



513.489.3343

edgegp.com

128 East Second Street, Suite B  
Covington, KY 41011



# OCTOBER 2019

Properties are listed alphabetically by trade area.

## CURRENT PROPERTY LISTINGS

<b>BLUE ASH</b>	<b>BLUE ASH COMMONS</b>	3,548 SF Available FOR LEASE
	4100 Hunt Road, Blue Ash, OH 45236	\$15.25/SF NNN
Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5		
<p>Kroger, Kohl's, Big Lots Great visibility and access from Ronald Reagan Cross County Hwy (SR 126). Kroger anchored center with freestanding Target across Ronald Reagan Cross County Highway (SR 126). Less than 5 minutes from Interstate 71, and less than 10 minutes from Interstate 75.</p>		
<b>CELINA, OH</b>	<b>HARBOR SQUARE, CELINA, OH</b>	1.3 and 1.89 Acres Available
	1950 Haveman Road, Celina, OH 45822	Negotiable
Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5		
<p>Co-tenants: Menards, Walmart and Marshall's. 2 Outlots available. Also pre-leasing for new-build opportunities.</p>		
<b>CINCINNATI, OH</b>	<b>DELCO PLAZA SHOPPING CENTER</b>	Up to 8,019 SF Available FOR LEASE
	8750 - 8802 Colerain Avenue, Cincinnati, OH 45251	Contact Agent for Price
Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5		
<p>Nearby Retail: Furniture Fair, Golden Corral, Salon Centric. High-traffic Colerain Avenue location. Join Furniture Fair, Golden Corral and others. Convenient access from Ronald Reagan Highway (SR 126). Just one mile from Northgate Mall.</p>		
<b>CINCINNATI, OH</b>	<b>KINGS CENTER LAND</b>	0.47 +/- Acres Outparcel Available, SALE, LEASE or BUILD-TO-SUIT
	5457 Kings Center Court, Mason, oh 45040	Contact Agent
Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5		
<p>Adjacent to Comfort Suites, Outback Steakhouse, Chipotle and Jimmy John's. Can accommodate up to a 4,500 sf stand alone building or a smaller footprint with a drive-thru. Close proximity to King's Island Resort and Conference Center, Great Wolf Lodge, The Beach Waterpark, Sinclair Community College and The Western Southern Open.</p>		

CINCINNATI, OH

APOLLO SHOPPING CENTER

Up to 3,600 SF Available FOR LEASE



11928 Montgomery Road, Cincinnati, OH 45249

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Target, King's Automall, Kohl's, Meijer, JC Penney and Menard's  
Great neighborhood center in high-demand Montgomery Road corridor. Average household income over \$120,000 in 3 miles. Herradura Mexican Restaurant and Elemental Yoga Studio operating but available. Hard-to-find existing restaurant end-cap with outdoor patio. Ownership open to combining / demising as appropriate.

CINCINNATI, OH

ROYAL POINT SHOPPING CENTER

1,600 - 5,600 SF Available FOR LEASE



12131 Royal Point Drive, Cincinnati, OH 45249

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Target, Bova, King's Automall, Menard's, JCPenney, At Home, Meijer and Kohl's  
Former hair salon and largest retail suite remaining. 5,600 SF suite divisible to 1,600, 2,400, 3,200 or 4,000 configurations. Easy access from I-71 and Fields Ertel Road. Digital pylon sign with rotating message board.

CINCINNATI, OH

CLOUGH SHOPS

1,400 SF Available FOR LEASE



545 Clough Pike, Cincinnati, OH 45244

\$12 / SF NNN

C.J. Judge / cjjudge@edgegp.com / 513.489.3343 x2

Co-tenants: Dollar General, Sheryl's Cuts & Styles, Papa John's, Cut Rate Tobacco, Willow Florist and Marcella's Doughnuts.  
Great visibility and traffic surround Clough Shops, a neighborhood center located between SR 32 and Beechmont Avenue / Ohio Pike. Pylon signage available.

CINCINNATI, OH

SYMMES SQUARE - SYMMES TWP.

750 SF+ Available FOR LEASE - 5 Spaces & 1 Outlot



8675 Fields Ertel Road, Cincinnati, OH 45249

\$10-\$14/ SF + \$4/SF NNN

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Located in the Fields Ertel and Mason Montgomery Retail Corridor.  
Growing residential area with many new luxury apartments and large single-family homes being built nearby. New Drury Inn development across the street. Dedicated stoplight access to property.

DAYTON, OH

LYONS SQUARE

0.684 Acres Available FOR SALE



1402 Miamisburg Centerville Rd., Dayton, OH 45459

\$400,000

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Located in the Washington Twp. retail corridor, near Sam's Club.

