

FOR LEASE

606 Ohio State Route 125 Amelia, OH 45102

CONFIDENTIAL



OFFERING SUMMARY

Available SF: 8,685 SF

Lease Rate: \$150,000.00 per year
(Ground)

Lot Size: 1.29 Acres

Building Size: 8,685

Market: Amelia

Submarket: Beechmont,
Eastgate, Milford

PROPERTY OVERVIEW

Ground Lease

LOCATION OVERVIEW

Located on the busy State Route 125 corridor at 9 mile and the 275 interchange, this well maintained 8,685 SF commercial building sits on a 1.29 AC lot at a signaled intersection, has excellent visibility with approximately 39,000 VPD, and surrounded by commercial and residential growth.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
606 Ohio State Route 125	CLICK HERE FOR VIRTUAL TOUR	\$150,000 per year 8,685 SF

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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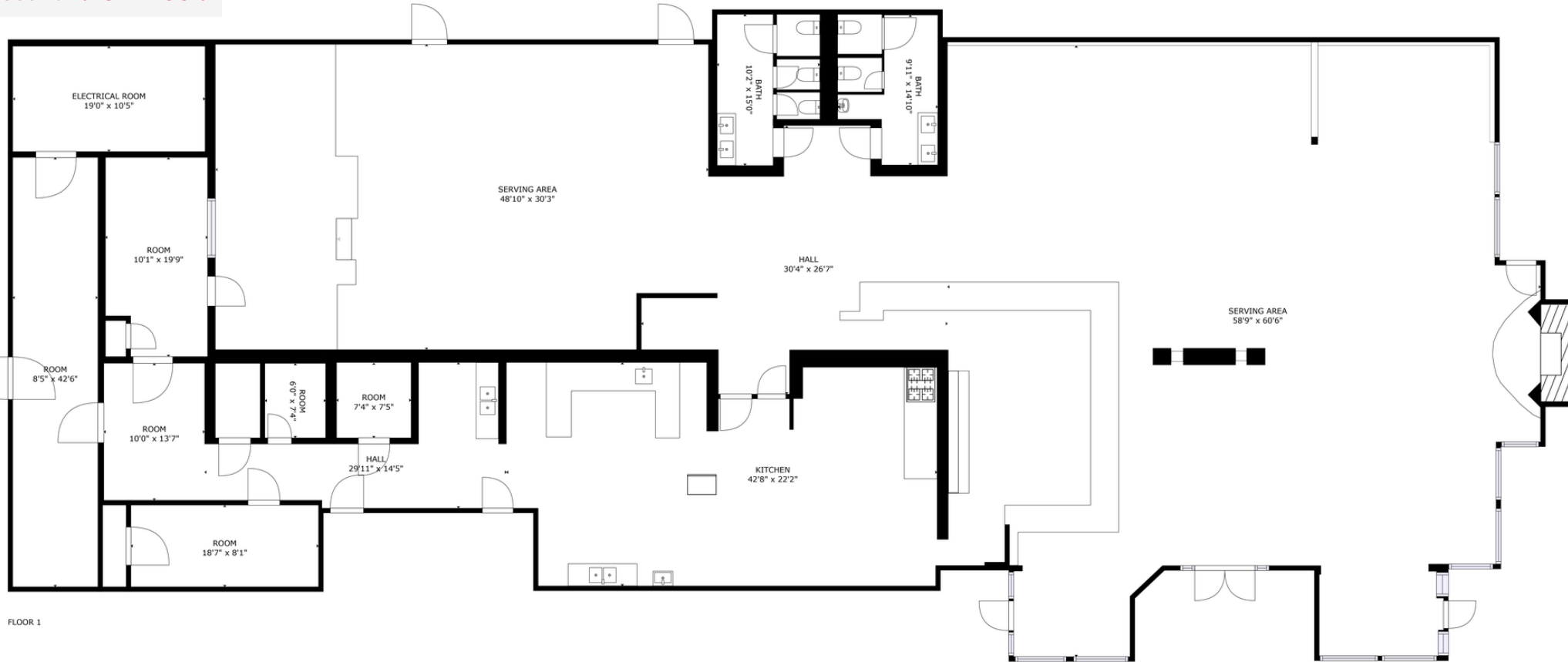
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FLOOR PLANS

