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128 East Second Street, Suite B
Covington, KY 41011













OCTOBER 2025 FOUR NEW LISTINGS






Properties are listed alphabetically by trade area.






CURRENT PROPERTY LISTINGS






BEAVERCREEK, OH	BEAVERCREEK RESIDENTIAL LAND	17 Acres FOR SALE
	2555 Grange Hall Road, Beavercreek, OH 45431 Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5 Area Traffic Generators: The Mall at Fairfield Commons, Wright-Patterson Air Force Base, Premier Health Miami Valley Hospital. Residential land site available in fast-growing Beavercreek, OH. Located in highly-regarded Beavercreek City School District. Less than 10 minute drive to Wright Patterson Air Force Base, Wright State University, and Mall at Fairfield Commons. Easy access via Interstate 675 to jobs throughout Dayton, OH metro.	Contact Agent
BEAVERCREEK, OH	GREENE CROSSING	1,900 SF and 2,099 SF Available FOR LEASE
	4388 Indian Ripple Road, Beavercreek, OH 45440 Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5 Surrounding retailers include: At Home. Starbucks, Raising Cane's, The Greene and Von Maur. Regional shopping center anchored by At Home. Junior anchors, On Par Entertainment and Vital Combat Team, opened in 2023. Conveniently located directly off I-675. Across from "The Greene" lifestyle center, which receives 4.7+ million annual visitors.	Contact Agent
BELPRE, OH	FORMER RITE AID AVAILABLE	11,918 SF on 1.81 Acres FOR LEASE
	201 Washington Blvd., Belpre, OH 45714 Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5 Surrounding retailers include: Kroger, CVS, Dollar General, Dollar Tree and Family Dollar. Former Rite Aid available at prominent, signalized intersection in Belpre, OH. Located at the entryway to Belpre from Parkersburg, WV. Washington Blvd. is the main retail corridor in Belpre, and site is just ½ mile from a high-traffic Kroger store.	Contact Agent






BLUE ASH 	I-71 & PFEIFFER ROAD LAND – UNDER CONTRACT <div>1.3 Acres - UNDER CONTRACT</div> <div>5900 Pfeiffer Road, Cincinnati, OH 45242</div> <div>Contact Agent</div> <hr/> <div>Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1 or Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</div> <hr/> <div>Major traffic generators: Ursuline High School, Tri Health and Summit Park. HIGH PROFILE PAD SITE LOCATED DIRECTLY OFF INTERSTATE 71 AT SIGNALIZED INTERSECTION. Great visibility and access. Over 33,000 cars/day on Pfeiffer Road. Strong household incomes.</div>
CINCINNATI, OH 	EVENDALE COMMONS OUTLOT <div>Up to 6,000 SF / 1+ Acre Available - LEASE or BUILD-TO-SUIT</div> <div>10261 Reading Road, Cincinnati, OH 45241</div> <div>Contact Agent</div> <hr/> <div>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</div> <hr/> <div>Surrounding retailers: Menard's, Walmart and Aldi. Prime development site at signalized corner in front of Walmart and Menards. Ground-lease and build-to-suit opportunities available for restaurant, retail, or medical users. Evendale is in the Cincinnati OH MSA, just 15 miles north of downtown Cincinnati. Easy access to Interstates 75 and 275.</div>
CINCINNATI, OH 	OHIO PIKE PROPERTY <div>11,653 SF, 2.92 Acres Available FOR SALE or LEASE</div> <div>665 Ohio Pike (SR 125), Cincinnati, OH 45245</div> <div>Available FOR SALE or LEASE</div> <hr/> <div>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</div> <hr/> <div>Nearby retail: Lowe's, Barton's Home Outlet, Walgreens, Family Dollar, Take Five and UDF. CONFIDENTIAL Former buffet restaurant now used as medical office. Ownership open to, sale, leasing existing building, or ground lease for new construction. Oversized lot with rare cross-access frontage road and multiple means of egress. Terrific location on “going home” side of very-high traffic SR 125 in Union Township.</div>
CINCINNATI, OH 	WEST TOWN CENTRE – GROUND FLOOR RETAIL <div>20,000 - 40,000 SF Available FOR LEASE</div> <div>6290 Glenway Avenue, Cincinnati, OH 45211</div> <div>Contact Agent</div> <hr/> <div>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</div> <hr/> <div>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. Building recently renovated. Located in the heart of the Western Hills retail corridor.</div>
DAYTON, OH 	MAD RIVER STATION <div>1,512 - 10,346 SF Retail Space Available FOR LEASE</div> <div>2661-2777 Miamisburg-Centerville Road, Miami Twp., OH 45459</div> <div>Contact Agent</div> <hr/> <div>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</div> <hr/> <div>Area Traffic Generators: Dayton Mall, Macy's, JC Penney, Dick's SG, Walmart, Target, Ross, Aldi and Cinemark. New ownership planning renovations! Centrally located in the heart of the Miamisburg-Centerville trade corridor, with over 31,000 cars passing the site daily. New tenants Golf Galaxy and Skechers (opened 2025) and Bank of America opening soon Easy access to Interstates 75 and 675.</div>