**DAYTON, OH**

REDEVELOPMENT SITE-OUTLOT OPPORTUNITY AVAILABLE – MIAMISBURG, OH

3,500 SF +/- Proposed Pad Available FOR LAND LEASE or BUILD-TO-SUIT



2859 Miamisburg Centerville road, Miamisburg, oh 45342

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Ashley Furniture, Best Buy, Cinemark, Aldi, Home Depot, Lowe's and Dayton Mall - Macy's and JC Penney  
Former Toys R Us store to be re-developed as Bob's Furniture in 2019. Directly adjacent to Interstate 75 and St. Rt. 725, with excellent sight lines from both directions.  
Proposed pad – perfect for restaurant or other retail user (BTS or land-lease).

**DAYTON, OH**

NORMANDY SQUARE WEST

Up to 7,800 SF Available FOR LEASE - 4 Buildings / 5 Spaces



431 Miamisburg Centerville Road, Dayton, OH

\$8-\$12/SF + \$3.90/SF NNN

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Big Lots, Laser Web, The Melting Pot, Papa John's, CVS, Speedway  
Neighborhood shopping center less than 1 mile west of downtown Centerville. Less than 5 minute from I-675 and less than 10 minutes from Interstate 75. Strong tenant mix anchored by Big Lots.

**DEFIANCE, OH**

DEFIANCE, OH | KOHL'S OUTLOT

1+/- Acre Outlot Available



8683 N State Route 66, Defiance, OH 43512, Defiance, OH 43512

\$400K

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Kohl's, Menards, Ashley Furniture, Tractor Supply  
One outlot sold, one remaining.

**EASTGATE**

EASTGATE VILLAGE SHOPS – SOLD!

4,083 SF Available FOR LEASE



775 Eastgate South Drive, Cincinnati, OH 45245

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Co-tenants: Subway, Porter Paints, H&R Block, Metro by TMobile and Redwing Shoes.  
Eastgate Village Shops is located at the signalized intersection of Eastgate Square Drive and Eastgate South Drive. Shopping center space in regional market. Located in front of Jungle Jim's International Market.

**EATON, OH**

PREBLE CROSSING, EATON, OH

2.5 Acres Outlot Available FOR LEASE and FOR SALE



100 A Washington Jackson Road, Eaton, OH 45320

Negotiable

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Co-tenants: Walmart, Cato, Shoe Show, Sherwin Williams, Great Clips.

**ERLANGER** 3126 DIXIE HIGHWAY, ERLANGER DEVELOPMENT OPPORTUNITY - UNDER CONTRACT 2.08 Acres Available UNDER CONTRACT



3126 Dixie Hwy, Erlanger, KY 41018 Contact Agent for Price

Patrick Reynolds / preynolds@edgegp.com / 513.489.3343 x6

Nearby retail: Kroger, KMart  
Over 215' of frontage along Dixie Highway (US 25) at signalized entrance. Only blocks away from Northern Kentucky's only lifestyle center, Crestview Hills Town Center, with over 65 retailers including: Bed Bath & Beyond, Dillard's, Eddie Bauer, Banana Republic, Chico's and Abuelos.

**FAIRFIELD, OH** FAIRFIELD, OHIO LAND 24.1+ Commercial Acres Available FOR SALE



John Gray Rd, and Pleasant Avenue, Cincinnati, OH 45231 2.1 Acre = \$129,900 and Full 24.1+ Acres = \$850,000

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Owner will divide. Driveway access at north end of site. Signalized intersection at Pleasant Avenue and John Gray Road. Prominent "gateway" property.

**KETTERING, OH** KETTERING CROSSING 1,400 SF Available FOR LEASE



2801 Wilmington Pike, Kettering, OH 45419 \$8 - \$10 NNN

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: LaRosa's, Frisch's, GFS, Big Lots, CVS, Burger King, Sonic and McDonald's  
In high-profile Kettering suburb of Dayton, OH. Anchored by regional pizza chain, LaRosa's Pizzeria Street frontage and visibility from high-traffic Wilmington Pike, 18,500 ADT (ODOT 2018).

**LANCASTER, OH** ETY POINTE CENTRE - LANCASTER, OH 2.8 Acres Available FOR SALE



2687 N Memorial Drive, Lancaster, OH 43130 \$290,265/Acre

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Co-tenants: Walmart, Menards, Kohl's, Max & Erma's.

