

FOR LEASE

RETAIL SPACE | \$12.50 SF/YEAR (GROSS)

1727 E OHIO PIKE, AMELIA, OH 45102



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THE OFFERING:

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.

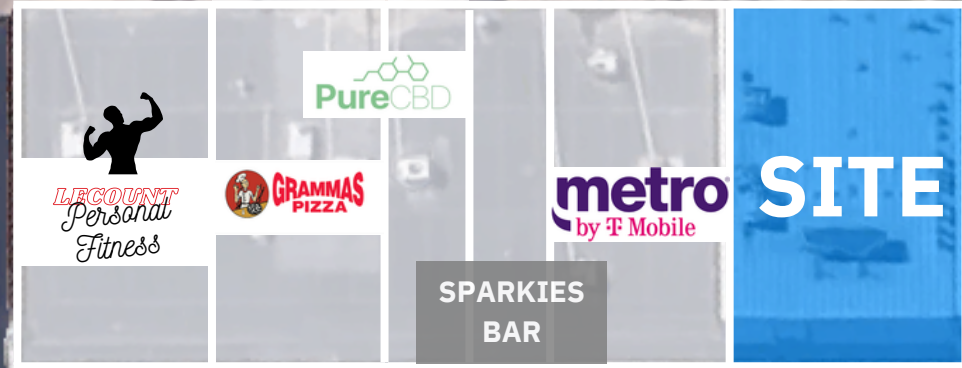
The retail space is strategically positioned on E Ohio Pike, which has a consistent flow of traffic seeing over 24,000 cars a day. The subject site boasts a strategic location, nestled in close proximity to major roadways in Cincinnati. Overall, the combination of location, visibility, and consistent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

PROPERTY HIGHLIGHTS:

- **Lease Rate: \$12.50 SqFt/Year (Modified Gross)**
- **Located in Amelia, Ohio**
- **Total SqFt: 2,450 Sq. Ft.**
- **End Cap Retail Space**
- **44 Parking Spaces**
- **Zoning- GB - General Business**
- **Clermont County**
- **Ohio Pike: 24,393 cars/day**
- **East Main Street: 32,290 cars/day**
- **State Route 132: 7,511 cars/day**