DAYTON, OH	ANCHOR BOX AT DAYTON MALL	227,070 SF on 15.62 Acres Available For Lease
	2700 Miamisburg Centerville Road (SR 725), Dayton, OH 45459	Contact Agent
	Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5	
	Retail in Market: Dayton Mall, Macy's, Dick's SG, JC Penney, Target, Walmart, Menard's. 227,070 SF on 2 Floors in Dense & Affluent Pocket of Dayton, OH. New Ownership Planning Facade Renovations. Prime Visibility on Springboro Pike (30+K ADT) and Easy Access to I-75 (118K ADT) and I-675 (62K ADT). 1,501 Feet of Frontage on 741/Springboro Pike. Dayton Mall - 4.6M Visits per Year.	
DAYTON, OH	SHOPS OF OAKWOOD	2 Spaces: 1,622 SF and 2,647 SF Available FOR LEASE
	2412-2524 Far Hills Avenue, Oakwood, OH 45419	Contact Agent
	Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5	
	Strong co-tenancy and traffic generators include: Dorothy Lane Market, Graeter's, Chico's, Talbot's and Starbucks. Prominent end-cap and in-line spaces available. Located in the heart of downtown Oakwood, on Far Hills Avenue (SR 48). Oakwood is a dense, high-income neighborhood just 4 miles south of downtown Dayton, and 2 miles south of the University of Dayton.	
DAYTON, OH	PINEWOOD PLAZA	3 Spaces and Pad Site Available FOR LEASE
	1024 South Smithville Road, Dayton, OH 45403	Contact Agent
	Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5	
	Surrounding retailers include: Kroger Marketplace, Cato, Dollar General, Family Dollar and McDonald's. Former Kroger store, 46,646 SF with high ceilings. Outparcel also available for ground lease. Co-tenancy with Family Dollar, CATO Fashions, Ohio BMV, and Metro by T-Mobile. Located less than 10 minutes from downtown Dayton, and the University of Dayton, directly off US Route 35.	
DAYTON, OH	SPRINGBORO PIKE REDEVELOPMENT OPPORTUNITY	Up to 3.5 Acres (Multiple Outlots) Available FOR LEASE or B-T-S
	9393 N Springboro Pike, Miami Twp., OH 45342	Contact Agent
	Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5	
	Nearby retail: 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. Over 26,000 ADT on N Springboro Pike.	
DAYTON, OH	CORNERS AT THE MALL	5 Spaces: 3,447 - 25,584 SF Available FOR LEASE
	117-249 N Springboro Pike, Miamisburg, OH 45449	Contact Agent
	Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5	
	Nearby retail: Cinemark, Dayton Mall, Lowe's, The Home Depot, Macy's and Dick's Sporting Goods. Located across from Dayton Mall. Great access to I-75 and I-675. Join strong retailers Ollie's Bargain Outlet and Boot Barn. Over 1 million customer visits per year (Placer.ai data).	

