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MAY 2021

## THREE NEW LISTINGS

Properties are listed alphabetically by trade area.

## CURRENT PROPERTY LISTINGS

<p><b>BEAVERCREEK</b></p> 	<p><b>GREENE CROSSING</b></p> <p>4388 Indian Ripple Road, Beavercreek, OH 45440</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>Nearby retail: At Home, Raising Cane's, Starbucks, and at "The Greene": Books &amp; Co., The Cheesecake Factory, Von Maur etc. Regional shopping center anchored by new At Home store (opened 2018). Conveniently located directly off I-675. Across from "The Greene" lifestyle center, which receives 7+ million annual visitors.</p>	<p>1,584 - 33,000 SF for LEASE</p> <p>Contact Agent</p>
<p><b>BLUE ASH</b></p> 	<p><b>BLUE ASH COMMONS</b></p> <p>4100 Hunt Road, Blue Ash, OH 45236</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <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>	<p>3,548 SF Available FOR LEASE</p> <p>Contact Agent</p>
<p><b>CENTERVILLE, OH</b></p> 	<p><b>CENTERVILLE SHOPPES</b></p> <p>9130 Dayton Lebanon Pike, Centerville, OH 45458</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>Nearby retail: Kroger Marketplace, Restoration Hardware Outlet, Sherwin Williams, Pet Supplies Plus Join new tenants Nutmeg Café and Forty Eight Salon &amp; Spa. High profile center on major thoroughfare and in one of Centerville's primary retail corridors.</p>	<p>1,511 SF AVAILABLE</p> <p>Contact Agent</p>
<p><b>CINCINNATI, OH</b></p> 	<p><b>NORTHGATE OUTLOT SHOPS</b></p> <p>9709-9727 Colerain Avenue, Cincinnati, OH 45251</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>Northgate Mall and area retail: Marshall's, Burlington, DSW, Ulta, Xscape Theater, Michaels and Kroger. Located in the heart of the Colerain regional trade area at Colerain Avenue and Springdale Road, just south of the I-275 interchange. Serves the dense neighborhoods of the northwest side of Cincinnati. The property sits in front of Northgate Mall, and across from new Kroger Marketplace.</p>	<p>2,763 FOR LEASE</p> <p>Contact Agent</p>

**CINCINNATI, OH****WINTON ROAD DEVELOPMENT OPPORTUNITY**

1.104 Acres | Ground Lease or Build-to-Suit



8250 Winton Road, Cincinnati, OH 45231

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Bob Evans, Walgreens, Panera, Kroger, Planet Fitness, LaRosa's, Dollar Tree  
 Located just south of Cross County Highway with cross access and parking with Bob Evans and Walgreens. Existing improvements to be demolished.

**CINCINNATI, OH****WINTON ROAD DEVELOPMENT OPPORTUNITY ACROSS FROM BRENTWOOD PLAZA**

1.2 Acres GROUND LEASE / BUILD-TO-SUIT



8444 Winton Road, Cincinnati, OH 45231

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Panera, Kroger, Chipotle, Donatos, Planet Fitness, Dollar General and Petco  
 Located just north of Cross County Highway with access from Winton Road and traffic signal at Cloverview Avenue. Existing improvements to be demolished. Located along the Winton Road retail corridor across from the Brentwood Plaza.

**CINCINNATI, OH****NORTHERN LIGHTS DISTRICT – RETAIL BUILDING & LAND (SHARONVILLE)**

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



11580 Chester Road, Cincinnati, OH 45246

\$535,000

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.

**CINCINNATI, OH****JACKSON SQUARE**

2,064 SF Available FOR LEASE



867 Eastgate N Drive, Cincinnati, OH 45245

Contact Agent

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Nearby retail: Starbucks, Waffle House, Bank of America, Meijer, Walmart, Jungle Jim's and Kroger  
 Great visibility along SR 32 in regional retail market. High-demand trade area with several retailers under construction. Excellent traffic counts on SR 32.

**CINCINNATI, OH****APOLLO SHOPPING CENTER**

1,800 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 and Menard's  
 Great neighborhood center in high-demand Montgomery Road corridor. Average household income over \$120,000 in 3 miles. Former HealthQuest space available (3,600 SF).

**CINCINNATI, OH**

RESTAURANT SPACE IN CLIFTON – CONFIDENTIAL!

1,725 SF Available FOR LEASE



2504 W Clifton Avenue, Cincinnati, OH 45219

Contact Agent

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

Nearby retail: Target, Chipotle, Starbucks, Raising Cane's, Amazon Webstore  
 Located in highly desirable Uptown area of Clifton (W. McMillan Street) near University of Cincinnati. University of Cincinnati's enrollment is approximately 46,000 students and over 15,000 employees (uc.edu/news/ articles/2019 and uc.edu/employees)

**COLERAIN TWP.**

FORMER SEARS – NORTHGATE MALL (COLERAIN TWP.), CINCINNATI, OH

182,710 SF on 12.578 Acres FOR SALE



9505 Colerain Avenue 9505 Colerain Avenue, Cincinnati, OH 45251

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Kroger Marketplace, Ashley Furniture, Marshall's, Ulta, Michael's  
 Located in one of Cincinnati's dominant retail corridors. New Kroger Marketplace just opened. Convenient access to I-275. Township open to re-development ideas.

