

FOR SALE OR LEASE › RETAIL SPACE

Amelia Point™

1255 WEST OHIO PIKE, AMELIA, OHIO 45102



Build. Grow. Succeed.

- Seeking food (sit down, QSR, fast food), bank, medical, automotive, salon/spa & personal services tenants
- Multiple opportunities exist:
 - Land sites: 0.5 - 2.4 acres
 - Potential for new multi-tenant building: Approximately 1,200 - 9,000 SF
 - Existing strip center availability: 1,450 SF
- Amelia Point™ is home to Chipotle, AT&T, Dickey's BBQ and movie theater - Pierce Point Cinema 10
- Busy SR 125 corridor with great visibility - almost 40,000 cars a day
- Signalized intersection at Bach-Buxton Road with 2 additional points of ingress/egress
 - Bach-Buxton leads directly to what will be the new combined W. Clermont district high school and Mercy healthplex
- Flat development-ready sites with utilities and curb cuts
- Minutes from I-275

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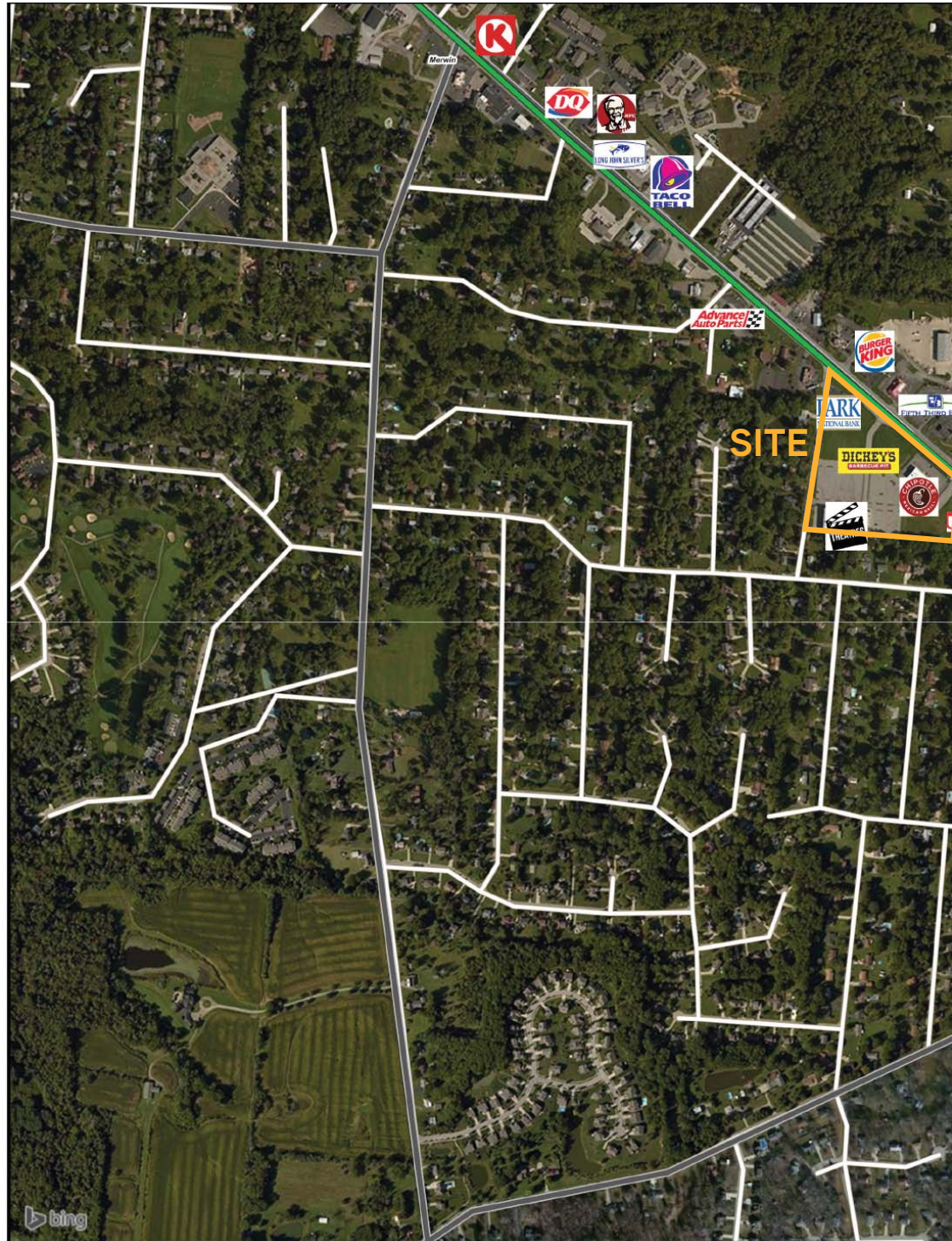
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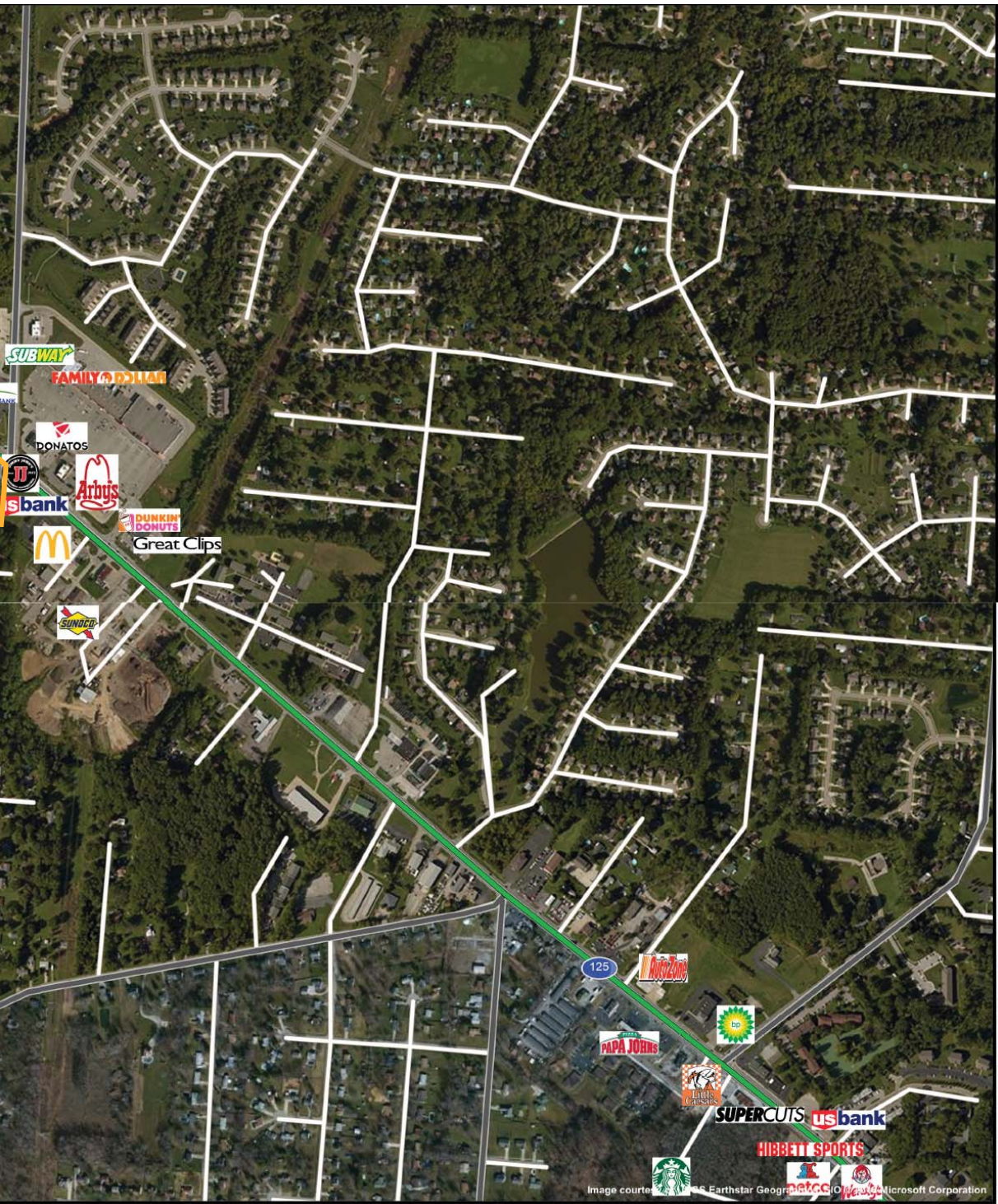
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Demographics > 2015

