PIERCE TOWN CENTER

1359 Ohio Pike, Amelia, OH 45102

More Informaiton:

1,750 SF - Available Now

4,117 SF - Available Now

up to 4,117 SF - Available Now Next to Newly Opened Five Below!
1,750 SF - Available Now!

Join NEWLY LEASED Five Below AND established tenants at highly trafficked Pierce Town Center.

PROPERTY HIGHLIGHTS

- **Anchored by *KROGER | Top 5% most visited Kroger* in Ohio.**
- ***EXCELLENT VISIBILITY* from Ohio Pike with direct access to signalized intersection.**
- **Exceptional location at *HIGHLY TRAVELED* Ohio Pike/SR 125, a major East/West connector in Clermont County with 28,892 VPD at center.**
- ***LARGE TRADE AREA* covering 48 square miles with strong demographics and a *GROWING POPULATION*.**

3.4 MILLION VISITS **per year**

Top 5% KROGER **in Ohio**

**Data provided by Placer.ai*

SELECT STRATEGIES REALTY

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Loveland, OH 45140
www.selectstrat.com

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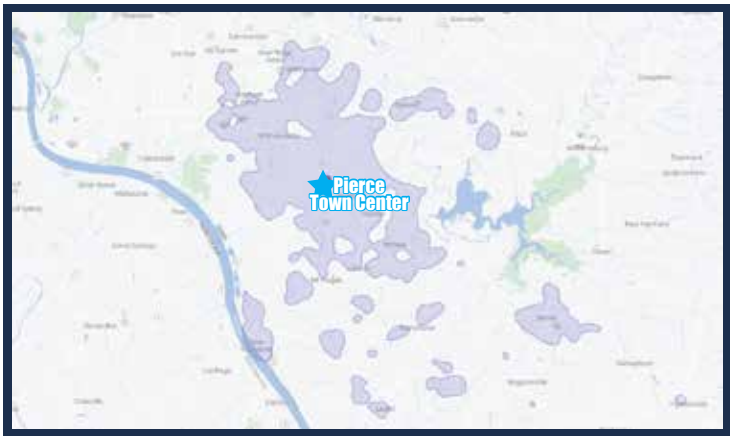
TRADE AREA



DEMOGRAPHICS

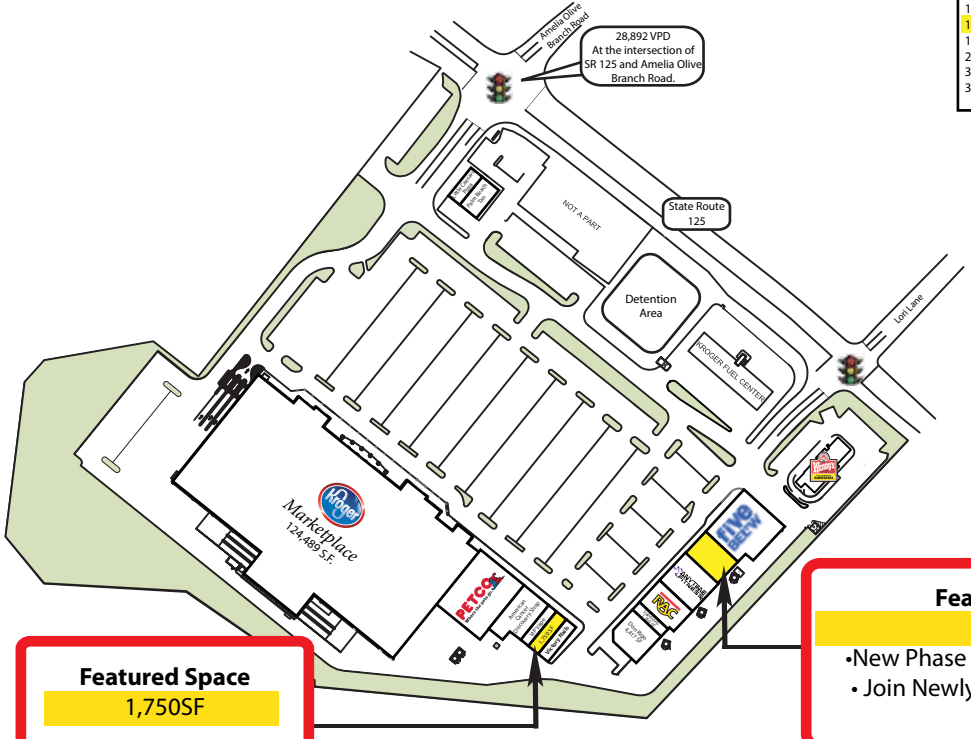
(2026 estimates)

	Population	Households	Average HH Income	Daytime Population
1 Mile	7,913	3,283	$103,183	2,335
3 Miles	33,237	13,280	$106,046	8,929
5 Miles	77,910	32,453	$102,902	27,347
Trade Area	103,215	41,102	$99,730	23,388

