

# Amelia Shopping Center

Amelia, OH

## Property Highlights

- + Endcap Retail Space Available: 2,400 SF
- + Two Signalized access points from OH-125
- + One non-signalized access point
- + Tremendous residential growth
- + Less than 4 miles from I-275
- + Less than 2 miles from West Clermont High School (2,200 Students)
- + Cotenants: Jimmy Johns and Donatos
- + Nearby retailers include: Kroger, Republic Theatres, Starbucks, McDonalds, Chipotle, Jersey Mikes, Ace Hardware and more
- + Traffic Counts: OH-125: 31,817 AADT (2024) and Bach Buxton Rd: 13,000 AADT (2024)
- + 55 parking spaces (7.14 / 1,000 sf)

## Contact Us

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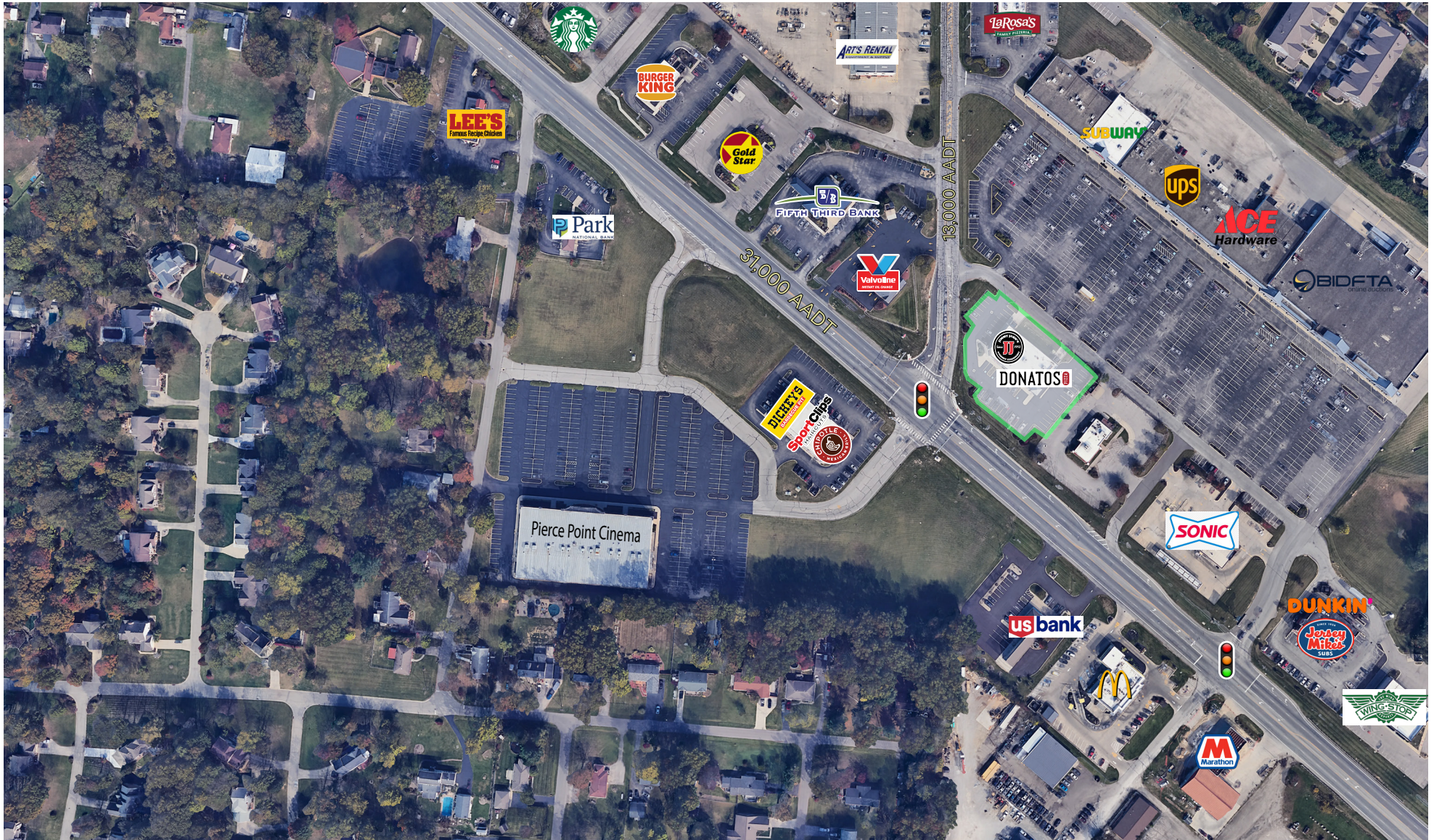
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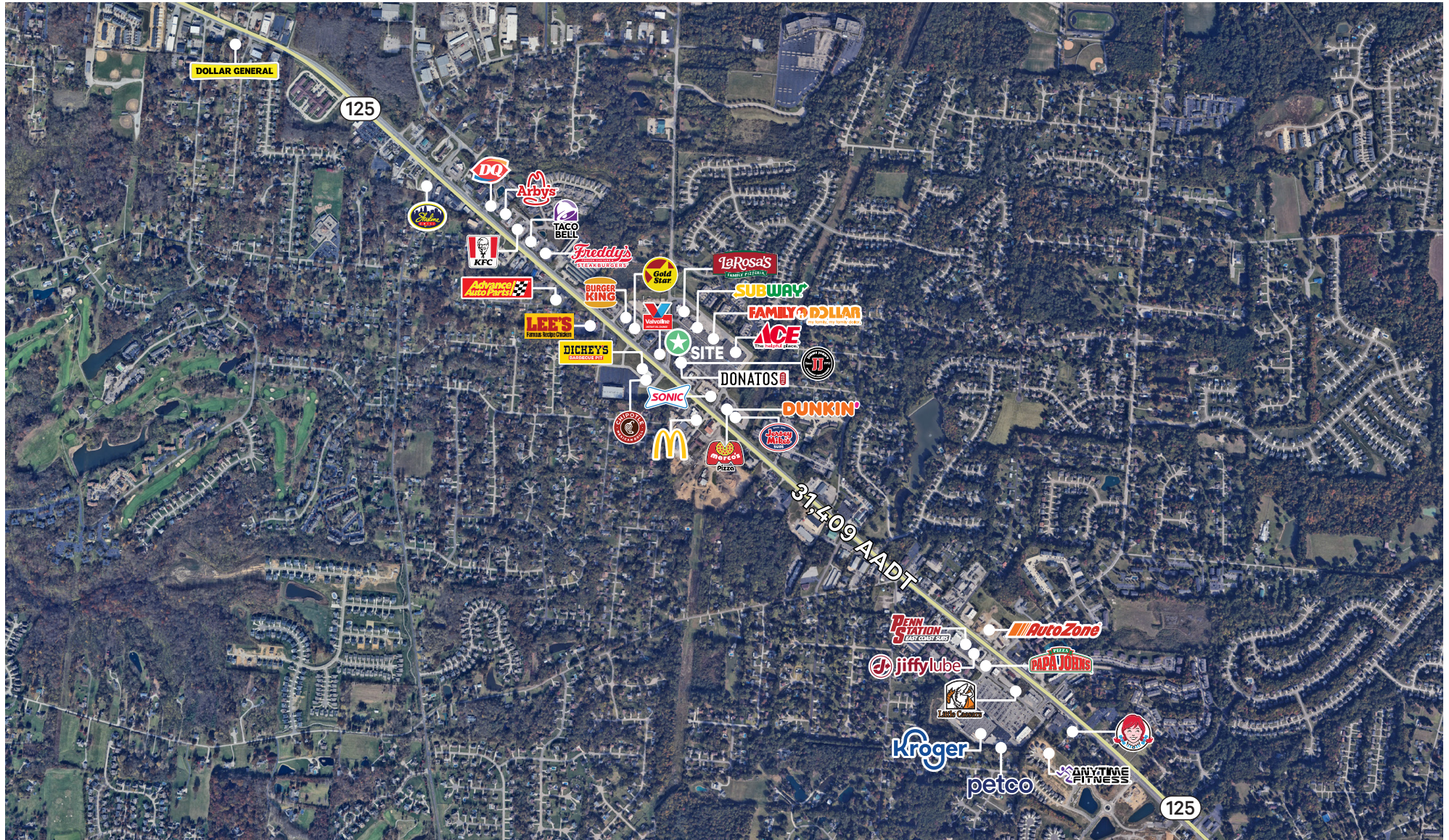
1210 OH-125 Unit 1,  
Amelia, OH 45102