**DUBLIN, OH**

FORMER SEARS – THE MALL AT TUTTLE CROSSING, DUBLIN, OH

149,310 SF on 9.22 Acres FOR SALE



5053 Tuttle Crossing Blvd., Columbus, oh 43016

Contact Agent

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

Nearby retail: The Mall at Tuttle Crossing, Macy's, Scene 75, Walmart  
 Former Sears building, anchor to The Mall at Tuttle Crossing. Just off Interstate 270 / Tuttle Crossing Blvd. interchange. Strong retail corridor in high-income Dublin market. Scene 75 sports/entertainment complex opened nearby, Oct. 2019.

**ERLANGER, KY**

3126 DIXIE HIGHWAY, ERLANGER DEVELOPMENT OPPORTUNITY

2.08 Acres AVAILABLE



3126 Dixie Hwy, Erlanger, KY 41018

Contact Agent for Price

Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1

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.

**FAIRFIELD, OH**

FAIRFIELD, OH – FORMER GOLD STAR CHILI

2,228 SF and 1.4 Acres for Lease, Ground Lease or Build-to-Suit



6755 Dixie Hwy, Fairfield, OH 45014

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Skyline, Starbucks, GFS, Jungle Jim's, McDonald's, Frisch's, Arby's and Rapid Fired Pizza  
 Located on the southeast corner of Dixie Highway (SR 4) and Seward Road. Less than 2 miles from Interstate 275.

**FLORENCE, KY**

FORMER PIER ONE AT VILLAGE AT THE MALL

5,000 SF Available



7606-7654 Mall Road, Florence, 41042

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Co-tenants: Dollar Tree, Original Mattress Firm, T-Mobile, Party City, DXL, The Tile Shop and Honeybaked.  
 Former Pier One to be demised. My Salon suite at lease, planning to open in 2021. 5,000 SF (approximately 40' x 125' remaining).

**FLORENCE, KY**

VILLAGE AT THE MALL OUTLOT

1,200 - 3,500 SF / 1 Acre AVAILABLE



7600 Mall Road, Florence, KY 41042

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Co-tenants: Dollar Tree, Party City, Honeybaked, The Tile Shop and T-Mobile

**FRANKFORT, KY**

FRANKFORT, KY PROPERTY

Up to 2.9 Acres of LAND AVAILABLE



1375 Versailles Road (US 60), Frankfort, KY 40601

Contact Agent

Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1

Nearby retail: Dick's Sporting Goods, Pier 1 Imports, Michaels, Kohl's, TJ Maxx and Starbucks  
 Commercial Outlots Available. Just north of I-64 interchange. Ideal for quick service restaurant or highway service uses.

**HEATH, OH**

FORMER SEARS – INDIAN MOUND MALL, HEATH, OH

82,581 SF on 8.94 Acres FOR LEASE



771 S 30th Street, Heath, OH 43056

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Target, Lowe's, Kroger, Walmart and TJ Maxx  
 Former Sears store available for lease. Located in growing area just east of Columbus. Less than 15 minute drive-time from both Interstate 70 and US Route 40 (National Road). Qualified Opportunity Zone.




**HEBRON, KY** CONNER SHOPPES 1,164 SF FOR LEASE

3065 North Bend Road, Hebron, KY 41048 Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Kroger, Tire Discounters, Verizon, LaRosa's, McDonald's and Great Clips  
 Outparcel to Kroger Marketplace, built in 2014. Over 33,000 cars per day at intersection. Great visibility and access from North Bend Road. Just 1 mile south of I-275 and 2 miles west of the Cincinnati / Northern Kentucky International Airport.




**INDIANAPOLIS, IN** ROCKVILLE ROAD LAND 0.9 Acres, Expandable to 1.4 Acres GROUND LEASE or BUILD to SUIT

6309 Rockville Road, Indianapolis, IN 46214 Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Bob Evans, Sam's Club, Holiday Inn Express, Wingate, Best Western, Motel 6, Microtel  
 Prominent full-access, signalized intersection, near US 36 and I-465 interchange. Approximately 0.9 acres; adjoining land can be assembled to create over 1.4 acres. Open to a variety of commercial uses. Marketed in cooperation with: Niessink Commercial Real Estate Indiana Brokerage: C01020.




**KETTERING, OH** KETTERING CROSSING 1,400 SF - 5,865 SF FOR LEASE | 10,160 SF BUILDING FOR SALE

2801 Wilmington Pike, Kettering, OH 45419 For SALE or LEASE - Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Frisch's, GFS, CVS, Burger King, Sonic and McDonald's  
 Located in high-profile Kettering suburb of Dayton, OH. Street frontage and visibility from high-traffic Wilmington Pike, 31,100 ADT (MVRPC 2018). 10,160 SF Building For Sale - Contact agent for sale price.




