

Amelia Point

Amelia, OH

Property Highlights

- + In-line Retail Space Available: 1,453-1,668 SF
- + Outlots Available: 0.5-2.4 Acres
- + Signalized access from OH-125
 - Two non-signalized access points
- + Tremendous residential growth
- + Less than 4 miles from I-275
- + Less than 2 miles from West Clermont High School (2,200 Students)
- + Nearby retailers include: Republic Theatres, Dickey's Barbecue, Chipotle, Kroger, McDonalds, Jimmy John's, Donatos, Ace Hardware and more
- + Traffic Counts:
 - OH-125: 31,409 AADT (2023)
 - I-275: 68,765 AADT (2023)

1227 Ohio Pike
Amelia, OH 45102

[Click Here for Drone Video](#)



Contact Us

John Abraham

First Vice President

+1 513 369 1315

john.abraham@cbre.com

Mike Seliga

Associate

+1 513 369 1394

mike.seliga@cbre.com

Lacey Nobbe

Associate

+1 513 369 1640

lacey.nobbe@cbre.com

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For Lease

Available Spaces



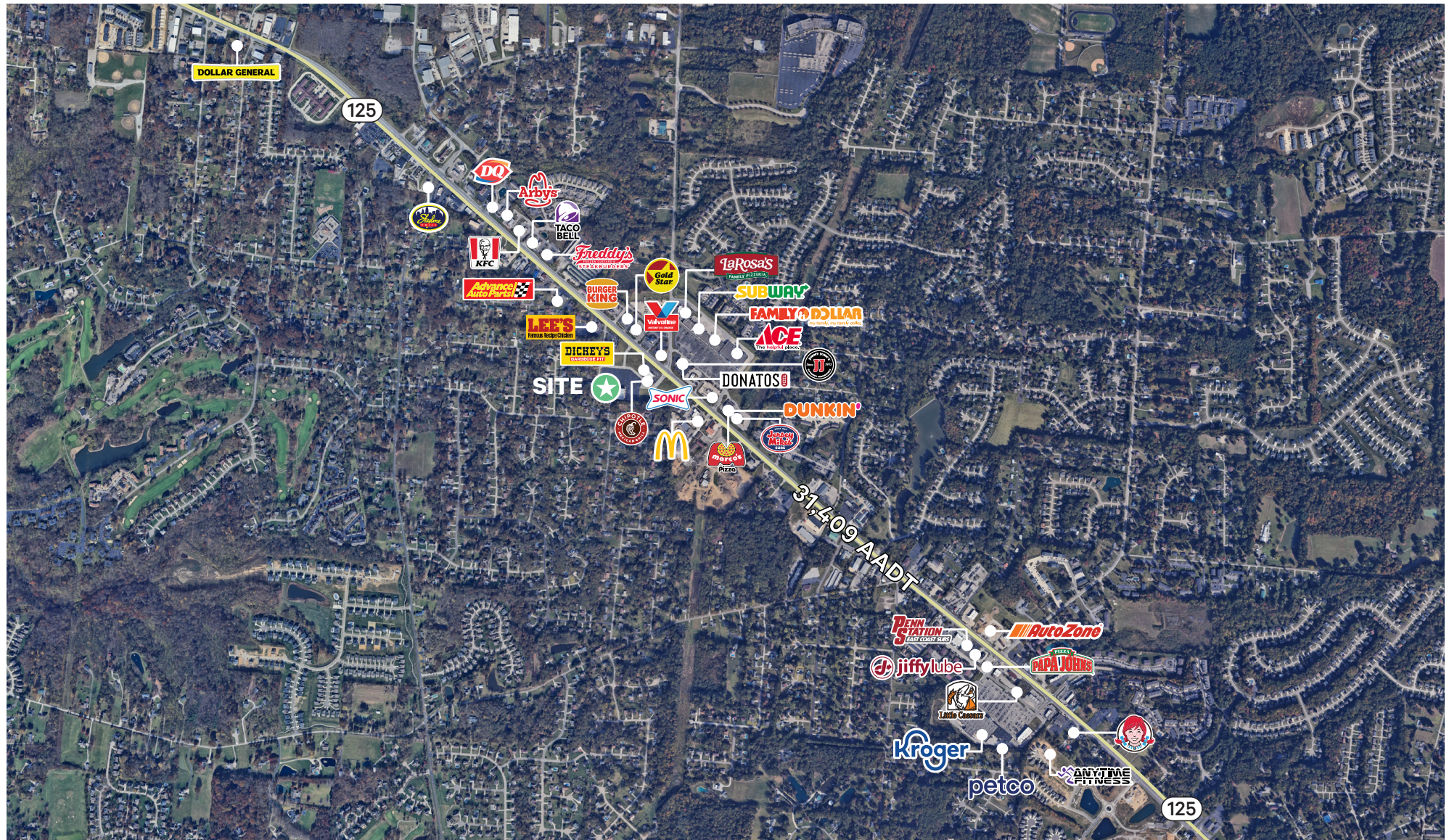
SPACE	TENANT	SF
1227-A	CHIPOTLE	3,662
1227-B	SPORT CLIPS	1,450
1227-C	AVAILABLE	1,668
1227-D	AVAILABLE	1,453
1227-E	DICKEY'S	2,415

