

# PIERCE TOWN CENTER

1395 West Ohio Pike, Amelia, OH 45102



## AVAILABLE FOR LEASE 13,000 SF

### Build-to-Suit





- up to 13,400 SF
- End-Cap
- Signalized Intersection
- Drive-thru compatible

### KEY TENANTS



### DEMOGRAPHICS

(2023 estimates)

	Population 	Households 	Average HH Income 	Daytime Population 
1 Mile	7,841	3,228	\$108,621	2,574
3 Miles	33,752	13,448	\$112,038	8,342
5 Miles	77,412	31,851	\$108,745	27,340
Trade Area	102,525	40,449	\$105,277	23,211

### TRAFFIC COUNTS

**26,289 VPD - on State Route 125, directly in front of site.**

### PROPERTY FEATURES

- Anchored by Kroger Marketplace
- Direct access to two traffic signals
- 182,666 total SF
- 28,892 VPD



SELECT  
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REALTY

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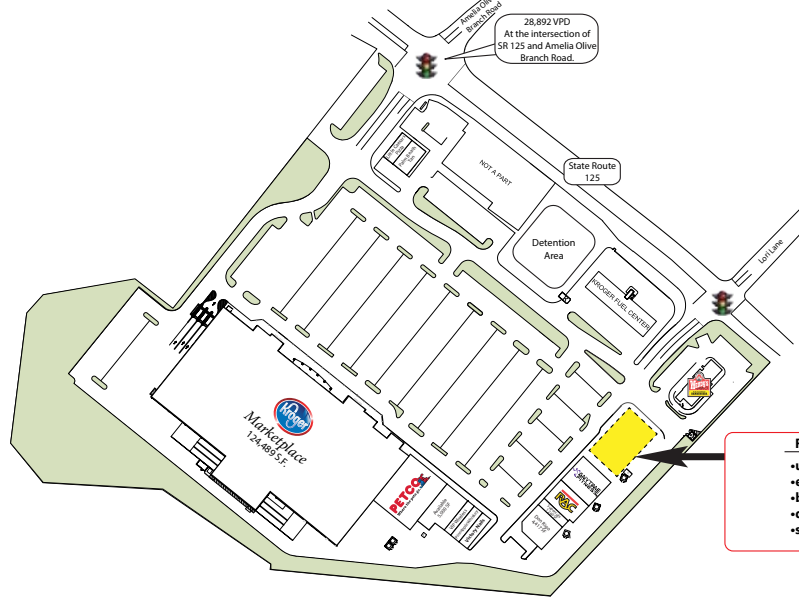
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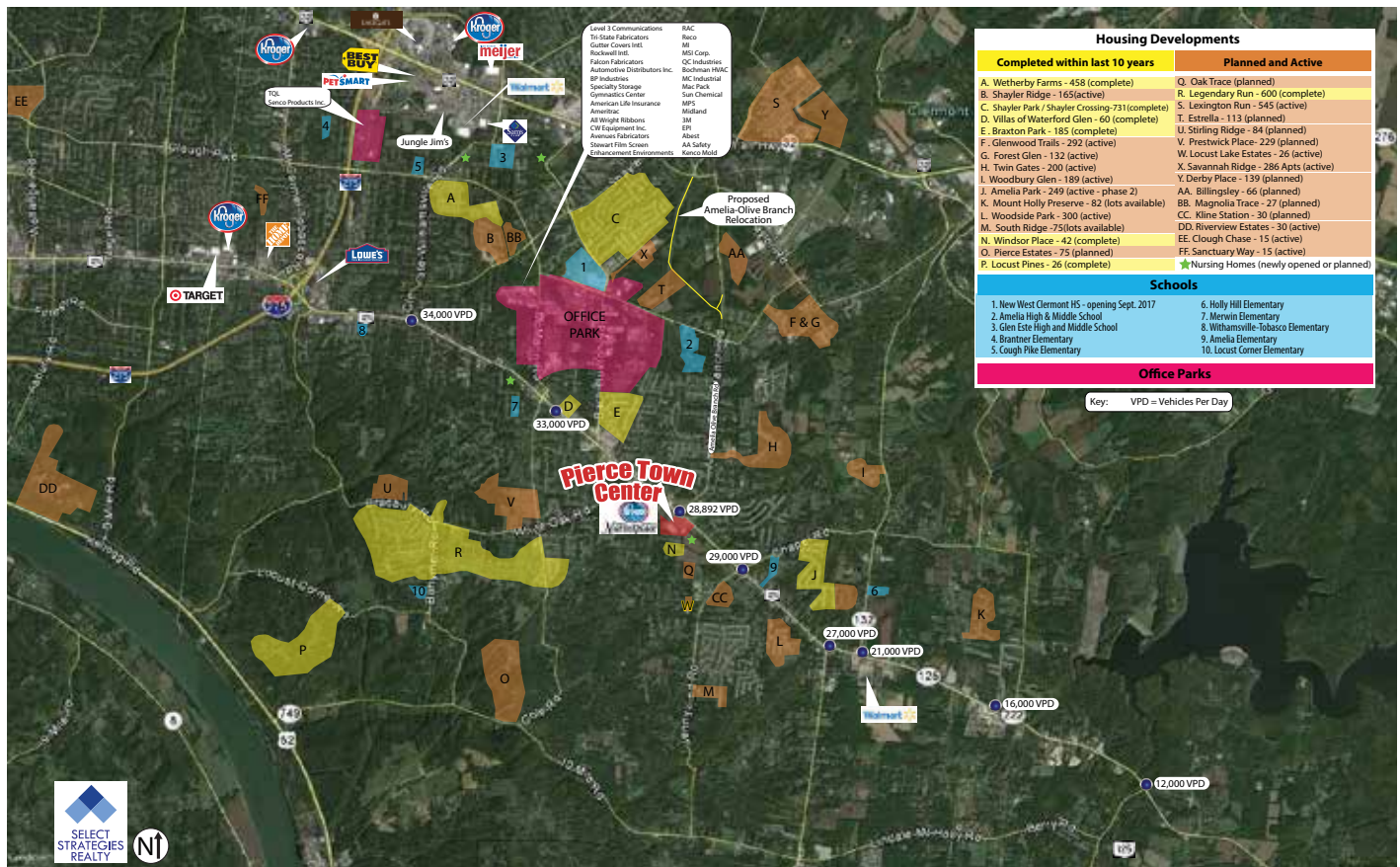
# Pierce Town Center

