



**FEBRUARY 2020**  
**TWO NEW LISTINGS**

Properties are listed alphabetically by trade area.

**CURRENT PROPERTY LISTINGS**

**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.

**BEAVERCREEK**

**GREENE CROSSING**

1,584 -16,300 SF Available for LEASE



4388 Indian Ripple Road, Beavercreek, OH 45440

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: At Home, Raising Cane's, Starbucks, and at "The Greene": Books A Million, 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.

**BLUE ASH**

**BLUE ASH COMMONS**

3,548 SF Available FOR LEASE



4100 Hunt Road, Blue Ash, OH 45236

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

**CELINA, OH**

**HARBOR SQUARE, CELINA, OH**

1.3 and 1.89 Acres Available



1950 Haveman Road, Celina, OH 45822

Negotiable

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Co-tenants: Menards, Walmart and Marshall's.  
2 Outlots available. Also pre-leasing for new-build opportunities.

CENTERVILLE CENTERVILLE SHOPPES 1,400 SF



9130 Dayton Lebanon Pike, Centerville, OH 45458

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Sherwin Williams, Kroger Marketplace, Restoration Hardware Outlet and Centerville Place Redevelopment High profile center on major thoroughfare and in one of Centerville's primary retail corridors. Directly across from 147,000 SF Kroger Marketplace, the largest in the region, and the new \$146 million Centerville Place redevelopment project. Excellent visibility with direct frontage on SR 48.

CINCINNATI, OH KINGS CENTER LAND 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

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.

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 DELCO PLAZA SHOPPING CENTER 3,096 SF Outparcel | Up to 8,019 SF Endcap Available FOR LEASE



8750 - 8802 Colerain Avenue, Cincinnati, OH 45251

Contact Agent for Price

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

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

APOLLO SHOPPING CENTER

1,200 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. Elemental Yoga Studio operating but available. Ownership open to combining / demising as appropriate.

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)

CINCINNATI, OH

DAYLIGHT DONUTS PROPERTY IN CLIFTON – CONFIDENTIAL

1,275 SF



202 W. McMillan Street, Cincinnati, OH 45219

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby tenants include: Chipotle, Starbucks, Panera, Amazon, Raising Cane's, Keystone, Urban Outfitters, DiBella's, The Brass Tap, Waffle House  
CONFIDENTIAL - Do Not Enter Premises or Interact with Existing Tenant's Employees. 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 11,000 employees.

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

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.

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 NORMANDY SQUARE WEST 1,600 to 7,800 SF Available FOR LEASE - 4 Buildings / 5 Spaces



431 Miamisburg Centerville Road, Dayton, OH \$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 \$400K

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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

EATON, OH PREBLE CROSSING, EATON, OH 2.5 Acres Outlot Available FOR LEASE and FOR SALE



100 A Washington Jackson Road, Eaton, OH 45320 Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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

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



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 TWP. PRINCETON ROAD AND GILMORE ROAD OUTLOT Contact Agent



Princeton Rd & Gilmore Rd, Fairfield Twp, OH 45011 Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Menard's, Target, Kohl's Bridgewater Falls SC  
Monument sign panel available. Located in Fairfield Twp., a fast-growing suburb of Cincinnati metro, and less than 3 miles east of Hamilton, OH. Site is perfect for various retail, medical and office uses.

**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.

**FLORENCE, KY****VILLAGE AT THE MALL OUTLOT****+/- 3,500 SF / 1 Acre Available**

7654 Mall Road, Florence, KY 41042

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Co-tenants: Pier 1 Imports, Dollar Tree, Party City, Honeybaked, The Tile Shop, Sprint

**FRANKFORT, KY****FRANKFORT, KY PROPERTY****Up to 3.8 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  
 Nearby retail includes: Dick's Sporting Goods, Pier 1 Imports, Michaels, Kohl's, TJ Maxx and Starbucks

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

2801 Wilmington Pike, Kettering, OH 45419

\$8 - \$12 NNN

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Frisch's, GFS, Big Lots, CVS, Burger King, Sonic and McDonald's  
 In high-profile Kettering suburb of Dayton, OH. Restaurant end-cap available 1/31/2020 - Can be demised Street frontage and visibility from high-traffic Wilmington Pike, 18,500 ADT (ODOT 2018). 10,160 SF Building For Sale - Contact agent for sale price.

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

2687 N Memorial Drive, Lancaster, OH 43130

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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

LIBERTY TWP., OH

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., 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

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., OH

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.

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.

**OHIO****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

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.

**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

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



Lebanon Road and Fields Ertel Road, Sharonville, OH 45241

Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1

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

Shadow-anchored by newly remodeled Kroger. Signalized access. Tremendous exposure to high traffic counts numbers.

**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

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 0.96 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.

**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., OH****O'CHARLEY'S RESTAURANT AND BAR - LEASED****LEASED**

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.

**WILMINGTON, OH****WILMINGTON SQUARE - WILMINGTON, OH****1.25 Acre Outlot Available FOR SALE or 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.