

1727 E OHIO PIKE | FOR LEASE | 2,450 SF

1727 E OHIO PIKE, AMELIA, OH 45102



LEASING MEMORANDUM



PROPERTY OVERVIEW

3CRE is excited to offer the retail space for lease on E Ohio Pike In Amelia, Ohio. The subject site, situated in a prime retail area, benefits from high foot traffic and excellent visibility, making it an ideal location for businesses seeking to capitalize on the vibrant and bustling commercial atmosphere. The property presents a versatile opportunity for a variety of commercial ventures. The GB (General Business) zoning allows for a multitude of uses.

The retail space is strategically positioned on E Ohio Pike, which has a consistent flow of traffic seeing over 24,000 cars a day. The subject site boasts a strategic location, nestled in close proximity to major roadways in Cincinnati. Overall, the combination of location, visibility, and consistent traffic makes Ohio Pike a prime location for retailers to thrive.

PROPERTY FEATURES

- 2,450 SF End Cap Available
- \$12.50/SF/YR - (Modified Gross Lease Rate)
- 18,885 SF Strip Center Retail
- 44 Parking Spaces
- Zoning- GB - General Business
- Clermont County
- In Amelia, Ohio, the bustling retail scene offers a diverse range of shopping experiences, from quaint local boutiques to well-known national stores catering to the needs of both residents and visitors alike.

KEY STATISTICS

Ohio Pike: 24,393 cars/day

East Main Street: 32,290 cars/day

State Route 132: 7,511 cars/day

	TENANT	SIZE (SF)
A	LECOUNT PERSONAL TRAINING	2,400
B	GRAMMAS PIZZA	2,519
C	PURE CBD	8,416
D	METRO BY T-MOBILE	3,510
E	AVAILABLE	2,450



E OHIO PIKE : 24,393 CARS/DAYS



HOUSEHOLD INCOME 

1- Mile	\$84,224 (Household Avg. Income)
3- Mile	\$88,401 (Household Avg. Income)
5-Mile	\$88,649 (Household Avg. Income)

POPULATION 

1- Mile	6,368
3- Mile	26,417
5-Mile	51,876

TRAFFIC 

East Main Street	32,290 (Cars/Day)
East Ohio Pike	24,393 (Cars/Day)
State Route 132	7,511 (Cars/Day)

AVERAGE AGE 

1- Mile	36.6
3- Mile	39.1
5-Mile	39.8

MARKET OVERVIEW: AMELIA, OHIO

POTENTIAL INCENTIVES | AMELIA, CINCINNATI

- **ALL OHIO FUTURE FUND** | HAS AN ALLOCATION OF UP TO \$667 MILLION FOR PROMOTING ECONOMIC DEVELOPMENT, INCLUDING INFRASTRUCTURE IMPROVEMENTS.
- **COMMUNITY REINVESTMENT AREAS (CRAS)** | PROVIDE PROPERTY TAX EXEMPTIONS FOR THE IMPROVED VALUE OF RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT PROJECTS. THIS COULD BE BENEFICIAL FOR DEVELOPERS LOOKING TO INVEST IN AMELIA.

NEW BUSINESSES | AMELIA, CINCINNATI

STONE HOUSE RESTAURANT & BAR | A NEW RESTAURANT LOCATED AT 104 W. MAIN STREET, SERVING SCRATCH FOOD.

MIKE'S CARWASH | A CARWASH SERVICE THAT OPENED A NEW LOCATION ON ROUTE 125, OFFERING STATE-OF-THE-ART FACILITIES.

FREDDY'S FROZEN CUSTARD & STEAKBURGERS | A RESTAURANT KNOWN FOR ITS BURGERS, HOT DOGS, FRIES, AND FROZEN CUSTARD.

CUSTOM COLORS PAINTING | PROVIDING SERVICES LIKE MINOR CARPENTRY, PLASTER AND DRYWALL WORK, HOME PAINTING SERVICES, AND PRESSURE WASHING EQUIPMENT



TOP CONSUMER EXPENDITURE CATEGORIES (WITHIN 3 MILES)



FOOD & ALCOHOL



HOME & APPAREL



ENTERTAINMENT & HOBBIES



TRYFON CHRISTOFOROU
BROKER/MANAGING PARTNER
(513) 490-6881
TRYF@3CRE.COM



GABRIELA COSTANTINI
SENIOR INVESTMENT ADVISOR
(513) 600-6168
GABRIELA@3CRE.COM



3CRE Advisors is a multi-state brokerage that has expertise in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our Retail Services Group for any of your retail assignments. Visit us at any of our offices listed below or on our website at 3CRE.com