







MARCH 2019

TWO NEW LISTINGS

Properties are listed alphabetically by trade area.

CURRENT PROPERTY LISTINGS

<p>CELINA, OH</p> 	<p>HARBOR SQUARE, CELINA, OH</p> <p>1950 Haveman Road, Celina, OH 45822</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>Co-tenants: Menards, Walmart and Marshall's.</p>	<p>1.3 and 1.89 Acres Available</p> <p>\$300K and \$425K</p>
<p>CINCINNATI, OH</p> 	<p>DELCO PLAZA SHOPPING CENTER</p> <p>8750 - 8802 Colerain Avenue, Cincinnati, OH 45251</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <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>	<p>Up to 8,019 SF Available FOR LEASE</p> <p>Contact Agent for Price</p>
<p>CINCINNATI, OH</p> 	<p>FORMER JIFFY LUBE CONFIDENTIAL LISTING</p> <p>1148 W. Kemper Road, Cincinnati, OH 45240</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>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.</p>	<p>2,316 SF FOR SALE - CONFIDENTIAL</p> <p>\$299,000</p>
<p>CINCINNATI, OH</p> 	<p>SYMMES SQUARE - SYMMES TWP.</p> <p>8675 Fields Ertel Road, Cincinnati, OH 45249</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>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.</p>	<p>1,250 SF+ Available FOR LEASE - 7 Spaces & 1 Outlot</p> <p>Reasonable Rates Available</p>

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.

COLERAIN TWP., OH**SEARS DISPOSITION - COLERAIN TWP., OH**

182,710 SF Building on 12.578 Acres Available FOR SALE



SEARS DISPOSITION - COLERAIN TWP., OH

9505 Colerain Avenue, Cincinnati, OH 45251

\$3,000,000

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

Property Format: Sears and Sears Auto. Zoning: PD-B (Commercial). Parking Spaces: Approximately 840. Year Built: 1971. Anchor to Northgate Mall. Store recently closed (November 2018). Access from signalized intersections on Colerain Avenue and Springdale Road. Monument signage on Colerain Avenue.

COLUMBUS, OH**SEARS DISPOSITION - EASTLAND MALL, COLUMBUS, OH**

225,882 SF Building and 28,384 SF Auto Center on 16.713 Acres FOR SALE



SEARS DISPOSITION - COLUMBUS, OH

2765 Eastland Mall, Columbus, OH 43232

\$1,900,000

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

Property Format: Sears, Sears Auto. Zoning: C-4. Parking Spaces: Approximately 904. Year Built: 1968. Located in Southeast Columbus Metro Area. Signalized access. Large footprint available for redevelopment.

DAYTON, OH**NORMANDY SQUARE WEST**

83,088 SF Available FOR LEASE - 4 Buildings / 5 Spaces



431 Miamisburg Centerville Road, Dayton, OH

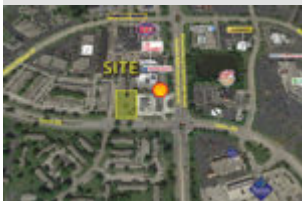
Contact Agent for Price

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.

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 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).

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.

DUBLIN, OH

SEARS DISPOSITION – DUBLIN, OH

10,068 SF Building on 1.68 Acres FOR SALE



4975 Tuttle Crossing Blvd., Dublin, OH 43016

\$4,450,000

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

Property Format: Redeveloped Sears Auto. Zoning: LC-4. Parking Spaces: 67. Year Built: 1996, Renovated 2017. National tenants with longer term leases and in-place NOI.
 Located at signalized intersection. Currently 75% + occupancy (2,250 sf available). Approximately 8 million sf of office in immediate trade area.

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



100 A Washington Jackson Road, Eaton, OH 45320

\$50K / Acre

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 2.08 Acres Available



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.

