

RETAIL / OFFICE FOR LEASE
1143 OHIO PIKE

Amelia, OH 45102



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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FOR SALE

1143 OHIO PIKE

Amelia, OH 45102

AVAILABLE: 5,236 SF | 0.83 Acres

PRICING: \$16.50 PSF + NNN

PROPERTY INFORMATION:

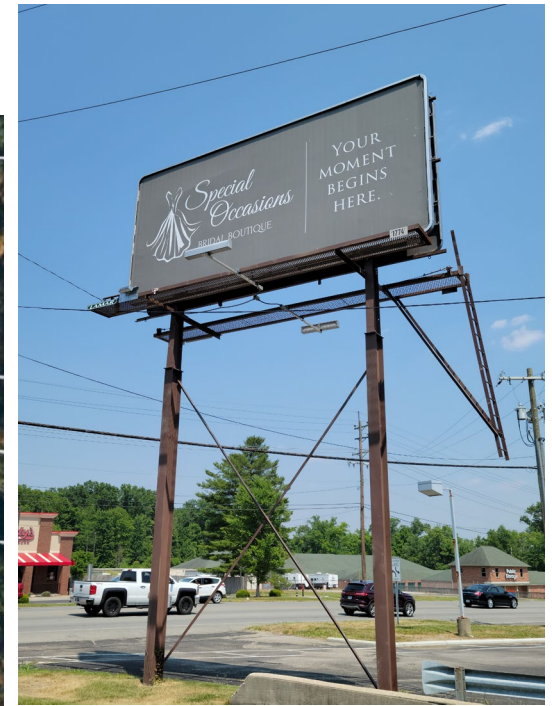
- Excellent location in growing market
- Functional retail/office building or redevelopment
- High traffic counts
- Full access on Ohio 125
- 22+ parking spaces
- Permanent signage on billboard
- GB- General Business Zoning
- Pierce Township location- no city income tax

TRAFFIC COUNTS:

