

# FOR SALE

SR 125 (136 & 138 Ohio Pike) W. Main St. Amelia, OH 45102

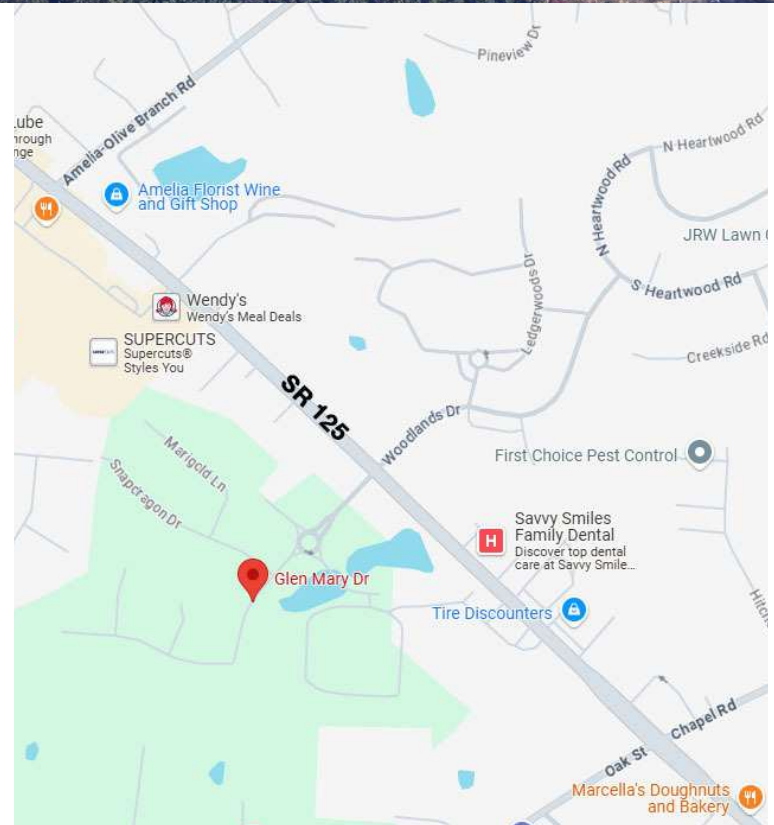
# NAI Bergman



## Retail / Office Land | 1.39 Acres

- +/-109 feet - Frontage on SR 125
- Corner with Traffic Signal Access
- Borders Glen Mary Park - 121 Home Sites
- 28,326 CPD on SR 125 - Strong Traffic
- Neighbors include: Kroger / Popeyes / Wendy's
- Adjacent to Amelia Meadows Nursing Home - 150 Employees - Late 2026
- Asking Price - \$534,000

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	7,510	31,301	75,567
Average HH Income:	\$91,447	\$95,798	\$95,878



David Metz

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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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Google Earth

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Amelia, OH 45102	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	7,557	25,906	58,033
2026 Projected Population	7,627	26,229	59,399
2010 Census Population	7,375	24,833	53,699
2000 Census Population	4,587	19,848	44,905
Projected Annual Growth 2021 to 2026	0.2%	0.2%	0.5%
Historical Annual Growth 2000 to 2021	3.1%	1.5%	1.4%
<b>Households</b>			
2021 Estimated Households	2,965	9,770	22,999
2026 Projected Households	3,032	10,053	23,973
2010 Census Households	2,878	9,223	20,881
2000 Census Households	1,847	7,234	17,145
Projected Annual Growth 2021 to 2026	0.5%	0.6%	0.8%
Historical Annual Growth 2000 to 2021	2.9%	1.7%	1.6%
<b>Age</b>			
2021 Est. Population Under 10 Years	14.4%	13.4%	11.9%
2021 Est. Population 10 to 19 Years	11.5%	12.3%	11.7%
2021 Est. Population 20 to 29 Years	15.7%	13.2%	14.1%
2021 Est. Population 30 to 44 Years	23.1%	20.7%	19.3%
2021 Est. Population 45 to 59 Years	16.0%	18.6%	18.8%
2021 Est. Population 60 to 74 Years	13.9%	16.2%	17.6%
2021 Est. Population 75 Years or Over	5.4%	5.6%	6.5%
2021 Est. Median Age	33.6	37.0	38.7
<b>Marital Status &amp; Gender</b>			
2021 Est. Male Population	48.3%	49.4%	49.2%
2021 Est. Female Population	51.7%	50.6%	50.8%
2021 Est. Never Married	27.2%	26.2%	28.8%
2021 Est. Now Married	45.0%	51.6%	48.1%
2021 Est. Separated or Divorced	20.1%	15.3%	16.3%
2021 Est. Widowed	7.7%	6.9%	6.8%
<b>Income</b>			
2021 Est. HH Income \$200,000 or More	4.4%	6.5%	6.5%
2021 Est. HH Income \$150,000 to \$199,999	5.4%	6.3%	6.1%
2021 Est. HH Income \$100,000 to \$149,999	18.0%	19.5%	17.8%
2021 Est. HH Income \$75,000 to \$99,999	17.2%	15.2%	14.3%
2021 Est. HH Income \$50,000 to \$74,999	20.7%	21.4%	20.3%
2021 Est. HH Income \$35,000 to \$49,999	12.9%	10.7%	12.1%
2021 Est. HH Income \$25,000 to \$34,999	4.6%	5.2%	6.3%
2021 Est. HH Income \$15,000 to \$24,999	8.5%	8.1%	8.7%
2021 Est. HH Income Under \$15,000	8.3%	7.2%	7.8%
2021 Est. Average Household Income	\$78,683	\$91,010	\$90,269
2021 Est. Median Household Income	\$65,804	\$72,274	\$69,592
2021 Est. Per Capita Income	\$30,873	\$34,340	\$35,885
2021 Est. Total Businesses	112	588	1,299
2021 Est. Total Employees	709	6,732	15,922



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