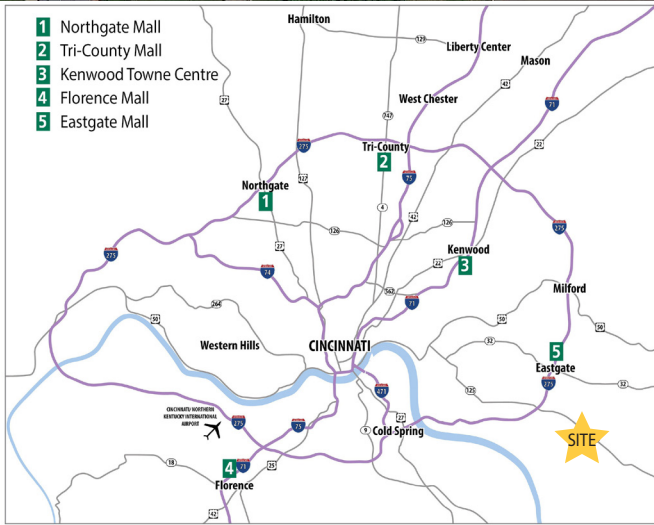


# AVAILABLE FOR GROUND LEASE

203 W. Main Street, Amelia, Ohio 45102

1.09 Acres available for ground lease  
or multi-tenant opportunity



## LOCATION

203 W Main Street (125) & Lori Lane, Amelia, OH 45102

## HIGHLIGHTS

- 1.09 acre parcel available for ground lease
- Located at a signalized entrance across the street from Kroger Marketplace
- Great opportunity for fast food restaurant, bank, retail, auto parts, ect.
- Zoned B-3

## TRAFFIC COUNTS

- 27,922 VPD on W. Main Street
- 26,485 VPD NW of W. Main Street
- 23,139 VPD SW of W. Main Street

## DEMOGRAPHICS

2019 Estimate	1 Mile	3 Miles	5 Miles
Population	7,568	28,079	70,681
Households	3,046	11,251	28,918
Average HH Income	\$79,401	\$72,317	\$85,984
Daytime Employees	1,289	8,945	26,646

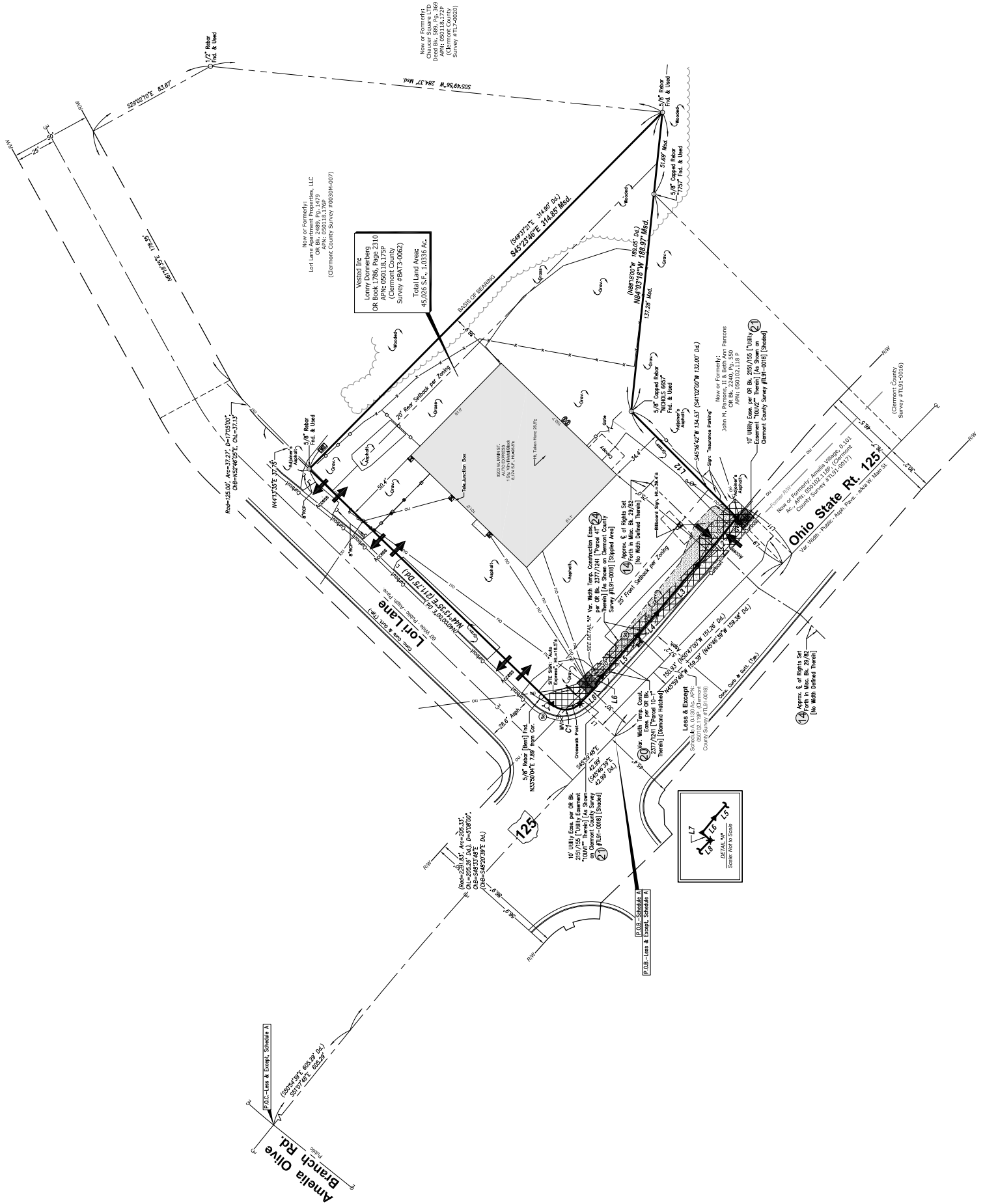
## CONTACT

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**Anchor**  
ASSOCIATES

