



513.489.3343

edgegp.com

128 East Second Street, Suite B
Covington, KY 41011



DECEMBER 2021 ONE NEW LISTING

Properties are listed alphabetically by trade area.

CURRENT PROPERTY LISTINGS

OPPORTUNITY IN NORTHERN KENTUCKY

3,000 SF on 0.38 Acres Available FOR LEASE



7503 Woodspoint Drive, Florence, KY 41042

Contact Agent

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

Nearby retail: Home 2 Suites, Raising Cane's, Red Robin, Ashley Furniture, City Barbecue and Mattress Firm
Lot Size: 0.38 Acres w/ 152' of Frontage on Burlington Pike (KY -18). Zoning: C-3 / PD / HDO. Pylon signage available. Strong working, and residential population. Located in the region's fastest growing city/county. Immediate access to I-71 / I-75. High growth commercial area a few miles from CVG International Airport.

BEAVERCREEK

GREENE CROSSING

1,584 - 33,000 SF 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 & 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.

CENTERVILLE, OH

CENTERVILLE SHOPPES

1,400 - 2,800 SF AVAILABLE



9130 Dayton Lebanon Pike, Centerville, OH 45458

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Kroger Marketplace, Restoration Hardware Outlet, Sherwin Williams, Pet Supplies Plus
Former restaurant space (2,800 SF divisible) and salon (1,511 SF). High profile center on major thoroughfare and in one of Centerville's primary retail corridors.

CINCINNATI, OH

NORTHGATE OUTLOT SHOPS

2,763 FOR LEASE



9709-9727 Colerain Avenue, Cincinnati, OH 45251

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

CINCINNATI, OH

NORTHERN LIGHTS DISTRICT – RETAIL BUILDING & LAND – UNDER CONTRACT

UNDER CONTRACT -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 – LEASE PENDING

LEASE PENDING - 2,064 SF Available FOR LEASE



867 Eastgate N Drive, Cincinnati, OH 45245

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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

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.

DAYTON, OH

CORNERS AT THE MALL

1,200 - 23,057 Available FOR LEASE



117-249 N Springboro Pike, Dayton, OH 45449

Contact Agent

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

Nearby retail: Cinemark, Dayton Mall, Lowe's, The Home Depot, Macy's, Dick's Sporting Goods.
 Located across from Dayton Mall. Great access to I-75 and I-675. Join strong retailers Aldi, Ollie's Bargain Outlet and Barton's Home Outlet.

DUBLIN, OH

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

149,310 SF on 9.22 Acres FOR SALE

SEARS DISPOSITION

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

1 Acre Remaining 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.

FISHERS, IN

FISHERS, INDIANA – LAND / OUTLOTS

Redevelopment Opportunity - 5.31 Acres



13095 Publishers Drive, Fishers, IN 46038

Contact Agent

Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1

Nearby retail: Walmart, CVS, Graeter's, City Barbecue, Dairy Queen, Arby's
 Located at signalized intersection. Strong residential and daytime demographics. Liberal C-PUD Zoning, which includes all C-2 and C-3 uses. Listed with Tom Niessink of Niessink Commercial Real Estate, Indianapolis, IN.

FLORENCE, KY

VILLAGE AT THE MALL – INLINE SPACE

4,800 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.
 Strong national tenancy in the heart of the Florence retail corridor. My Salon Suite planning to open in 2021. Retailers in the corridor: Florence Mall, Macy's, Kroger Marketplace, Costco, and TJ Maxx.

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.

KETTERING, OH**KETTERING CROSSING**

1,400 SF - 1,863 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. Facade renovations commencing late 2021. 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.

KINGS MILLS, OH**NEC OF KINGS MILLS ROAD & COLUMBIA ROAD PROPERTY**

4.5775 Acres for Development



NEC Kings Mills Road and Columbia Road, Kings Mills, oh 45034

Contact Agent

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

Area traffic generators: Kings Island, Camp Cedar, Mercy Health, Kroger, Great Wolf Lodge, Lindner Family Tennis Center, Western Southern Open
 Adjacent to the new \$156 million, 157,000 SF, 60 bed Mercy Hospital Medical Complex. Development opportunity for retail, medical, multi-family and transitional.

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.

LIBERTY TWP., OH

LIBERTY COMMONS SHOPPING CENTER – FULLY LEASED

FULLY LEASED



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!

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

SHARONVILLE

NEW KROGER SHADOW-ANCHORED DEVELOPMENT - +/-1.2 ACRES LAND

+/- 1.2 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

Anchors: 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.

SPRINGBORO, OH

SPRINGBORO PIKE REDEVELOPMENT OPPORTUNITY

0.5 - 4.5 Acres (Multiple Outlots) Available FOR LEASE or B-T-S



9393 N Springboro Pike, Miamisburg, OH 45342

Contact Agent

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Nearby retail: Field & Stream, Kroger, Kohl's TJ Maxx and HomeGoods
 Located just north of Austin Landing and surrounded by new development. Strong residential and daytime demographics, Full access at 2 signalized intersections. Total intersection volume at N Springboro Pike and Spring Valley Pike over 25,000 ADT.

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).

UPPER SANDUSKY, OH

UPPER SANDUSKY RETAIL OUTLOTS

3 Separate 1 Acre +/- Outlots FOR SALE



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, for additional listing information.128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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