**LIBERTY TWP.** 6339 CINCINNATI DAYTON ROAD 1.65 Acres Available FOR SALE



6339 Cincinnati Dayton Road, Liberty Twp, OH 45044 \$525,000

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Walgreen's, UDF.  
Located in fast growing Liberty Twp. 2 miles north of new Liberty Center development. Ask about larger sites.

**LIBERTY TWP.** 6285 AND 6287 CINCINNATI DAYTON ROAD & 7500 PRINCETON ROAD LAND AVAILABLE 2.8+ Acres Total Available FOR SALE



6285 and 6287 Cincinnati Dayton Road, Liberty Twp, OH 45044

\$329,000 and \$369,000 and \$300,000

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Walgreen's, UDF.  
1.13 Acre, 1.38 Acre and 0.3 Acre lots located in fast growing Liberty Twp. 2 miles north of new Liberty Center development. Ask about larger sites.

**LIBERTY TWP.** PRINCETON ROAD LAND 1.21 Acres Available FOR SALE



7485 Princeton Road, Liberty Twp, OH 45044

\$389,000

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Walgreen's, UDF  
Located in fast growing Liberty Twp. 2 miles north of new Liberty Center development. Ask about larger sites.

**LIBERTY TWP.** LIBERTY COMMONS SHOPPING CENTER 2,791 SF FOR LEASE



7302 Yankee Road, Liberty Twp, OH 45044

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Major retail area anchors include: Cabela's, Dick's Sporting Goods and Dillard's  
Kroger-anchored shopping center, with strong tenant mix in fast-growing Liberty Township. Directly off of SR 129 and Interstate 75 interchange with terrific access and visibility from Yankee Road. Ideal location next to main entrance to Kroger Marketplace, last space remaining!

**LOUISVILLE, KY** LOUISVILLE, KY – SHEPHERDSVILLE ROAD AND FERN VALLEY ROAD OUTLOT – UNDER CONTRACT UNDER CONTRACT - 1.179 Acres FOR SALE



Shepherdsville Rd and Fern Valley Road, Louisville, KY

\$410K / Acre

Patrick Reynolds / preynolds@edgegp.com / 513.489.3343 x6

Co-tenants: Burger King, Church's Chicken, Taco Bell and Dollar General.

**MIDDLETOWN, OH** MIDDLETOWN, OH – KOHL'S OUTLOT 0.7249 Acres Available FOR SALE or LEASE



6780 Roosevelt Pkwy 3457 Towne Blvd, Middletown, OH 45005

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Kohl's, Lowe's, Gabe's, Planet Fitness, Kroger, Fairfield Inn, Bob Evans, Jiffy Lube  
First time on market! Newly created parcel, adjacent to Jiffy Lube. Jiffy Lube franchisee open to various access / shared parking arrangements. Easy access from I-75 and SR 122 (Roosevelt Blvd.). New Kettering Health Facility opened nearby in 2018, already expanding.

**MILFORD, OH****MILFORD STRIP CENTER**

1,976 SF ENDCAP Space FOR LEASE



1090 OH 28, Milford, OH 45150

Contact Agent for Price

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: The Home Depot, Kohl's, Meijer, Chase and O'Charley's.

Former Orange Leaf with patio on endcap with prime visibility from Ohio 28. Stable co-tenants: Wing Eyecare and Great Clips. Home Depot center with signalized access on SR 28. High traffic counts at 35,000+ ADT. Dedicated monument signage. Minutes from I-275.

**NORTH COLLEGE HILL****1571 W. GALBRAITH ROAD**

994 and 7,395 SF Available FOR LEASE



1571 W. Galbraith Road, Cincinnati, OH 45229

\$8 / SF + NNN

C.J. Judge / cjjudge@edgegp.com / 513.489.3343 x2

Co-tenant: Check Smart.

Located just east of Hamilton Ave on W. Galbraith Road. Easily access 2 major east / west arteries: Galbraith Road and SR 126, Ronald Reagan Highway. Opportunity for medical office or retail. Parking for 67 vehicles.

**SHARONVILLE****NEW KROGER SHADOW-ANCHORED MULTI-TENANT BUILDING AND LAND**

1.6 Acres FOR LEASE and 1,800 SF FOR LEASE



12164 Lebanon Rd, Sharonville, OH 45241

Contact Agent for Information

Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1

Nearby retail: Kroger, UDF, Gabe's, Walgreen's, Huntington Bank and Advance Auto Parts.

Site is located in The City of Sharonville at signalized intersection across Lebanon Road (US 42) from Kroger. New UDF is under construction on NE corner of Lebanon Road and Fields Ertel Road.

