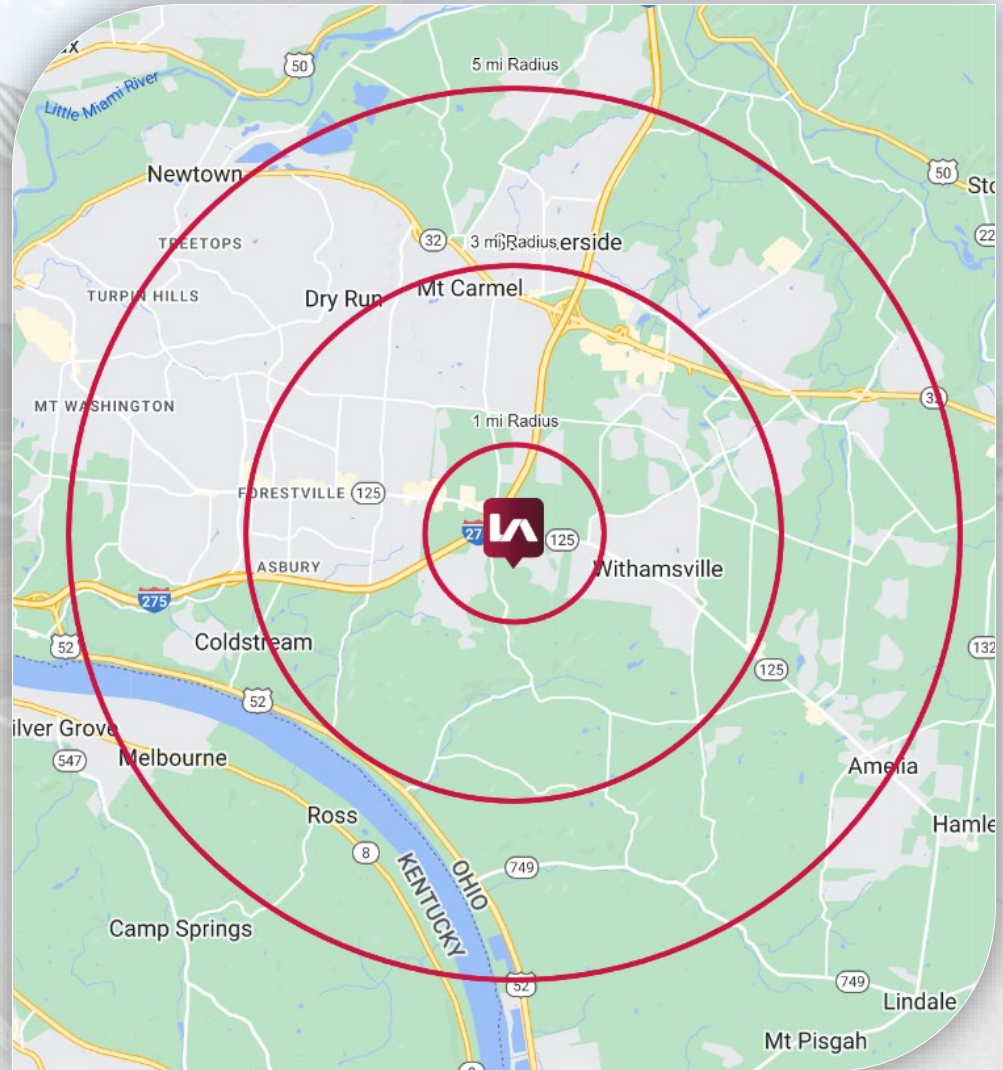
2023 Estimated Households	3,830	21,454	47,339
2028 Projected Households	3,834	21,565	47,697
2020 Census Households	3,702	21,131	46,594
2010 Census Households	3,336	19,504	42,951
2023 Est. Average Household Income	\$104,449	\$117,343	\$124,229
2023 Est. Median Household Income	\$68,011	\$86,507	\$92,573
2023 Est. Per Capita Income	\$48,017	\$48,903	\$50,451

### Daytime Demographics

2023 Est. Total Businesses	296	1,895	3,257
2023 Est. Total Employees	2,080	23,919	39,240

### Traffic Counts

Ohio Pike	31,327 VPD
-----------	------------



Google