1395 W. Ohio Pike  
Amelia, OH 45102  
(Greater Cincinnati)

Suite	Tenant	SF
Maj A	Kroger	124,489
1	Petco	12,500
4	Available	5,000
6	VIP Wireless	1,400
7	Pineapple Whiskey Boutique	1,750
8	Victory Nails	1,890
9	Don Rings	4,417
11	Supercuts	1,260
13	Rent-A-Center	4,028
15	Anytime Fitness	5,050
16	Available - Future Build	up to 13,400
25	Wendy's	3,405
31	Little Caesars	1,600
30	Palm Beach Tan	2,546



**Future Build Area**  
 •up to 13,400 SF  
 •end-cap  
 •build to suit  
 •drive-thru compatible  
 •signalized intersection



## Housing Developments

Completed within last 10 years	Planned and Active
A. Wetherby Farms - 458 (complete)	Q. Oak Trace (planned)
B. Shayler Ridge - 165 (active)	R. Lexington Run - 545 (active)
C. Shayler Park / Shayler Crossing-731 (complete)	S. Lexington Run - 545 (active)
D. Villas of Waterford Glen - 60 (complete)	T. Estrella - 113 (planned)
E. Braxton Park - 185 (complete)	U. Stirling Ridge - 84 (planned)
F. Glenwood Trails - 292 (active)	V. Prestwick Place - 229 (planned)
G. Forest Glen - 132 (active)	W. Locust Lake Estates - 26 (active)
H. Twin Gates - 200 (active)	X. Savannah Ridge - 286 Apts (active)
I. Woodbury Glen - 189 (active)	Y. Derby Place - 139 (planned)
J. Amelia Park - 249 (active - phase 2)	AA. Billingsley - 66 (planned)
K. Mount Holly Preserve - 82 (lots available)	BB. Magnolia Trace - 27 (planned)
L. Woodside Park - 300 (active)	CC. Kline Station - 30 (planned)
M. South Ridge - 75 (lots available)	DD. Riverview Estates - 30 (active)
N. Windsor Place - 42 (complete)	EE. Clough Chase - 15 (active)
O. Pierce Estates - 75 (planned)	FF. Sanctuary Way - 15 (active)
P. Locust Pines - 26 (complete)	★ Nursing Homes (newly opened or planned)

## Schools

1. New West Clermont HS - opening Sept. 2017	6. Holly Hill Elementary
2. Amelia High and Middle School	7. Merwin Elementary
3. Glen Este High and Middle School	8. Withamsville-Jobasco Elementary
4. Brantner Elementary	9. Amelia Elementary
5. Cough Pike Elementary	10. Locust Corner Elementary

## Office Parks

Key: VPD = Vehicles Per Day



The information above has been obtained from sources deemed reliable, however, Select Strategies Realty makes no warranties of representation of the accuracy thereof. It is your responsibility to independently confirm accuracy.