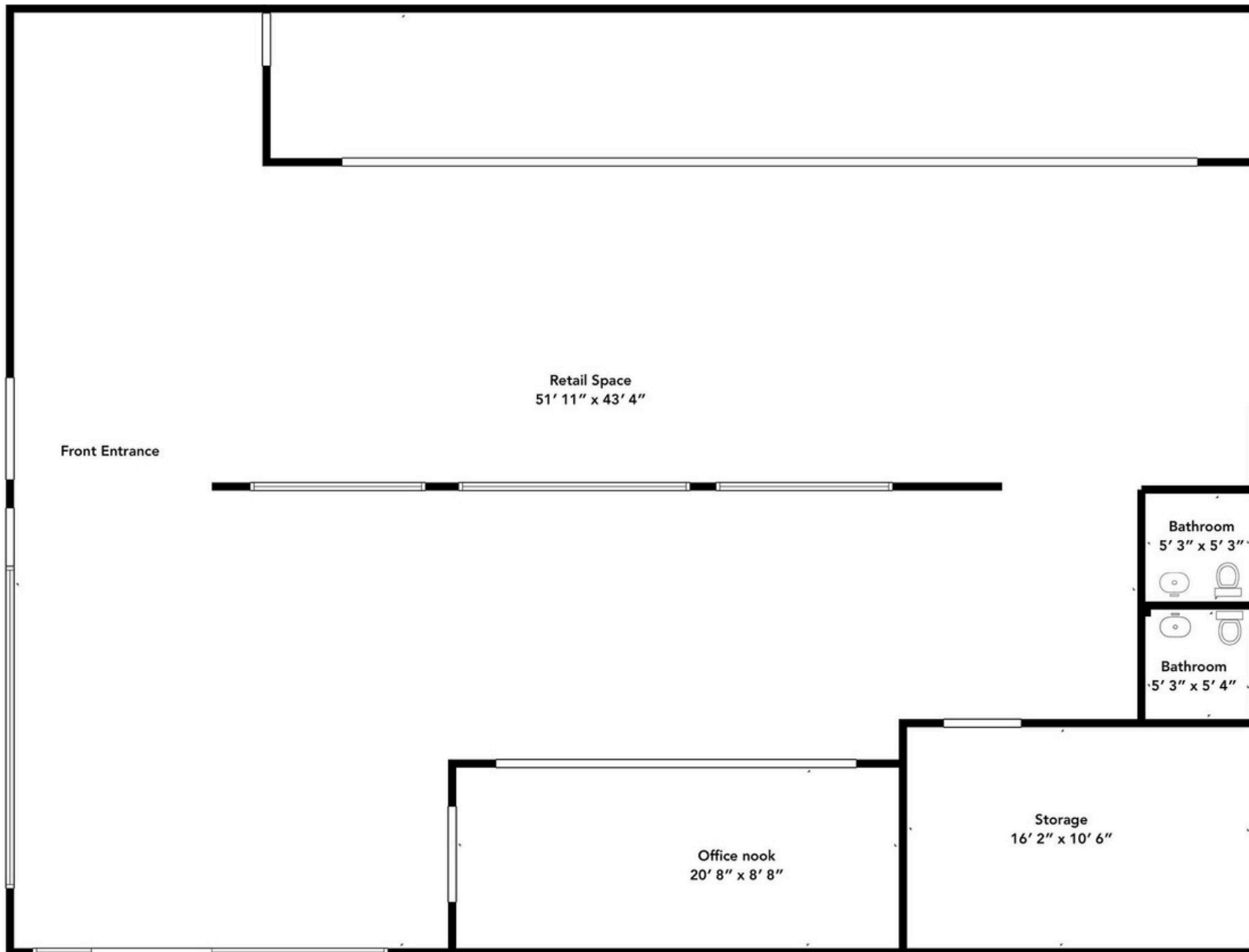


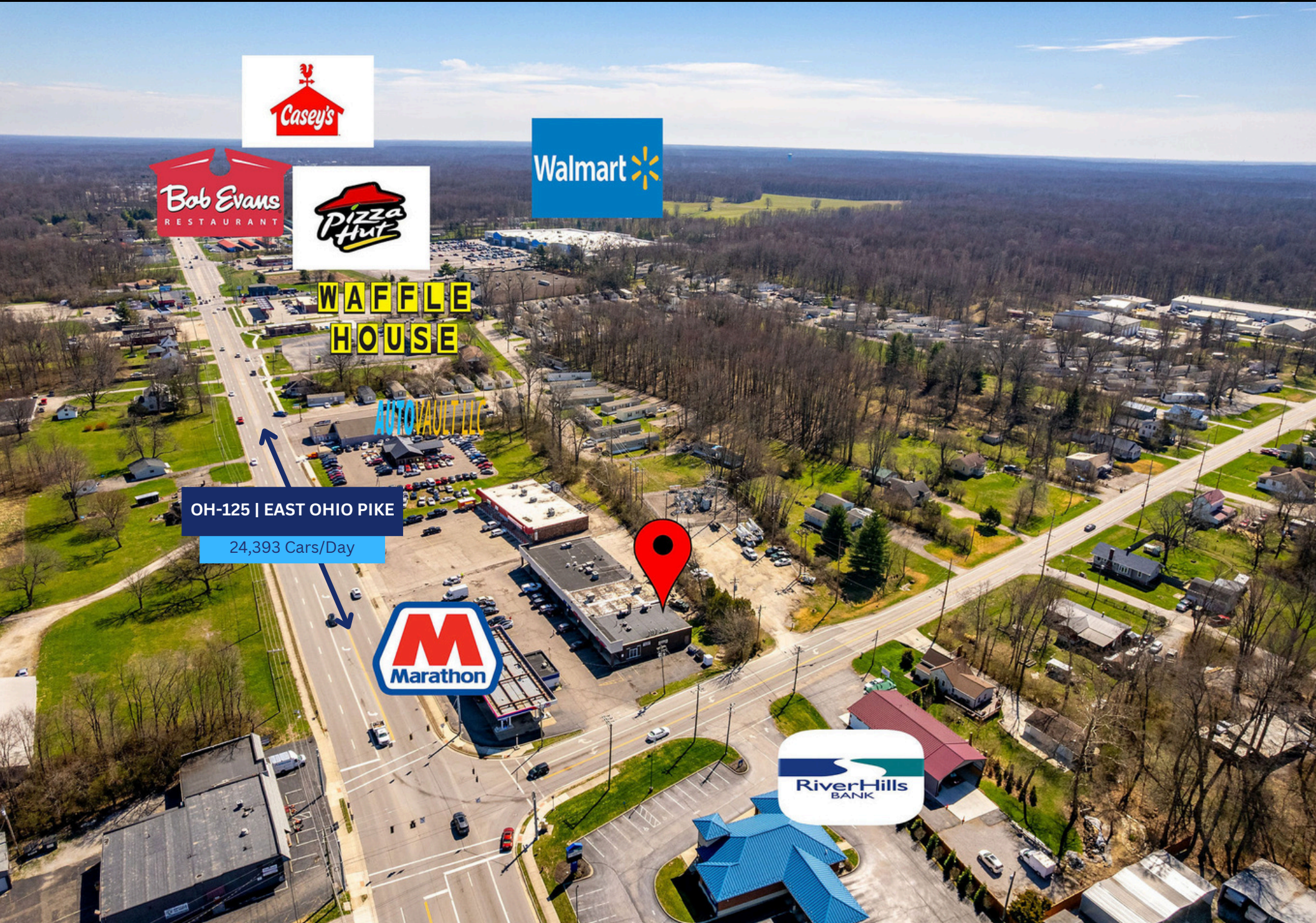
TENANT	
A	LECOUNT PERSONAL TRAINING
B	GRAMMAS PIZZA
C	PURE CBD
D	SPARKIES LOUNGE
E	METRO BY T-MOBILE
F	AVAILABLE
	2,450



E OHIO PIKE : 24,393 CARS/DAYS

SPACE AVAILABLE | 2,450 SQFT





OH-125 | EAST OHIO PIKE
24,393 Cars/Day



Waffle House

Auto Vault LLC







3 MILE

5 MILE

10 MILE

POPULATION

6,630

27,985

54,384

AVERAGE HOUSEHOLD INCOME

\$91,273

\$97,643

\$100,320

NUMBER OF HOUSEHOLDS

2,512

10,599

21,192

MEDIAN AGE

36.2

39.6

40.7

TOTAL BUSINESSES

224

625

1,413

TOTAL EMPLOYEES

1,581

3,654

11,936



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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