



513.489.3343

edgegp.com

128 East Second Street, Suite B
Covington, KY 41011



MAY 2022

ONE NEW LISTING

Properties are listed alphabetically by trade area.

CURRENT PROPERTY LISTINGS

BEAVERCREEK

GREENE CROSSING

1,800 - 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.

BLUE ASH

BLUE ASH COMMONS

2,339 SF Available for LEASE



4100 Hunt Road, Blue Ash, OH 45236

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Co-tenants: Kroger, Big Lots, Pet Supplies Plus and Kohl's
Great visibility and access from Ronald Reagan Cross County Highway (SR 26). Kroger anchored center with freestanding Target across Ronald Reagan Cross County Highway. Less than 5 minutes from Interstate 71, and less than 10 minutes from Interstate 75.

CINCINNATI, OH

NORTHGATE OUTLOT SHOPS

1,512 - 4,275 SF 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 - SOLD!

5,632 SF on 1.07 Acres - SOLD!



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 – FULLY LEASED**

2,064 SF Available - FULLY LEASED



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**WEST TOWN CENTRE – GROUND FLOOR RETAIL**

Up to 66,784 SF Available FOR LEASE or SALE



6290 Glenway Avenue, Cincinnati, OH 45211

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Area retailers include: The Home Depot, Target, Bob Evans, PetSmart, Kroger, Ulta and TJ Maxx
Ground floor of former Dillard's in Western Hills available for lease or sale. Building under full renovation. Potential to demise to smaller suites as desired. Located in the heart of the Western Hills retail corridor.

DAYTON, OH**CORNERS AT THE MALL**

6 Spaces: 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 Ollie's Bargain Outlet, Enson Market and Barton's Home Outlet.

DAYTON, OH**FORMER ELDER BEERMAN AT DAYTON MALL**

227,070 SF on 15.62 Acres FOR SALE



2700 Miamisburg Centerville Road, Dayton, OH 45459

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Dayton Mall co-tenancy: Macy's, Dick's Sporting Goods, JC Penney, Morris Furniture and Ulta
Two-story former department store and land available for sale. Large site with prime visibility and access to I-75 and I-675. Attached to Dayton Mall in the high-traffic south Dayton retail corridor. Dayton Mall co-tenancy: Macy's, Dick's Sporting Goods, JC Penney, Morris Furniture and Ulta.

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.

FAIRFIELD, OH PLEASANT AVE., FAIRFIELD, OH – LAND AVAILABLE 24.1 + Land Available FOR SALE



NWC Pleasant Ave. & John Gray Rd., Fairfield, OH 45014

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retailers: Kroger, Walgreens, CVS, Marco's Pizza, Dollar Tree, Dollar General, True Value and Speedway
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 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

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.

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.

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**

1,863 SF FOR LEASE - Last Space Remaining



2801 Wilmington Pike, Kettering, OH 45419

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 completed late 2021. Street frontage and visibility from high-traffic Wilmington Pike, 31,100 ADT (MVRPC 2018).

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**

2.8+ Acres



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**

.7249 Acres FOR SALE or LEASE




6780 Roosevelt Pkwy, Middletown, OH 45005

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Kroger, Kohl's, Planet Fitness, Lowe's, Gabe's and Burlington
 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.


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 - now open
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 – +/-1.2 ACRES LAND +/- 1.2 Acres LAND for LEASE or BUILD-to-SUIT

 Lebanon Road and Fields Ertel Road, Cincinnati, OH 45241 Contact Agent

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Nearby retail: Kroger, Gabe's, Walgreens and Starbucks - now open
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

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

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.

WILMINGTON, OH

NNN LEASED RESTAURANT FOR SALE

6,549 SF FOR SALE



1587 Rombach Avenue, Wilmington, OH 45177

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retailers: Walmart, Kettering Health Network, Tractor Supply, Burkes and Ollies Outlet
NNN leased restaurant property in the heart of the Wilmington retail corridor. Located directly on high-traffic Rombach Ave (US 22) in front of Rombach Shopping Center, across from new Kettering Health facility (under construction). 10% rent increase in January 2023 brings cap rate to 8.8%.

Please visit our website, edgegp.com, for additional listing information.



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