

FOR LEASE

RETAIL SPACE | \$22.00 SF/YEAR (MODIFIED GROSS)

1301 OHIO PIKE, AMELIA, OH 45102



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PROPERTY OVERVIEW:

3CRE is proud to offer a prime retail opportunity at 1301 Ohio Pike in Amelia, Ohio. This 2,030-square-foot inline space sits in a highly visible corridor with more than 30,000 vehicles passing each day, providing outstanding exposure for tenants. Located less than four miles from I-275, the site offers convenient access for both customers and employees. The property features a strong mix of established, long-term co-tenants, including CityBird, Mortenson Dental, and Verizon, creating a stable and attractive retail environment.

Amelia's surrounding area has seen impressive growth, with an 8.1% annual population increase since 2020, reflecting a dynamic and expanding market. With local ownership and hands-on management, tenants can expect responsive service and a commitment to maintaining a high-quality property.

PROPERTY FEATURES:

- 2,030 SqFt Space Available
- Lease Rate: \$22/SF/ Modified Gross
- Ample Surface Parking
- Monument Signage
- Strong Retail Expenditure and Demographics
- Tenant will vacate upon executed lease
- **Ohio Pike:** 33,972 cars/day
- **West Main Street:** 33,918 cars/day



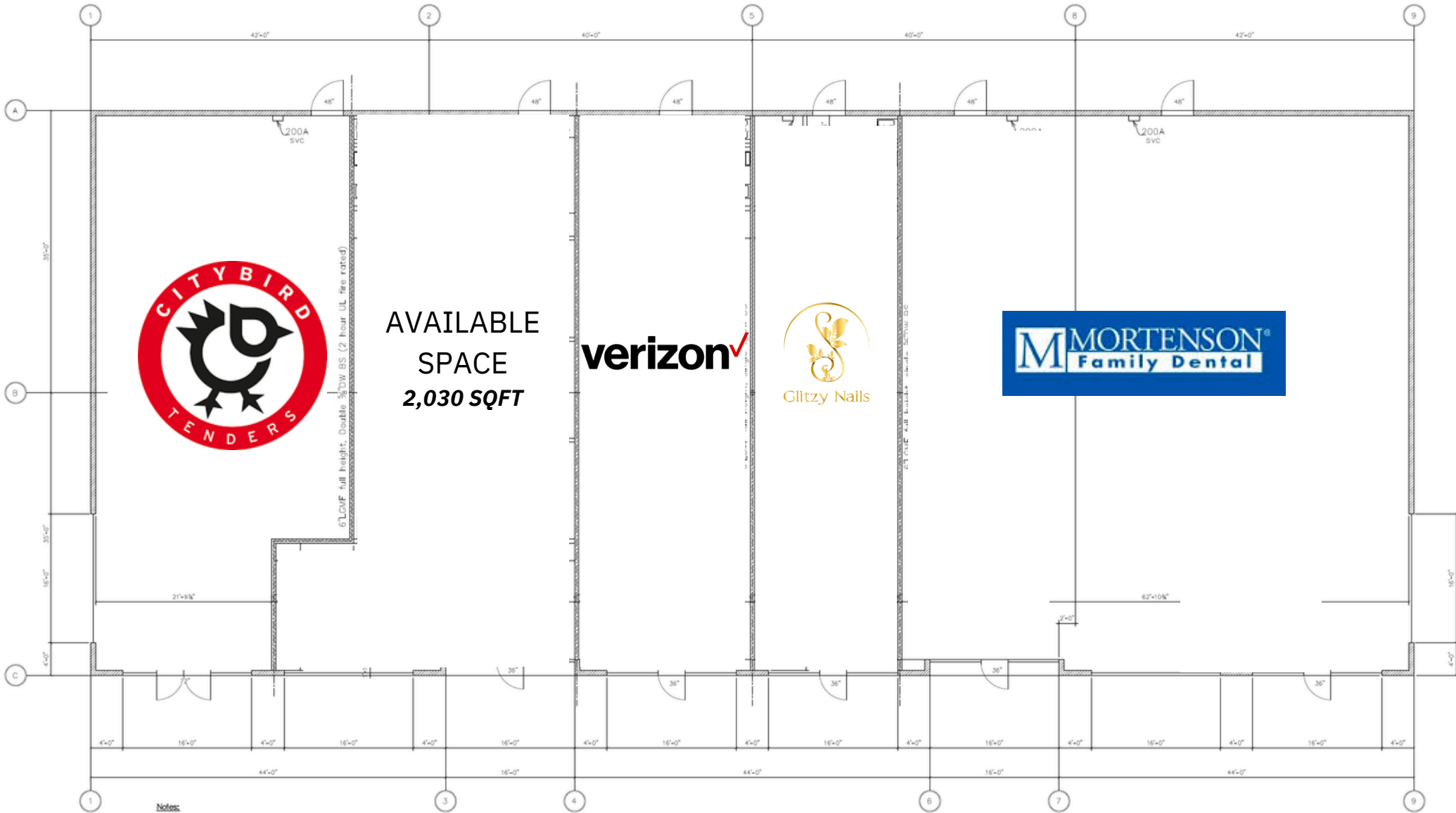


2,030 AVAILABLE SF

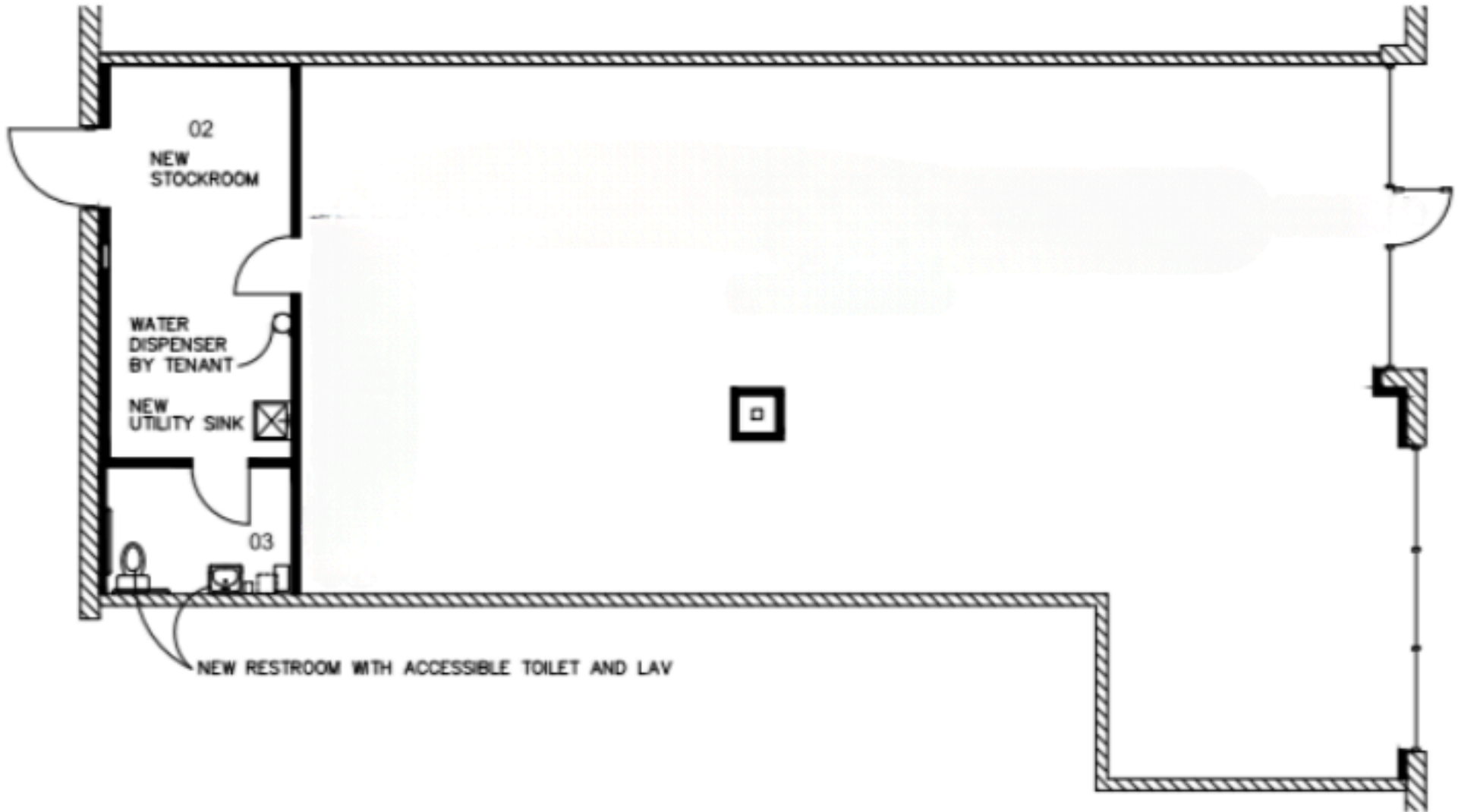
TENANT

A	CITY BIRD
B	AVAILABLE SPACE
C	VERIZON
D	GLITZY NAILS & SPA
E	MORTENSON FAMILY DENTAL

2,030 SF

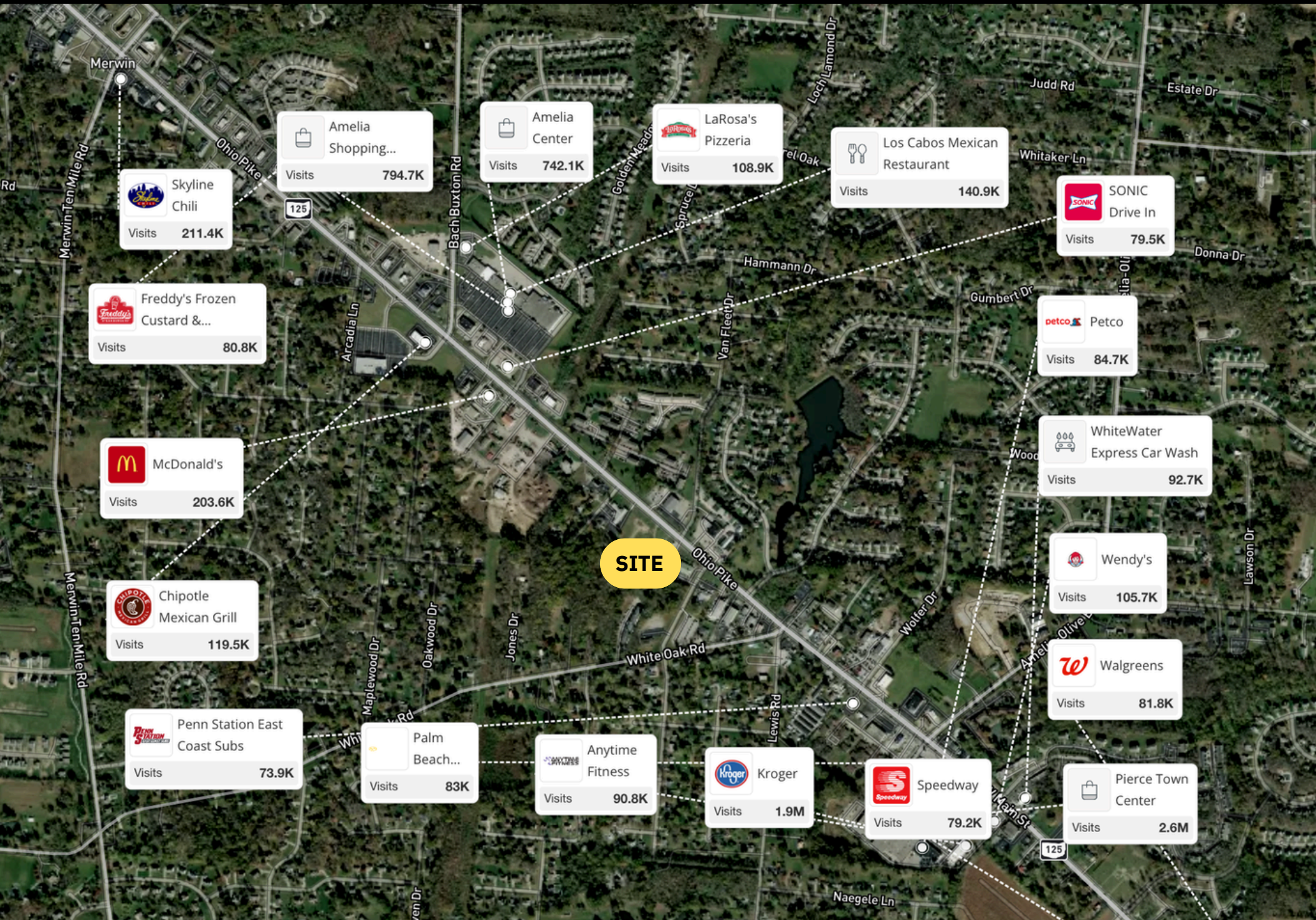


SPACE B | 2,030 SQFT









	1 MILE	3 MILE	5 MILE
POPULATION	8,517	40,232	85,702
AVERAGE HOUSEHOLD INCOME	\$106,140	\$102,468	\$100,235
NUMBER OF HOUSEHOLDS	3,307	16,015	34,975
MEDIAN AGE	41.4	40.6	40.7
TOTAL BUSINESSES	1,293	1,036	3,203
TOTAL EMPLOYEES	233	8,909	28,893

Cincinnati

OHIO



METRO AREA STATISTICS

2.27 MM
POPULATION

81K
HOUSEHOLD
INCOME

3.6%
UNEMPLOYMENT

FORTUNE 500

NO. 27 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 118 - *GE AEROSPACE*

NO. 310 - *WESTERN & SOUTHERN*

NO. 320 - *FIFTH THIRD*

NO. 371 - *CINCINNATI FINANCIAL*

NO. 427 - *CINTAS*

NO. 460 - *AMERICAN FINANCIAL*

CINCINNATI ACCOLADES

Best City for Young Professionals

Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.

Ranked #18 - U.S. News & World Report (2023)

Best Mid-Size City for Job Growth

Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche

- Niche (2024)

Cincinnati Children's ranked #1

Children's Hospital

- US News & World Report



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