FOR SALE

Exceptional 10.67 acre Mixed-Use Commercial & Development Opportunity

1836-1852 STATE ROUTE 125

AMELIA, OH 45102



MIKE BASTIN

DIRECT: 513.618.2823 | **CELL:** 513.520.4525 | **EMAIL:** MJBASTIN@CBCRELIANTREALTY.COM

COLDWELL BANKER COMMERCIAL | RELIANT REALTY

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OFFERING SUMMARY

Address	1836-1852 State Route 125 Amelia, OH 45102	
Sale Price	$1,850,000	
County	Clermont County	
Municipality	Batavia Township	
Building Sizes	4,800 SF	Restaurant w/ Lower Level (1992)
	3,452 SF	Single-Family House & Salon (1852)
	1,152 SF	Workshop/Garage (1989)
	1,380 SF	Historic Barn (circa 1900)
Land Area	10.671 acres	
Zoning Info	B-2 – General Business District R-1 – Single Family District A – Agricultural District SR125-O – SR 125 Commercial Corridor Overlay	







PROPERTY DETAILS

Rare combination of commercial frontage, existing restaurant infrastructure, historic improvements, rental property, and land for future expansion and/or commercial development. This offering represents a distinctive opportunity for an owner/user or developer. The property has been thoughtfully cared for and maintained by the same family for generations and is now being made available to a new owner ready to take advantage of a sought-after location with an existing commercial operation, in addition to the untapped potential from rental income and commercial land development.

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RESTAURANT | 4,800 SF + LOWER LEVEL







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FARMHOUSE & SALON SUITE | 4 BDRM, 2 BA







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MIXED-USE OFFERING | 10.67 ACRES & 9,000+ SF







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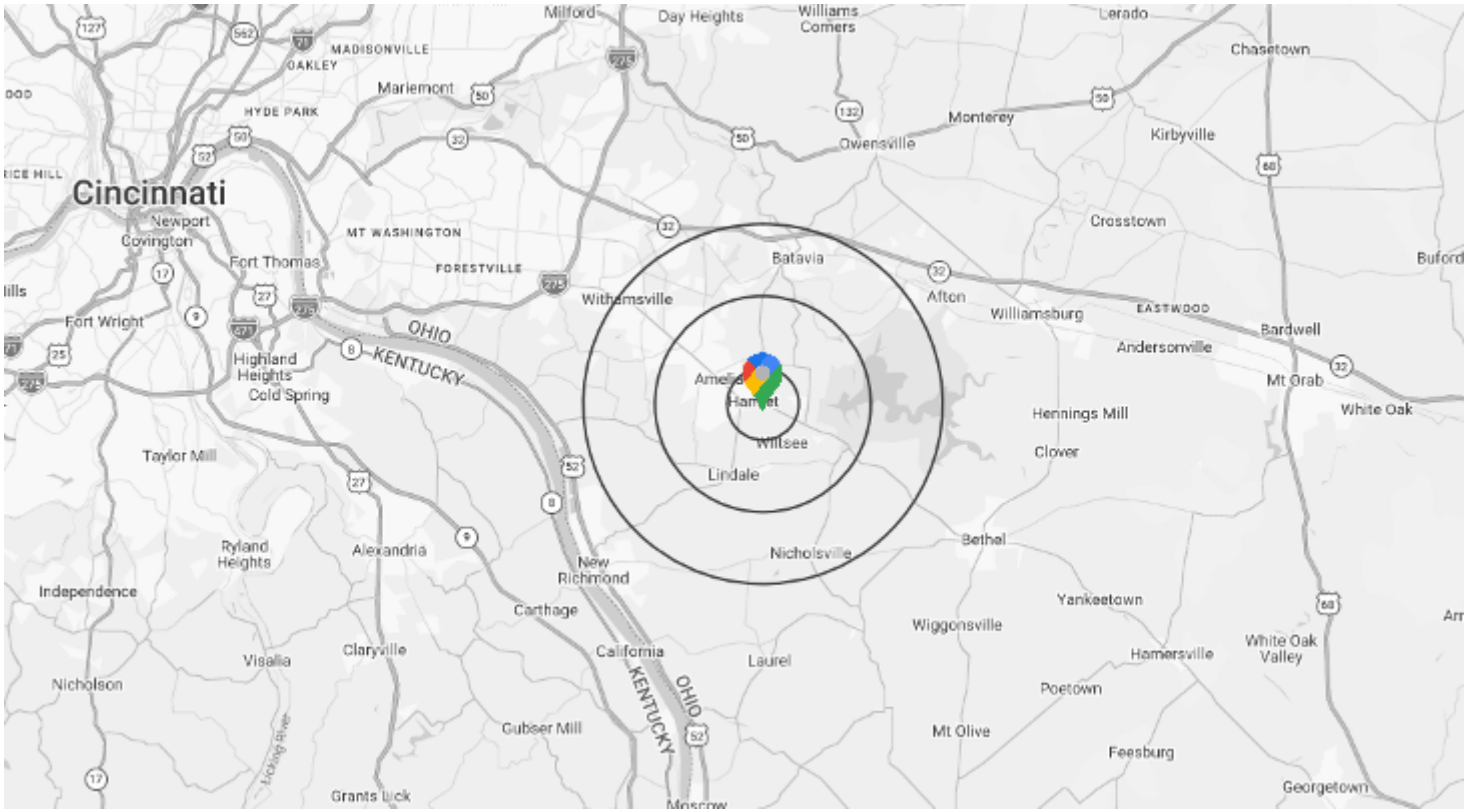
DEMOGRAPHICS



Description	1 mile	3 mile	5 mile
Population Summary			
2020 Population	3,077	21,832	47,330
2025 Population	3,349	23,889	51,231
2030 Population Projection	3,467	24,756	52,977
Household Summary			
2020 Households	1,221	8,321	18,234
2025 Households	1,320	9,076	19,708
2030 Household Projection	1,365	9,406	20,390
Household Occupancy			
Owner Occupied	803	6,870	14,610
Renter Occupied	562	2,536	5,780
Avg Household Size	2.5	2.6	2.6

Description	1 mile	3 mile	5 mile
Household Income			
Average	$73,574	$94,602	$98,462
Median	$57,580	$78,522	$79,283
Median Home Info			
Median Home Value	$231,783	$249,612	$271,422
Median Year Built	1991	1994	1991
Employment Summary			
Employees	1,165	3,168	11,697
Businesses	163	536	1,396
Employees per Business	7	6	8
Median Age			
2025 Median	37.6	39.3	40.3

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