Pierce Town Center

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

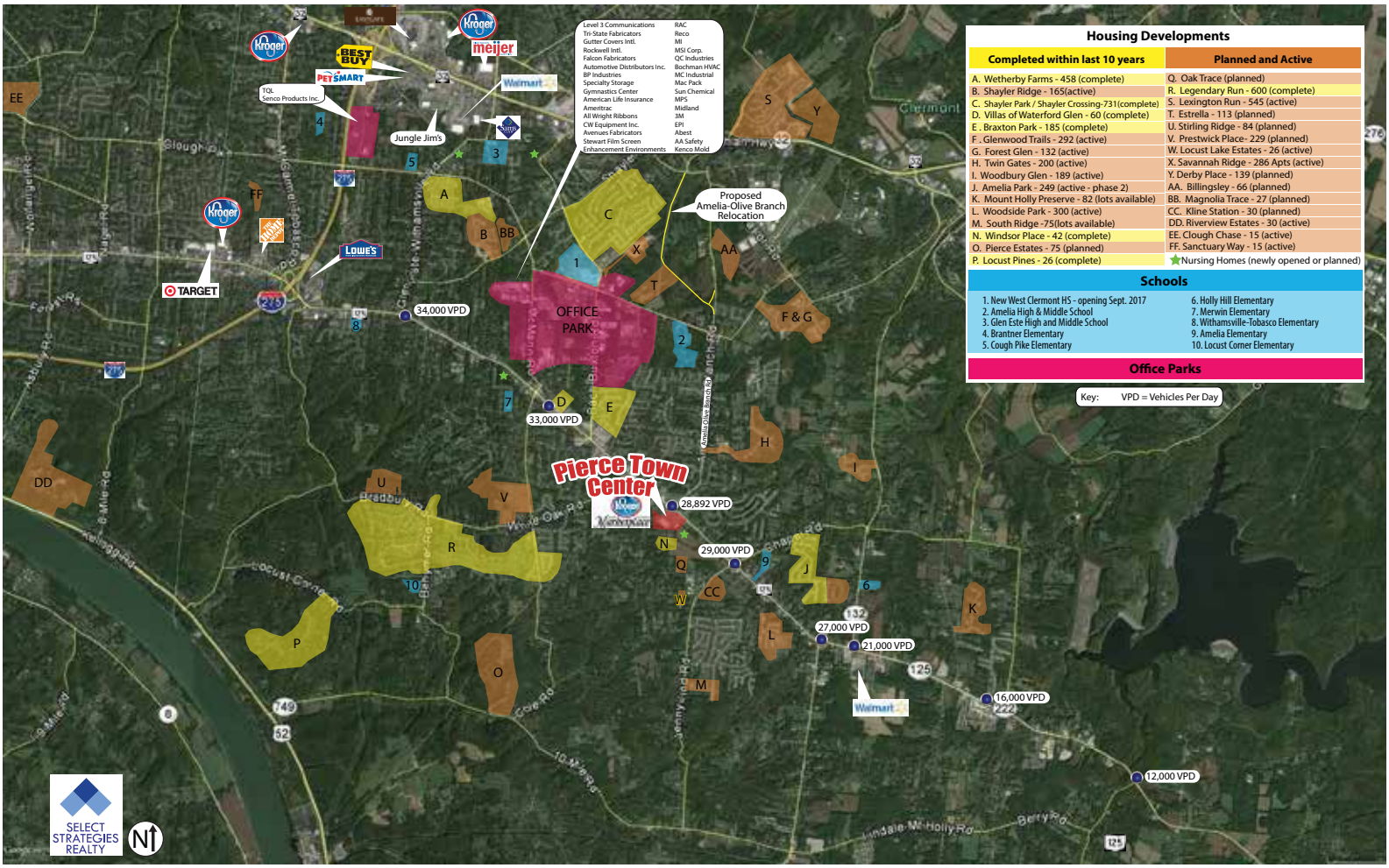
Suite	Tenant	SF
Maj A	Kroger	124,489
1	Petco	12,500
4	American Cancer Discovery Shop	5,000
6	VIP Vape	1,400
7	Available	1,750
8	Victory Nails	1,890
9	Don Ringo	4,417
11	Supercuts	1,260
13	Rent-A-Center	4,028
15	Anytime Fitness	5,050
16	Available - NEW PHASE	up to 4,117
17	Five Below (New Lease)	9,450
25	Wendy's	3,405
31	Little Caesars	1,600
30	Palm Beach Tan	2,546



Featured Space
1,750SF

Featured Space
4,117 SF
•New Phase at Pierce Town Center
• Join Newly Leased ***FIVE BELOW***

SELECT STRATEGIES REALTY



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. Legendary Run - 600 (complete)
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
2. Amelia High & Middle School
3. Glen Este High and Middle School
4. Brantner Elementary
5. Cough Pike Elementary
6. Holly Hill Elementary
7. Merwin Elementary
8. Withamsville-Tobasco Elementary
9. Amelia Elementary
10. Locust Corner Elementary

Office Parks

Key: VPD = Vehicles Per Day

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