LEBANON, OH FORMER LEE'S CHICKEN 2,104 SF Building on 0.55 Acres FOR SALE



576 Columbus Avenue, Lebanon, OH 45036 Sale Price: \$249,000 | Price / SF: \$118.77

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Neighboring retailers include: Kroger, Walmart, Dairy Queen, Hot Head Burritos and CVS.
Plans previously approved for new restaurant with exterior seating. Approximately 30 parking spaces on-site. New roof and other recent repairs. Centrally located between Cincinnati and Dayton.

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

LIBERTY TWP. 6285 AND 6287 CINCINNATI DAYTON ROAD 2.5+ Acres Total Available FOR SALE



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

\$329,000 and \$369,000

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Walgreen's, UDF.

1.13 Acre and 1.38 Acre lots located in fast growing Liberty Twp. 2 miles north of new Liberty Center development.

LOUISVILLE, KY LOUISVILLE, KY – SHEPHERDSVILLE ROAD AND FERN VALLEY ROAD OUTLOT 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 SEARS DISPOSITION – MIDDLETOWN, OH 70,005 SF Building on 7.0 Acres FOR SALE



SEARS DISPOSITION - MIDDLETOWN, OH

3457 Towne Blvd, Middletown, OH 45005

\$1,000,000

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

Property Format: Sears, Sears Auto. Zoning: B-2 (Business). Parking Spaces: Approximately 310. Year Built: 1976. Proximity to the Interstate 75 and the Roosevelt Blvd. / State Route 122 Interchange. Proximity to Atrium Medical Center and new Kettering Health Hospital.

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

Contact Agent for Price

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.

MONROE, OH

640 GARVER ROAD, MONROE, OHIO LAND

4.725 Acres Available FOR SALE



640 North Garver Road, Monroe, OH 45050

\$1,450 000

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby Amenities: Cincinnati Premium Outlets, Miami Valley Gaming, Trader's World, Treasure Aisles Flea Market.

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

Contact Agent

Patrick Reynolds / preynolds@edgegp.com / 513.489.3343 x6

Nearby Retail: Lowe's, Kroger Anchored Center.

SOUTH LEBANON, OH

PAVILION AT RIVERS CROSSING

ONE 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
Outlots available on both sides of SR 48.

STRONGSVILLE, OH

SEARS DISPOSITION – STRONGSVILLE, OH

167,400 SF Building ON 15.8 Acres FOR SALE

SEARS DISPOSITION - STRONGSVILLE, OH

17271 Southpark Center, Strongsville, OH 44136

Contact Agent for Price



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

Property Format: Sears. Zoning: Retail, General. Parking Spaces: 1,167. Year Built: 1996. Located in the heart of the Salem Avenue retail corridor. Numerous rooftops to the north and east. Easy access from Interstate 70.

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.

TROTWOOD, OH

SEARS DISPOSITION – TROTWOOD, OH

125,184 SF Building on 15.8 Acres FOR SALE

SEARS DISPOSITION - TROTWOOD, OH

5200 Salem Ave. 5200 Salem Ave. Trotwood, OH 45426, Trotwood, OH 45426

\$400,000



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

Building Size: 125,184 SF - Full Line Sears and Sears Auto combined. Zoning: R-B (Regional Business). Parking Spaces: Approximately 900. Year Built: 1967.

URBANA, OH

URBANA COMMONS, URBANA, OH

2.0 Acre Outlot Available 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

WASHINGTON COURTHOUSE, OH

SEARS DISPOSITION – WASHINGTON COURTHOUSE, OH

1.38 Acres of Land FOR SALE

SEARS DISPOSITION - WASHINGTON COURTHOUSE, OH

1650 Columbus Avenue, Washington Courthouse, OH 43160

\$65,000



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

Property Format: Kmart. Zoning: B-3 General Business District. Commercial land in strong retail corridor. Strong traffic counts on Columbus Avenue. Adjacent to Tractor Supply store.

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.

WEST CHESTER, OH

MILANO'S, WEST CHESTER TWP.

7,000 SF Available FOR LEASE



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.

Freestanding building in desirable West Chester, OH. Single tenant or potential multi-tenant building. 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

\$50K / Acre

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Co-tenants: Walmart, Maurices, Anytime Fitness, Game Stop

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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