

FOR SALE

1691-1711 State Route 125 Amelia, OH 45102



NAI Bergman

Land | 2.89 Acres

- 2.89 +/- Acres Retail Land - Divisible to .73 Acre
- Ohio Pike (SR 125) @ SR 132
- Amelia - Clermont County
- Pierce Township
- All Utilities
- Frontage 550 feet
- Traffic: 25,959 CPD
- Asking Price: \$650,000 or \$250,000 / acre



✉ **David Metz**
+1 513 322 6302
dmetz@bergman-group.com

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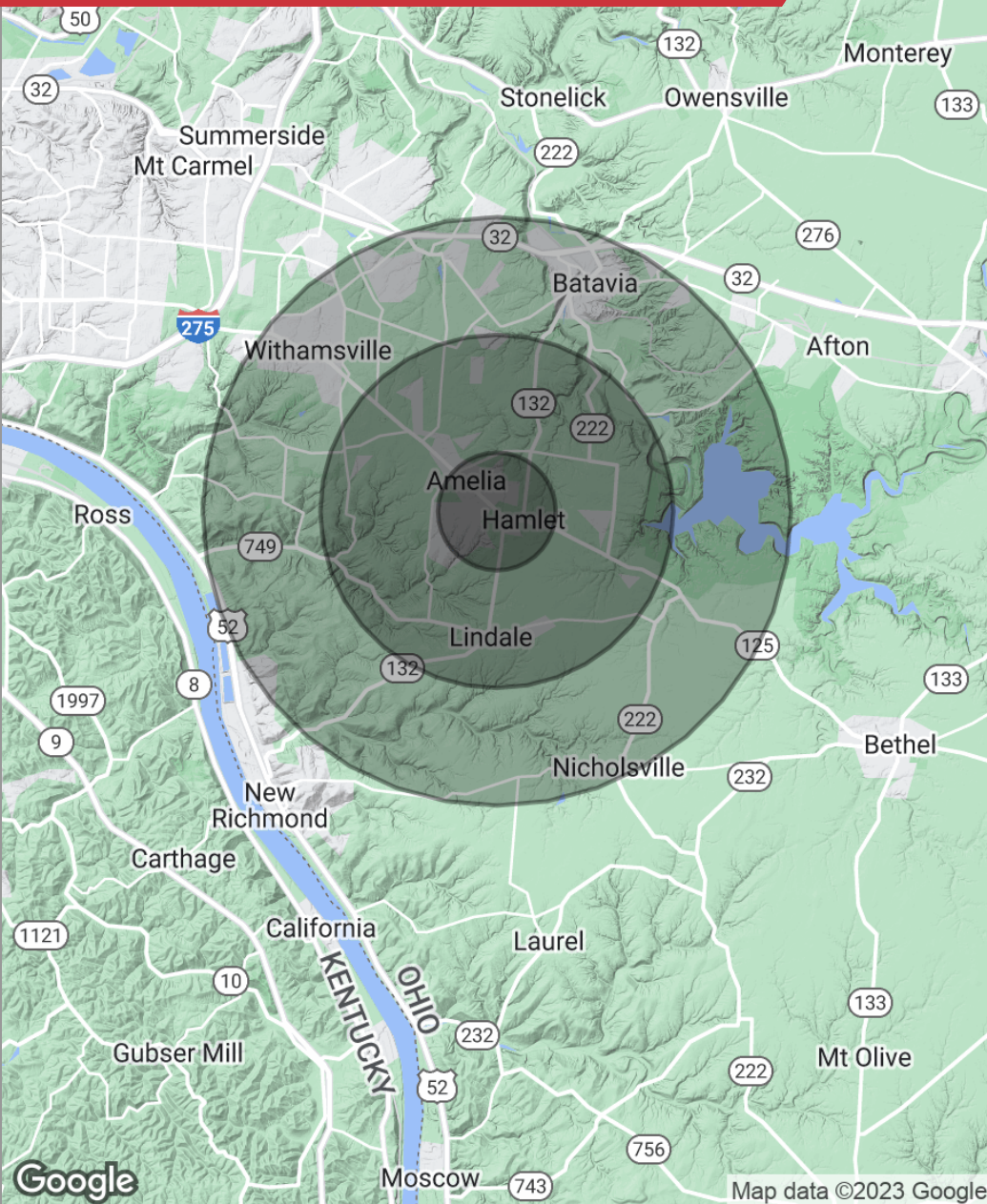
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,331	23,318	52,355
Median age	32.9	33.8	34.2
Median age (male)	31.5	32.2	32.5
Median age (Female)	33.8	34.9	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,644	8,742	19,401
# of persons per HH	2.6	2.7	2.7
Average HH income	\$65,088	\$65,756	\$66,426
Average house value	\$171,199	\$170,865	\$171,282

* Demographic data derived from 2020 ACS - US Census

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