360° VIRTUAL TOUR



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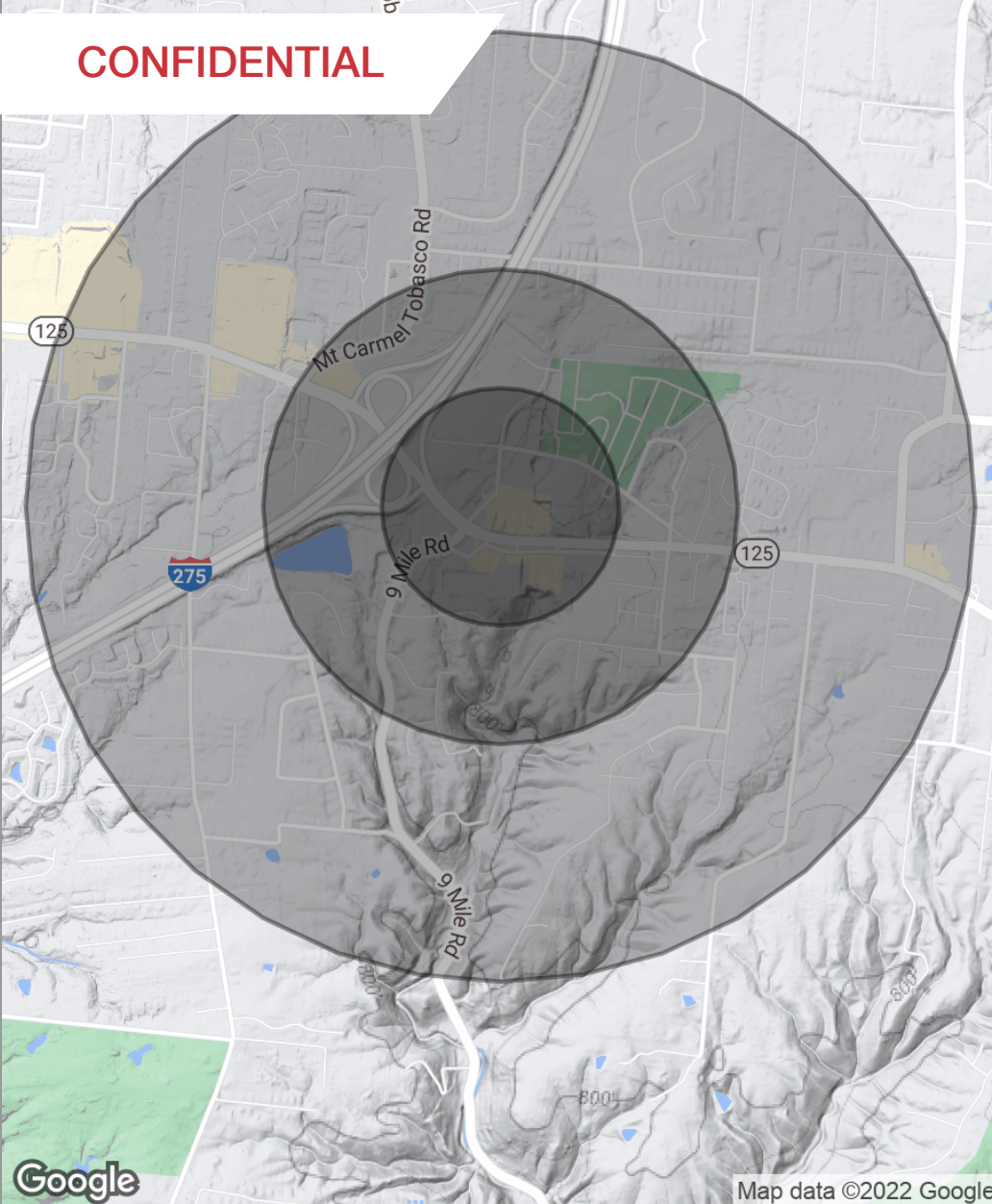
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	455	2,148	8,287
Median age	38.3	36.4	37.5
Median age (male)	39.3	37.1	37.9
Median age (Female)	36.5	35.9	39.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	203	962	3,719
# of persons per HH	2.2	2.2	2.2
Average HH income	\$67,371	\$64,759	\$68,798
Average house value	\$794,020	\$360,016	\$254,125

* Demographic data derived from 2020 ACS - US Census

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