- Space C has 24' of frontage
- Space D has 21' of frontage
- Ceiling height 14' clear

Site Overview



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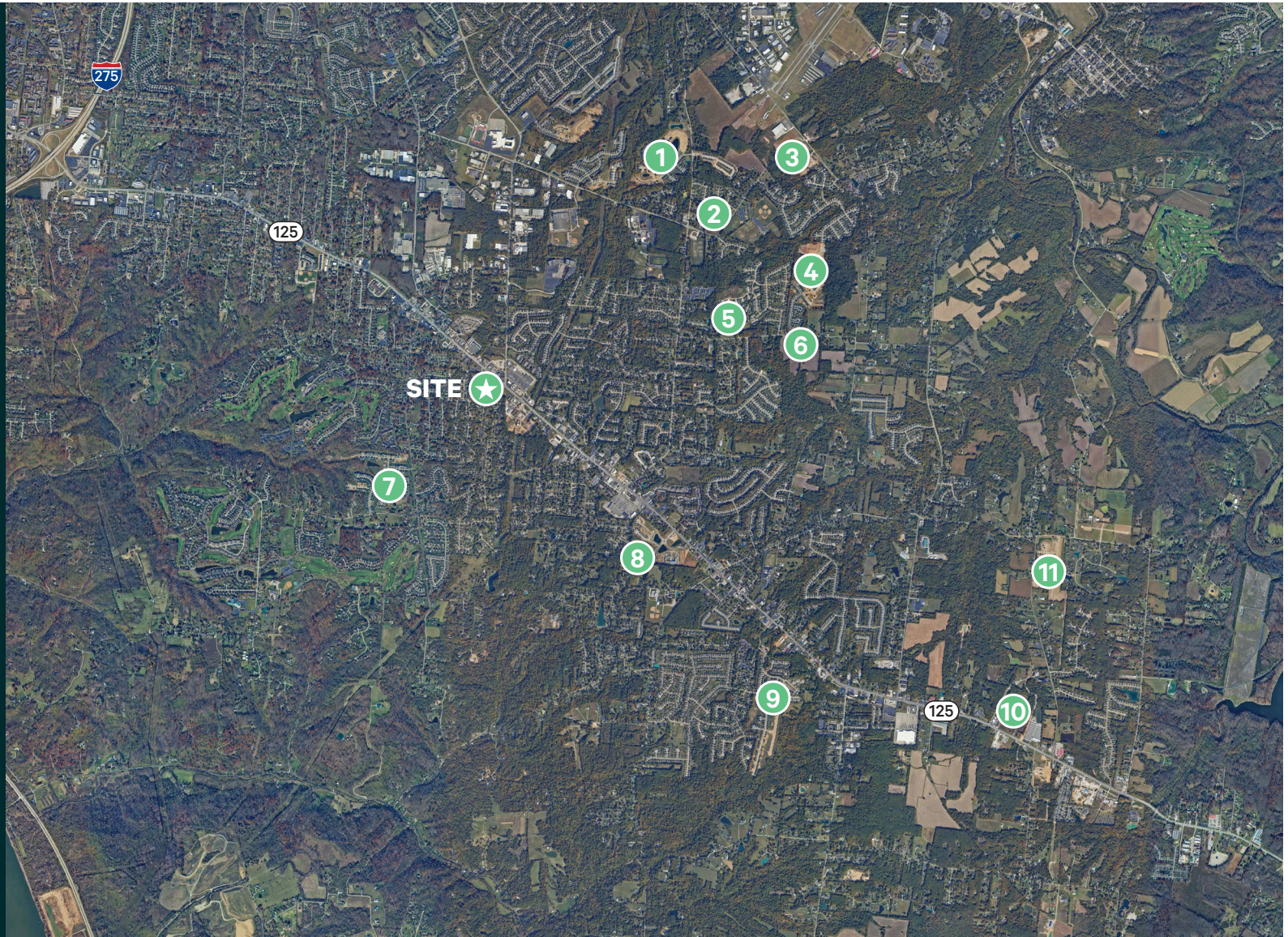