**SHARONVILLE****NORTHERN LIGHTS DISTRICT - RETAIL BUILDING & LAND**

5,632 SF on 1.07 Acres Available FOR LEASE and FOR SALE



11580 Chester Road, Cincinnati, OH 45246

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby Retail: Lowe's, Target, TJ Maxx, Costco, Sam's Club, Tri-County Mall

Signalized intersection of Kemper Road and Chester Road in City of Sharonville. Full access curb-cuts from both roads. Lot recently repaved; 60+ parking spaces. Pylon signage available. Sharonville Convention Center is 1/2 mile south. Flexible General Business (GB) zoning.

**SHEPHERDSVILLE, KY****WALMART ANCHORED OUTLOT - SHEPHERDSVILLE, KY**

1 Acre Available



545 Conestoga Pkwy., Shepherdsville, KY 40165

\$610,000

Patrick Reynolds / preynolds@edgegp.com / 513.489.3343 x6

Nearby Retail: Lowe's, Kroger Anchored Center.

**SOUTH LEBANON, OH****PAVILION AT RIVERS CROSSING****ONE RETAIL OUTLOT REMAINING!**

SR 48 at I-71 South, South Lebanon, OH 45065

Contact Agent for Price

Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1 or Patrick Reynolds / preynolds@edgegp.com / 513.489.3343 x6

Anchors: Target, Kohl's, Lowe's / Co-tenants: PetSmart, Famous Footwear, Dollar Tree, Starbucks, Five Below and TJ Maxx is now open!  
 Located at the interchange of I-71 and SR 48. Anchored buy Kohl's, Lowe's and Target. Highway visible outlot available along I-71.

**SPRINGDALE****FORMER STEAK 'N SHAKE, SPRINGDALE, OH****3,800 SF Available, on 0.86 Acres**

11470 Princeton Pike, Cincinnati, OH 45246

Sale price: \$990,000 and Lease rate: \$75,000 NNN

Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1 or Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Haverly's, Big Lots, Tri-County Mall, Ethan Allen, Macy's, Burlington, Office Max, TJ maxx, Michaels  
 Located on outlot to Cassinelli Square with signalized access. Great visibility along the main Tri-County corridor with many retailers.

**SYMMES TWP.****12156 MONTGOMERY ROAD, CINCINNATI, OH 45249****1.5 +/- Acres for Ground Lease or 8,345 SF +/- SF Available**

12156 Montgomery Road, Cincinnati, OH 45249

Contact Agent for Price

Patrick Reynolds / preynolds@edgegp.com / 513.489.3343 x6 or Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Retail in the area includes: Sam's, Kohl's, Target, Furniture Fair, Menard's, Costco, Meijer, JCPenney, At Home and King's Automall.  
 Outstanding visibility. Highly desired regional trade area. Close proximity to above market household income.

**URBANA, OH****URBANA COMMONS, URBANA, OH****0.5 - 1.9 Acres FOR SALE or FOR LEASE**

1840 US 36, Urbana, OH 43078

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Co-tenants: Walmart, O'Reilly Auto Parts, Great Clips, AT&amp;T

**WEST CHESTER TWP.****O'CHARLEY'S RESTAURANT AND BAR - LEASE OUT****6,896 SF on 1.514 Acres - LEASE OUT**

7866 Tylersville Square Drive 7866 Tylersville Square Drive, West Chester Twp., OH 45069

Sale Price: \$1,750,000 and Lease Rate: \$21/ sf NNN

Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1

Lowe's anchored development / Neighboring businesses: Meijer, Aldi, Fifth Third Bank  
 Freestanding restaurant at signalized intersection. Excellent traffic counts.

WEST CHESTER, OH

MILANO'S, WEST CHESTER TWP.

+/- 2,800 SF Available



7701 Voice of America Centre Drive, West Chester, OH 45069

Contact Agent for Price

Dan Paxton / dpaxton@edgegp.com / 513.489.3343 x3

Restaurant is on outlot of VOA Shopping Center with co-tenants: Target, The Fresh Market, Michael's, TJ Maxx, Petsmart and Famous Footwear. Existing building to be converted to a two tenant building. Freestanding building in desirable West Chester, OH. Great visibility along main retail corridor with high traffic counts.

WILMINGTON, OH

WILMINGTON SQUARE - WILMINGTON, OH

1.25 Acre Outlot Available FOR LEASE



2825 Progress Way, Wilmington, OH 45177

Negotiable

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Co-tenants: Walmart, Maurices, Anytime Fitness, Game Stop  
Also pre-leasing for new-build opportunities.

Please visit our website, [edgegp.com](http://edgegp.com), for additional listing information.



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | [edgegp.com](http://edgegp.com)

Proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.