<p>FAIRFIELD, OH</p> 	<p>PLEASANT AVE., FAIRFIELD, OH-UNDER CONTRACT 24.1 Acres UNDER CONTRACT</p> <p>NWC Pleasant Ave. & John Gray Rd., Fairfield, OH 45014 Contact Agent</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>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.</p>
<p>FINDLAY, OH</p> 	<p>FINDLAY, OH LAND ALONG I-75 10.46 Acres Available FOR SALE</p> <p>1305 W. Main Cross Street, Findlay, OH 45840 Contact Agent</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>Area Traffic Generators: Fricker's, DQ, Findlay Digital Academy. Rare, large, Interstate-adjacent land site. Great location for retail, restaurant, fuel or hotel operators. Findlay is the largest city and county seat of Hancock County, which has a population of roughly 75,000 people.</p>
<p>FLORENCE, KY</p> 	<p>VILLAGE AT THE MALL - OUTLOT 1 Acre AVAILABLE</p> <p>7600 Mall Road, Florence, KY 41042 Contact Agent</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>Co-tenants: Dollar Tree, Party City, Honeybaked, The Tile Shop and T-Mobile. Strong national tenancy in the heart of the Florence retail corridor. Options include land lease, BTS or tenancy in new two-tenant building.</p>
<p>FLORENCE, KY</p> 	<p>VILLAGE AT THE MALL - INLINE SPACE 4,000 SF AT LEASE & 18,095 SF AVAILABLE</p> <p>7606-7654 Mall Road, Florence, 41042 Contact Agent</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>Co-tenants: Dollar Tree, Original Mattress Firm, DXL, The Tile Shop and Honeybaked. Strong national co-tenancy. Locally managed center with low tenant turnover in the heart of the Florence retail corridor. Rare junior box opportunity (former Party City).</p>
<p>HEBRON, KY</p> 	<p>CONNER SHOPPES 1,164 SF Available FOR LEASE</p> <p>3065 N Bend Rd, Hebron, KY 41048 Contact Agent</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>Nearby retail includes: Kroger, Firehouse Subs, Dollar General, LaRosa's, Verizon and Tire Discounters. Outparcel to high-volume Kroger Marketplace (1.7 million visits per year, per Placer.AI). Over 26,000 cars per day KY 237 and Petersburg Road 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.</p>