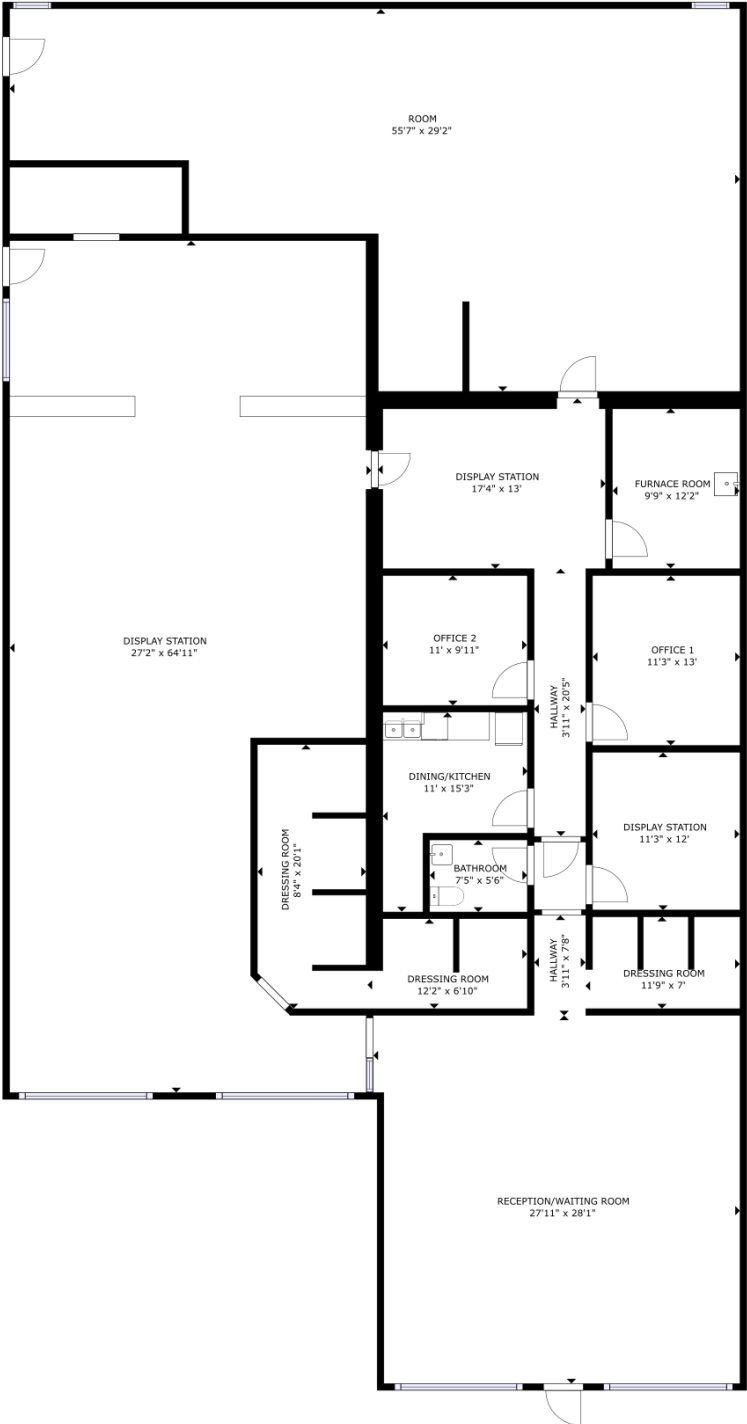
- Ohio Pike – 29,796 VPD

PHOTOS

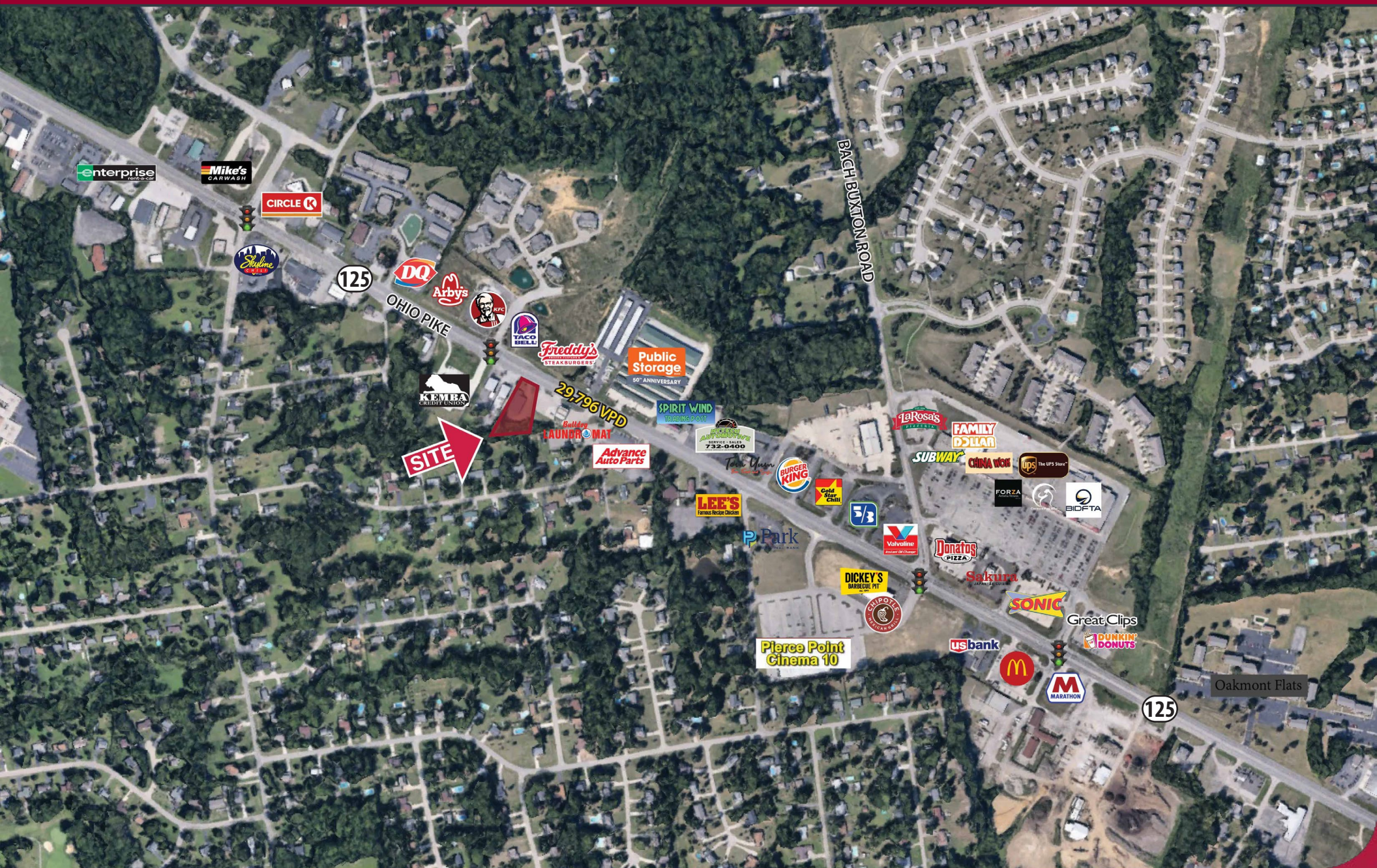
1143 OHIO PIKE



AERIAL
1143 OHIO PIKE



AERIAL 1143 OHIO PIKE



DEMOGRAPHICS

1143 OHIO PIKE

1 mi radius 3 mi radius 5 mi radius

Population

2022 Estimated Population	5,963	44,183	93,977
2027 Projected Population	6,027	44,249	94,960
2020 Census Population	5,888	43,815	93,275
2010 Census Population	5,628	38,602	85,923
Projected Annual Growth 2022 to 2027	0.2%	-	0.2%
Historical Annual Growth 2010 to 2022	0.5%	1.1%	0.7%