**LIBERTY TWP., OH** 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!




**LIBERTY TWP., OH** 6339 CINCINNATI DAYTON ROAD 1.65 Acres Available FOR SALE \$525,000

6339 Cincinnati Dayton Road, Liberty Twp, OH 45044

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., OH**

6285 AND 6287 CINCINNATI DAYTON ROAD &amp; 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.

**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

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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.

**MT. STERLING, KY**

MT. STERLING, KY – 2 TENANT BUILDING

2,289 Available FOR LEASE



500 Indian Mound Drive, Mt. Sterling, KY 40353

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Lowe's, Dollar Tree, T-Mobile, Walmart, JC Penney

New 2-tenant building in front of Lowe's and across from Walmart Supercenter Mt. Sterling is a county-seat market just east of Lexington, Kentucky Restaurant space with drive-through and patio Offers co-tenancy with new T-Mobile store Easy access from Interstate 64

**NORTH OLMSTED, OH**

FORMER SEARS – GREAT NORTHERN MALL, N OLMSTED, OH

179,216 SF FOR SALE



5000 Great Northern Mall, North Olmsted, OH 44070

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

Nearby retail: Great Northern Mall, Macy's, Dillard's, Target, Home Depot, Dick's Sporting Goods, Walmart, JC Penney, GFS

Former Sears building, anchor to Great Northern Mall in major retail corridor. Site includes Harry Buffalo ground lease and potential for several additional outlots.

**SHARONVILLE**

NEW KROGER SHADOW-ANCHORED DEVELOPMENT – +/-1.6 ACRES LAND

+/- 1.6 Acres LAND for LEASE or BUILD-to-SUIT



Lebanon Road and Fields Ertel Road, Cincinnati, OH 45241

Contact Agent

Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1

Nearby retail: Kroger, Gabe's, Walgreens and Starbucks coming soon

Development opportunity remaining. Join Starbucks and Pacific Dental. Shadow-anchored by newly remodeled Kroger. Signalized access. Tremendous exposure to high traffic counts numbers.

**SHARONVILLE**

NEW KROGER SHADOW-ANCHORED DEVELOPMENT – 1,600 SF IN 2 TENANT BUILDING

1,600 SF Available in 2 Tenant Building FOR LEASE



Lebanon Road and Fields Ertel Road, Sharonville, OH 45241

Contact Agent

Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1

Nearby retail: Kroger, Gabe's, Walgreens and Starbucks coming soon  
 Development opportunity remaining. Join Starbucks and Pacific Dental. Shadow-anchored by newly remodeled Kroger. Signalized access. Tremendous exposure to high traffic counts numbers.

**SOUTH LEBANON, OH**

PAVILION AT RIVERS CROSSING

Highway Visible Land Available



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

Contact Agent for Price

Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1

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

**SPRINGDALE**

FORMER SEARS BUILDING – TRI-COUNTY MALL, SPRINGDALE, OH

286,700 SF on 16.3 Acres FOR LEASE



300 E Kemper Road, Springdale, OH 45246

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Sam's Club, Costco, Target, Lowe's, Ross and TJ Maxx  
 Former Sears store and Sears Auto Center available for lease. Located in one of Cincinnati's major retail and logistics corridors. Convenient access to Interstates 75 and 275. Large number of rooftops in 5 and 10 mile radius.

**SPRINGFIELD, OH**

FORMER SEARS – UPPER VALLEY MALL, SPRINGFIELD, OH

96,860 SF on 13.539 Acres FOR SALE



1475 Upper Valley Pike, Springfield, OH

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Upper Valley Mall, Dunham's Sports, Kroger, Kohl's Walmart  
 Sears parcel includes former Sears and stand-alone Sears Auto. Conveniently located near US Routes 68 and 40. Just 5 minutes from I-70. Approximately 25 miles from downtown Dayton and 50 miles from Columbus.

**STRONGSVILLE, OH**

FORMER SEARS – STRONGSVILLE, OH

167,400 SF on 15.8 Acres FOR SALE



17271 Southpark Center, Strongsville, OH 44136

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: SouthPark Mall, Macy's, Kohl's, Costco, Cinemark, Target  
 Former Sears building, anchor to SouthPark Mall. Just off Interstate 71 / Royalton Rd. interchange. Strong retail corridor in growing suburban market. Convenient access to downtown Cleveland, OH (20 miles) and Akron, OH (30 miles).



1855 Wyandot Avenue, Upper Sandusky, OH 43351

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Walmart, Arby's, Wendy's, Bob Evans and Taco Bell

Pad sites located in front of Walmart Supercenter built in 2005. In-place access agreements with Walmart. Full-access ingress and egress at signalized intersection. Each outlot can be developed with a single tenant 8,000 sf building ideal for office, retail, and/or restaurant uses.

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



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