



513.489.3343

edgegp.com

128 East Second Street, Suite B
Covington, KY 41011



JUNE 2019

ONE NEW LISTING

Properties are listed alphabetically by trade area.

CURRENT PROPERTY LISTINGS

BLUE ASH COMMONS

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

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

\$300K and \$425K

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.



CINCINNATI, OH

DELCO PLAZA SHOPPING CENTER

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

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

FORMER JIFFY LUBE | CONFIDENTIAL LISTING

2,316 SF FOR SALE - CONFIDENTIAL

1148 W. Kemper Road, Cincinnati, OH 45240

\$230,000

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby national retailers: Kroger, Walmart, Home depot and Cracker Barrel.

CONFIDENTIAL-Do not call or visit without permission. Located less than 1/4 mile from the civic center of Forest Park, OH and just east of high-traffic Winton Road. Outlot to Promenade Plaza Shopping Center. Less than 1 mile from Interstate 275.



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.**

1,250 SF+ Available FOR LEASE - 7 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**REDEVELOPMENT SITE-OUTLOT OPPORTUNITY AVAILABLE – MIAMISBURG, OH**

3,500 SF +/- Proposed Pad Available FOR LEASE



2859 Miamisburg Centerville road, Miamisburg, oh 45342

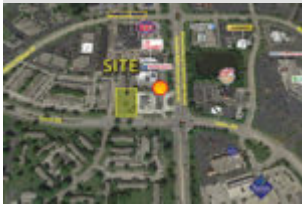
Contact Agent

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**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**

83,088 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 tenants: 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 OUTLOTS (2) 1+/- Acre Outlots Available FOR SALE



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

\$400K per parcel

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby tenants: Kohl's, Menards, Ashley Furniture, Tractor Supply.
One outlot under contract; one remaining.

EASTGATE EASTGATE VILLAGE SHOPS 1,667 and 4,083 SF Available FOR LEASE



775 Eastgate South Drive, Cincinnati, OH 45245

\$12-\$14 / SF + \$3.75/ SF NNN

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.

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.

MILFORD, OH MILFORD STRIP CENTER 1,361 SF and 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 retailers include: The Home Depot, Kohl's, Meijer, Chase and O'Charley's.
Both spaces available are endcaps: Former Starbucks and former Orange Leaf with patio. 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

MONFORT HEIGHTS MONFORT HEIGHTS RETAIL / OFFICE BUILDING Up to 2,344 SF Available



5501 Cheviot Rd, Cincinnati, OH 45247 \$15/SF NN

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retailers include: Kroger, Sam's Club, Petco, Dunkin Donuts, Walgreens, McDonald's and T Mobile
Freestanding building in low vacancy retail corridor. Located across from Kroger and 1/2 mile from Sam's Club. New owner open to building upgrades. Less than 1/2 mile to Interstate 74 exits.

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 Up to 9,600 SF Multi-tenant Building



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.

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

1 Acre Available



545 Conestoga Pkwy., Shepherdsville, KY 40165

\$525,000

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.

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**

0.87 Acres FOR SALE or FOR LEASE



1840 US 36, Urbana, OH 43078

\$50K / Acre

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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

WEST CHESTER TWP.**O'CHARLEY'S RESTAURANT AND BAR | CONFIDENTIAL LISTING**

6,896 SF on 1.514 Acres Available



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

Contact Agent

Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1

Lowe's anchored development / Neighboring businesses: Meijer, Aldi, Fifth Third Bank
 CONFIDENTIAL - PLEASE USE DISCRETION - Existing Restaurant still in Operation! 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.

WEST CHESTER, OH

FORMER STEAK 'N SHAKE TYLERSVILLE ROAD - UNDER CONTRACT!

3,630 SF on 1.116 Acres UNDER CONTRACT



7876 Tylersville Square Drive, West Chester, OH 45069

\$725,000 or \$60,000 Net/ Year

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

Nearby tenants: O'Charley's, 5/3rd Bank, Sears Hardware. UNDER CONTRACT. Freestanding restaurant in desirable West Chester. Outlot to Lowe's - anchored development across I-75 from Voice of America Shopping Center. Excellent 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, for additional listing information.128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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