# Site Overview



# Market Overview

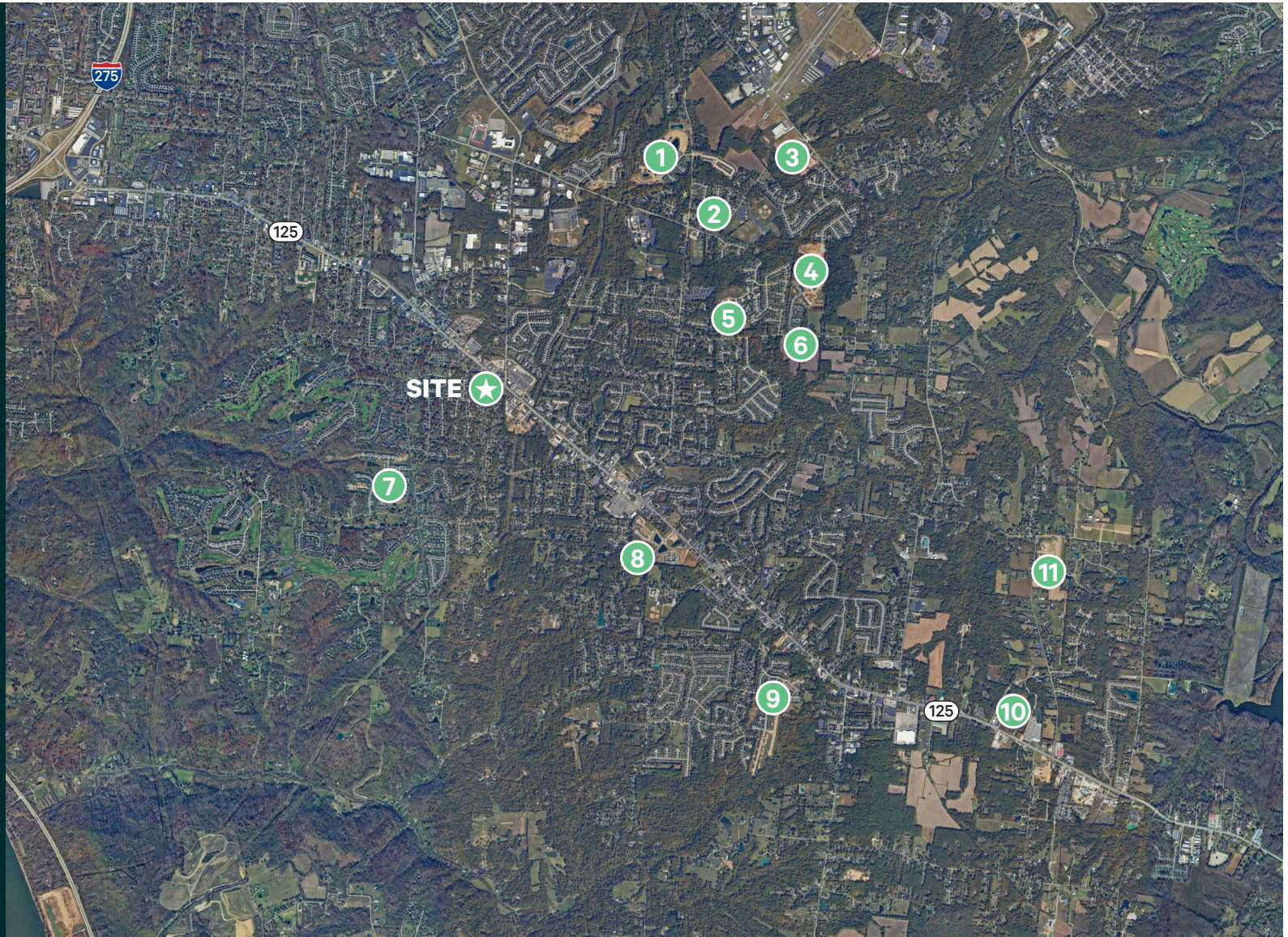


# Housing Development Map

- 1. Billingsley Subdivision**  
(68 single family attached,  
155 detached)
- 2. Olivewood Parke**  
(82 single family attached)
- 3. Forest Grove**  
(95 single family detached)
- 4. Rosewood Subdivision**  
(181 single family detached)
- 5. 295 Judd Rd**  
(59 single family attached)
- 6. Kinsdale Subdivision**  
(95 single family detached)
- 7. Prestwick Place**  
(219 lots)
- 8. Glen Mary Park**  
(121 lots)
- 9. Woodside Park**  
(286 lots)
- 10. Redwood Apartments**  
(120 multi-family)
- 11. Heritage Farms**  
(81 single family detached)

