

# Commercial Land For Sale

# Pierce Township/ Amelia, Ohio



## FEATURES

- **2.428 Acres Available**
- Sits off of Huntsman Trace & OH-125 - behind the Dollar Store
- Located across from St. Bernadette School & Church
- Close to Public Library
- Wood Lot
- Utilities at street
- Will allow a curb cut at the street
- Zoned AN (Amelia Neighborhood Business District)
- Great use for park or recreational sports facility, daycare, banquet hall, brewery, financial institution, restaurant, and many other uses.
- Sale price: \$225,000

## LOCATION

**Huntsman Trace**  
**Pierce Twp./Amelia, OH 45102**  
**Parcel #: 290107.036**

## CONTACT

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<b>Demographics</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
Total Population:			
Total Households:			
Avg. HH Income:			
<b>Traffic Count</b>			
Ohio Pike at Martin Drive = 21,258 (2020)			



COMMERCIAL REAL ESTATE SERVICES

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