KETTERING, OH	WOODMAN PLACE SHOPPING CENTER	3,000 - 25,000 SF Available For LEASE
	3040-3128 Woodman Drive, Kettering, OH 45420	Contact Agent
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Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5		
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Retailers in the corridor: Kettering Health, Kroger, Aldi, Big Lots and Dollar Tree. Junior box and b-shops space available. Located in the heart of Kettering retail trade corridor. Growing corridor with new retailers Chase Bank, Take 5 Oil Change, and City Barbeque. Kroger is ¼ mile north, stand-alone (no B-shops) and is in top 20% of Kroger stores nationally.		
KETTERING, OH	TRIANGLE CENTER	+/- 0.4 Acre Available for LEASE
	4040-4068 Wilmington Pike, Kettering, OH 45440	Contact Agent
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Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5		
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Retailers in the corridor: Meijer, Wendy's, Avis, McDonald's, Ace, Lee's and Dunkin'. Located in the heart of Kettering, directly across from high-volume Meijer store, 1.9 M visits this year, (Placer.ai). Easy access from 3 major roads: Wilmington Pike, Woodman Drive, and Stroop Road. Just 5 minutes from Interstate 675.		
KETTERING, OH	KETTERING CROSSING	1,400 SF Space Available FOR LEASE - LAST SPACE REMAINING
	2801 Wilmington Pike, Kettering, OH 45419	Contact Agent
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Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5		
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Nearby retail: GFS, CVS, Burger King, Sonic and McDonald's. Located in high-profile Kettering suburb of Dayton, OH. Facade renovations completed in 2022. Street frontage and visibility from high-traffic Wilmington Pike, 26,312 ADT (Inrix 2023).		
LIBERTY TWP., OH	PRINCETON ROAD AT SR 747 (NEC) LAND	2 Lots (1.47 and 1.31 Acres) Available FOR LEASE or BUILD-TO-SUIT
	5040 Princeton Road, Liberty Twp, OH 45011	Contact Agent
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Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5		
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Surrounding retailers include: UDF, Marco's Pizza, Casey's, Walgreens, Dunkin'. Located in Liberty Township, at the high-traffic intersection of State Route 747 (Liberty Fairfield Road) and Princeton Road. Directly off State Route 129 (Butler County Veterans Hwy). Liberty Township is a high-income suburb of Cincinnati, OH with the fastest residential growth in the region.		
LIBERTY TWP., OH	LIBERTY TWP. LAND - UNDER CONTRACT	15.181 Acres Available - UNDER CONTRACT
	6784 Hamilton Mason Road, Liberty Twp, OH	Contact Agent
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Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5		
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Major retail area anchors: Liberty Center, Cincinnati Children's Hospital, The Christ Hospital, Kroger, Cabela, Costco and Dillard's. Large residential land site available in fast-growing Liberty Township. Located in highly-regarded Lakota School District (rated #1 in Butler County by Niche). Easy access to Cincinnati, Dayton, and Hamilton via Interstate 75 and State Route 129. Numerous hospitals and retail shopping centers within 10 minute drive.		

<div>LIBERTY TWP., OH</div> 	<div>LIBERTY COMMONS SHOPPING CENTER1,044 SF Retail / Office Space FOR LEASE</div> <div>7302 - 7340 Yankee Road, Liberty Twp, OH 45044Contact Agent</div> <div>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</div> <div>Major retail area anchors include: Liberty Center, Cincinnati Children's Hospital, The Christ Hospital, Kroger, Costco, Dillard's and Cabela's. Co-tenancy with one of the highest trafficked Kroger stores in the Cincinnati / Dayton region. Located in fast-growing Liberty Township, directly off of SR 129 and I-75 interchange with terrific access and visibility from Yankee Road. Strong mix of regional and national tenants.</div>
<div>MAINEVILLE, OH</div> 	<div>SR 48 LAND AVAILABLE+/- 1.1 Acres FOR SALE/LEASE/B-T-S</div> <div>5471 OH-48, Maineville, OH 45039Contact Agent</div> <div>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</div> <div>Area Traffic Generators: Kroger Marketplace, UDF, CVS and Walgreens. Located on State Route 48 in fast-growing Hamilton Township (Warren County, OH). Just north of a newly constructed Kroger Marketplace (opened December 2024). Lot adjacent to Christian Brothers Automotive, now open. High-traffic corridor with strong national retailers.</div>
<div>MAINEVILLE, OH</div> 	<div>MAINEVILLE CROSSING OUTPARCEL+/- 0.5 Acres - SALE/LEASE/B-T-S</div> <div>17 OH-3, Maineville, OH 45039Contact Agent</div> <div>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</div> <div>Area Traffic Generators: Kroger Marketplace, UDF, CVS and Walgreens. Outparcel to Maineville Crossing, a neighborhood shopping center in fast-growing Hamilton Township (Warren County, OH). Just south of a newly constructed Kroger Marketplace (opened December 2024). Annual shopping center visits exceed 680,000, per Placer.AI. Shopping center benefits from 2 access points.</div>
<div>MASON, OH</div> 	<div>KROGER CENTER - INLINE SPACE, KINGS MILLS ROAD1,400 SF - 2,800 SF FOR LEASE</div> <div>5234 Kings Mills Road, Mason, OH 45040Contact Agent</div> <div>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</div> <div>Area Traffic Generators: Kroger, Great Wolf Lodge, King's Island, Camp Cedar, Lindner Tennis Ctr, Mercy Health, Mason Golf Ctr. Inline space available at this Kroger-anchored shopping center at the intersection of Kings Mills Road and SR 741 in Mason, Ohio. Surrounded by high-income households and new residential and commercial development.</div>
<div>MORaine, OH</div> 	<div>OFFICE / WAREHOUSE IN MORaine, OH</div> <div>1944 W Dorothy Lane, Moraine, OH 45439Contact Agent</div> <div>Dan Paxton / dpaxton@edgegp.com / 513.489.3343 x3</div>