Housing Development Map

- 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)

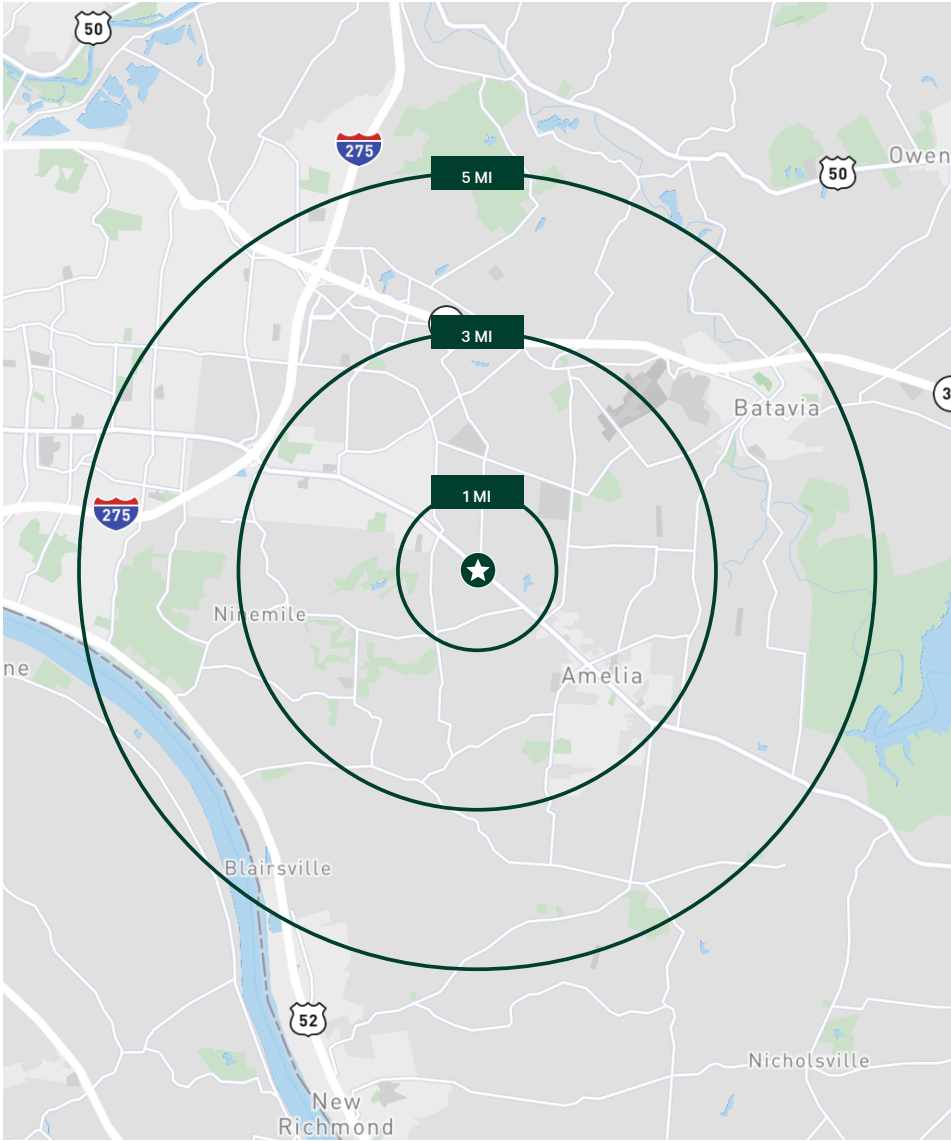
Total Units Planned:

816 single family
120 multi-family
626 lots



Market Insights

2024 Demographics	1 Miles	3 Miles	5 Miles
Population	6,540	44,459	88,375
Daytime Population	6,219	33,234	77,042
Median Age	39.1	38.0	39.0
Households	2,410	18,406	36,151
Average Household Income	\$95,112	\$96,315	\$98,984



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