Population	1 miles	3 miles	5 miles
2020 Projection	5,055	38,819	82,685
2015 Estimate	4,977	38,192	81,198
2010 Census	5,104	38,355	81,809
2000 Census	4,530	30,597	72,489
Growth 2015 - 2020	0.3%	0.3%	0.4%

Households	1 miles	3 miles	5 miles
2020 Projection	2,011	16,072	33,326
2015 Estimate	1,924	16,072	33,326
2010 Census	1,871	15,304	31,967
2000 Census	1,565	12,067	27,870
Growth 2015 - 2020	0.8%	0.8%	0.9%

2015 Est. Pop by Single Class Race	4,977	38,192	81,198
White Alone	4,767 (95.8%)	36,061 (94.4%)	76,593 (94.3%)
Black or African American Alone	66 (1.3%)	650 (1.7%)	1,291 (1.6%)
American Indian & Alaskan Native Alone	8 (0.2%)	68 (0.2%)	164 (0.2%)
Asian Alone	61 (1.26%)	611 (1.6%)	1,328 (1.6%)
Native Hawaiian & Other Pacific Islander Alone	2 (-%)	13 (-%)	18 (-%)
Some Other Race Alone	12 (0.2%)	161 (0.4%)	438 (0.5%)
Two or More Races	61 (1.2%)	6286 (1.6%)	1,365 (1.7%)

2015 Est. Pop Hisp or Latino	1 miles	3 miles	5 miles
Hispanic or Latino	92 (1.9%)	691 (1.8%)	1,600 (2.0%)
Not Hispanic or Latino	4,884 (98.1%)	37,502 (98.2%)	79,598 (98.0%)

2015 Tenure of Occupied Housing Unit	1 miles	3 miles	5 miles
Owner Occupied	1,608 (83.6%)	10,524 (65.5%)	23,030 (69.10%)
Renter Occupied	316 (16.4%)	5,548 (34.5%)	10,296 (30.9%)

2015 Est. Average Household Income	\$82,882	\$74,433	\$75,477
2015 Est. Median Household Income	\$72,267	\$63,495	\$63,187
2015 Est. Per Capita Income	\$32,045	\$31,351	\$31,051

Contact Us

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