







AVAILABLE

Corner Outlot along SR-125



119 W Main Street, Amelia, OH 45102

PROPERTY HIGHLIGHTS

-  Prime Development Site along SR-125
-  Signalized Corner with Access to All Utilities
-  Flanked by Brand New Aldi, UDF and Popeyes
-  Growing Residential and Commercial Developments
-  Close Proximity to I-275, SR-32 & U.S. 52
-  B-2 Zoning District in the Heart of Batavia's Downtown

DEMOGRAPHICS

<u>Year 2024</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	7,742	31,233	70,728
Median Income	\$76,674	\$83,693	\$83,975
Average HH Income	\$100,030	\$108,510	\$106,618
Daytime Population	902	12,367	20,661

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119 W. MAIN STREET
 Amelia, OH 45102

OnSite
 Retail Group



United Dairy Farmers
ALDI
PAPA JOHN'S
Pochie's Place
Little Caesars
Now Open

Kroger Marketplace
PETCO

ANYTIME FITNESS

Wendy's

Facet

Ohio Pike

EC Mart

28,778 ADT '24

Woodlands Dr

1.3 AC

POPEYES
LOUISIANA KITCHEN

Glen Mary Dr

125

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SITE

1.3 AC

125

Woodlands Dr

28,778 ADT '24



POPEYES
LOUISIANA KITCHEN

Glen Mary Dr



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Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0341/-84.2247

119 W Main St Amelia, OH 45102	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	7,742	31,233	70,728
2029 Projected Population	8,002	32,437	73,625
2020 Census Population	7,461	29,530	68,164
2010 Census Population	7,070	26,740	61,435
Projected Annual Growth 2024 to 2029	0.7%	0.8%	0.8%
Historical Annual Growth 2010 to 2024	0.7%	1.2%	1.1%
2024 Median Age	38.1	38.7	39.1
Households			
2024 Estimated Households	3,197	12,555	29,580
2029 Projected Households	3,316	13,120	31,006
2020 Census Households	3,008	11,715	27,536
2010 Census Households	2,765	10,266	23,942
Projected Annual Growth 2024 to 2029	0.7%	0.9%	1.0%
Historical Annual Growth 2010 to 2024	1.1%	1.6%	1.7%
Race and Ethnicity			
2024 Estimated White	92.2%	92.3%	91.2%
2024 Estimated Black or African American	2.6%	2.5%	2.8%
2024 Estimated Asian or Pacific Islander	1.3%	1.4%	2.1%
2024 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2024 Estimated Other Races	3.7%	3.7%	3.8%
2024 Estimated Hispanic	2.5%	2.7%	2.9%
Income			
2024 Estimated Average Household Income	\$100,030	\$108,510	\$106,618
2024 Estimated Median Household Income	\$76,674	\$83,693	\$83,975
2024 Estimated Per Capita Income	\$41,303	\$43,660	\$44,678
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	5.3%	3.7%	2.7%
2024 Estimated Some High School (Grade Level 9 to 11)	5.8%	6.4%	5.6%
2024 Estimated High School Graduate	30.4%	30.9%	31.3%
2024 Estimated Some College	18.0%	17.7%	18.7%
2024 Estimated Associates Degree Only	11.4%	11.3%	11.1%
2024 Estimated Bachelors Degree Only	18.6%	19.6%	18.7%
2024 Estimated Graduate Degree	10.5%	10.4%	11.8%
Business			
2024 Estimated Total Businesses	164	769	1,642
2024 Estimated Total Employees	902	12,367	20,661
2024 Estimated Employee Population per Business	5.5	16.1	12.6
2024 Estimated Residential Population per Business	47.3	40.6	43.1