<p>SOUTH LEBANON, OH</p> 	<p>PAVILION AT RIVERS CROSSING</p> <p>Up to 23.62 Acres of Highway Visible Land Available</p> <p>SR 48 at I-71 South, South Lebanon, OH 45065</p> <p>Contact Agent for Price</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>Anchors: Target, Kohl's, Lowe's / Co-tenants: TJ Maxx, Five Below, PetSmart, Famous Footwear, Dollar Tree and Starbucks. Up to 23.62 Acres of 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.</p>
<p>SPRINGFIELD, OH</p> 	<p>SPRINGFIELD COMMONS</p> <p>10,426 SF Available for LEASE</p> <p>1501 - 1505 N. Bechtle Avenue, Springfield, OH 45501</p> <p>Contact Agent</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>Surrounding retailers include: Home Depot. NEW OWNERSHIP! Property is immediately off US 68, at the signalized corner of Troy Rd. and N. Bechtle, at the entryway to the main retail corridor in Springfield, OH. Offers co-tenancy with strongest Planet Fitness in the region (500k+ annual visits per Place AI). Lowes, Best Buy and Pet Smart are shadow anchors.</p>
<p>URBANA, OH</p> 	<p>URBANA COMMONS</p> <p>1.02 Acre Outlot Available FOR SALE</p> <p>1840 E US Route 36, Urbana, OH 43078</p> <p>Contact Agent</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>Traffic generators in the area include: Walmart, Memorial Health, Mercy Health Hospital, Kroger and Tractor Supply. Remaining 1.02 acre outlot at Urbana Commons. As the primary daily needs retail center in a captive county seat market, Urbana Commons sees 1.5 million visits/year (per Placer.AI). At entry point to massive (90+ acre) Dugan Place residential development, 500 units with construction starting in 2024.</p>
<p>VANDALIA, OH</p> 	<p>SHOPPES AT NORTHWOODS</p> <p>1,600 SF FOR LEASE</p> <p>796 Northwoods Boulevard, Vandalia, OH 45377</p> <p>Contact Agent</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>Surrounding retailers include: Kroger, El Toro, Pilot Flying J, Dollar Tree, Great Clips and Premier Health. Kroger-anchored center located in the northern suburbs of Dayton, OH metro. Directly off Interstate 75 / Northwoods Blvd. exit. Large pylon signage available on Interstate 75. Approximately 1.4 million customers visit the center every year, per Placer.ai.</p>
<p>WEST CHESTER TWP., OH</p> 	<p>TYLERSVILLE ROAD RESTAURANT</p> <p>6,896 SF Available on 1.514 Acres CONFIDENTIAL</p> <p>7866 Tylersville Square Drive, West Chester Twp., OH 45069</p> <p>Contact Agent</p> <hr/> <p>Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1 or Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>Nearby retail includes: Lowe's, Meijer, The Home Depot, Aldi and VOA Shopping Center. Freestanding restaurant at signalized intersection, Outlot to Lowe's - anchored development. Across from high traffic Meijer (1.81 million visits / year, per Placer.ai). Excellent traffic counts (25,248 ADT on Tylersville Road).</p>

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



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