**Total Units Planned:**

816 single family  
120 multi-family  
626 lots



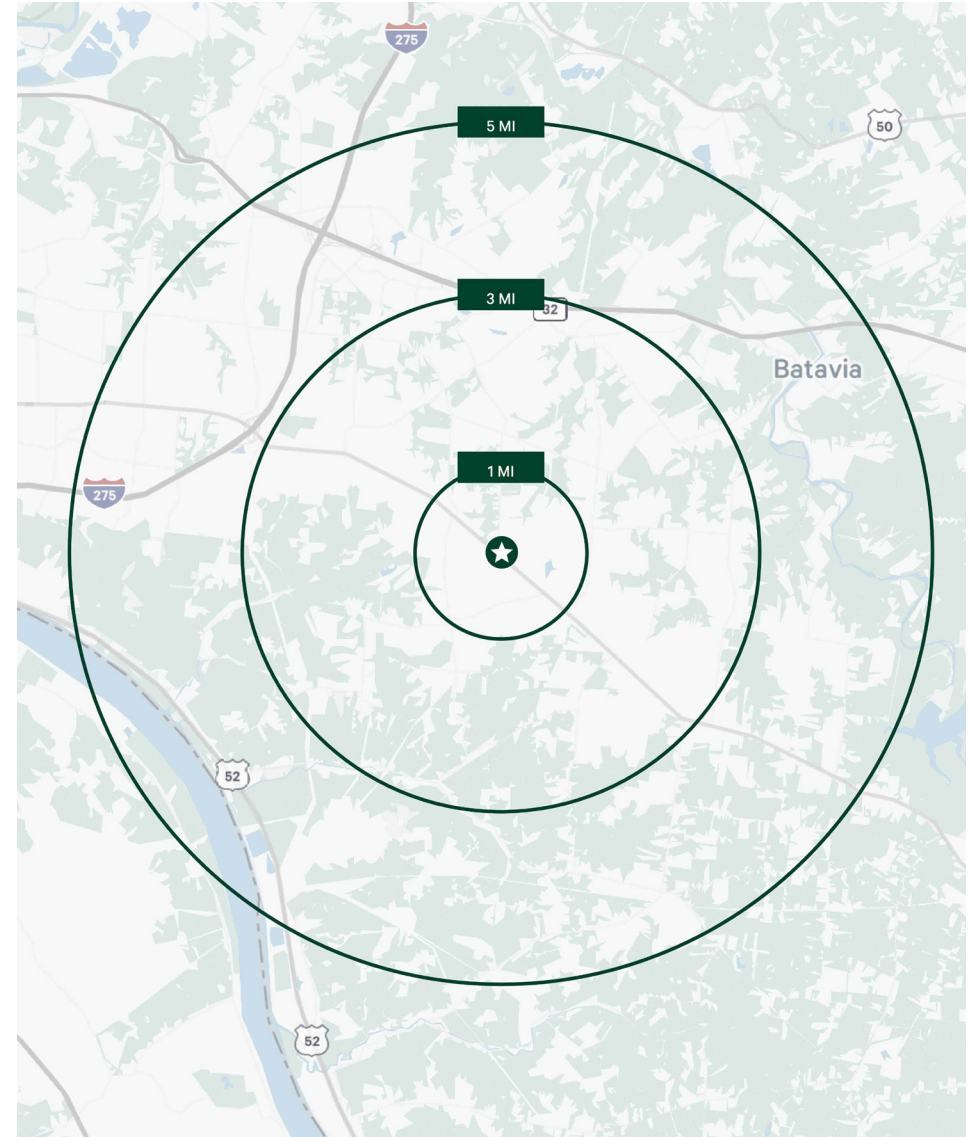
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1210 OH-125 Unit 1 | Amelia, OH 45102

For Lease

# Market Insights

2025 Demographics	1 Miles	3 Miles	5 Miles
Population	6,670	45,104	90,076
Daytime Population	6,289	34,112	79,038
Median Age	40.2	39.5	40.2
Households	2,496	18,773	37,362
Average Household Income	\$111,497	\$104,567	\$107,993



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