Households

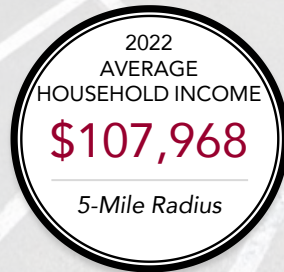
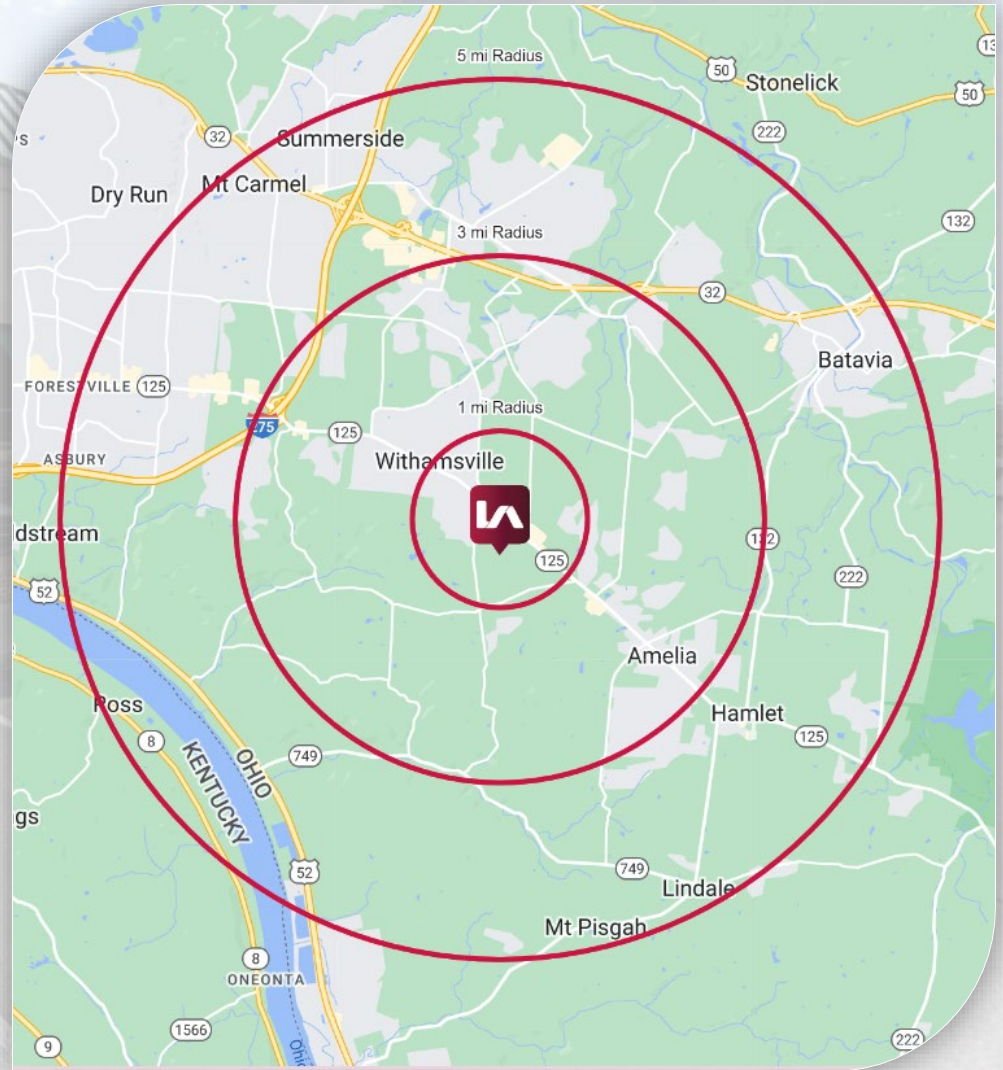
2022 Estimated Households	2,511	18,458	38,547
2027 Projected Households	2,560	18,649	39,175
2020 Census Households	2,438	18,075	37,769
2010 Census Households	2,225	15,467	33,741
2022 Est. Average Household Income	\$83,791	\$104,742	\$107,968
2022 Est. Median Household Income	\$74,015	\$82,584	\$80,878
2022 Est. Per Capita Income	\$35,322	\$43,834	\$44,363

Daytime Demographics

2022 Est. Total Businesses	207	1,054	2,678
2022 Est. Total Employees	4,998	15,257	30,542

Traffic Counts

Ohio Pike	29,796 VPD		
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