

f **y** in ⊠ **513.489.3343** edgegp.com

128 East Second Street, Suite B Covington, KY 41011



NOVEMBER 2025 THREE 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

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Area Traffic Generators: The Mall at Fairfield Commons, Wright-Patterson Aire 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.

BEAVERCREEK, OH

SOLA SALONS

GREENE CROSSING

1,900 SF and 2,099 SF Available FOR LEASE

4388 Indian Ripple Road, Beavercreek, OH 45440

Contact Agent

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.

BELPRE, OH

FORMER RITE AID AVAILABLE

11,918 SF on 1.81 Acres FOR LEASE

201 Washington Blvd., Belpre, OH 45714

Contact Agent

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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.



BLUE ASH

I-71 & PEFIFFER ROAD LAND - UNDER CONTRACT

1.3 Acres - UNDER CONTRACT

5900 Pfeiffer Road, Cincinnati, OH 45242

Contact Agent

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

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.

BRIDGETOWN



0.76 & 5.72 Acres FOR SALE or LEASE

7670 Bridgetown Road, Cincinnati, OH 45248

Contact Agent

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Surrounding retailers include: LaRosa's, UDF and Wild Mike's

Two lots available next to LaRosa's in Miami Heights (Hamilton County, Miami Township). Can be sold or leased separately or together. Flexible commercial zoning 11,461 cars per day on Bridgetown Road. Just 3 miles north of US 50 and 4 miles south of Interstate 275.

CINCINNATI, OH

EVENDALE COMMONS OUTLOT

Up to 6,000 SF / 1+ Acre Available - LEASE or BUILD-TO-SUIT

SITE STATE OF THE PARTY OF THE

10261 Reading Road, Cincinnati, OH 45241

Contact Agent

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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.

CINCINNATI. OH

OHIO PIKE PROPERTY

11,653 SF, 2.92 Acres Available FOR SALE or LEASE

665 Ohio Pike (SR 125), Union Twp., OH 45245

Available FOR SALE or LEASE

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

CINCINNATI, OH

WEST TOWN CENTRE - GROUND FLOOR RETAIL

20,000 - 40,000 SF Available FOR LEASE

6290 Glenway Avenue, Cincinnati, OH 45211

Contact Agent

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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.



Association Health

CLAYTON, OH CLAYTON OHIO LAND 24.69 Acres of Land FOR SALE



US40 & Haber Road, Clayton, OH 45322

Sale Price \$1.500.000

Dan Paxton / dpaxton@edgegp.com / 513.489.3343 x3

Amenities: Near new Northmont preschool campus. New community library recently completed. YMCA of Greater Dayton – ½ mile away. Kettering Health outpatient facilities.

DAYTON, OH



1,512 - 10,346 SF Retail Space Available FOR LEASE

2661-2777 Miamisburg-Centerville Road, Miami Twp., OH 45459

Contact Agent

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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.

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

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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.



2 Spaces: 1,622 SF and 2,647 SF Available FOR LEASE

2412-2524 Far Hills Avenue, Oakwood, OH 45419

Contact Agent

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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

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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

SITE

9393 N Springboro Pike, Miami Twp., OH 45342

Contact Agent

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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



5 Spaces: 3,447 - 25,584 SF Available FOR LEASE



117-249 N Springboro Pike, Miamisburg, OH 45449

Contact Agent

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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).

DAYTON, 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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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).

FAIRFIELD, OH

PLEASANT AVE., FAIRFIELD, OH-UNDER CONTRACT

24.1 Acres UNDER CONTRACT



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

Contact Agent

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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.

FINDLAY, OH

FINDLAY, OH LAND ALONG I-75

10.46 Acres Available FOR SALE



1305 W. Main Cross Street, Findlay, OH 45840

Contact Agent

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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.

1 Acre AVAII ABI F FLORENCE, KY VILLAGE AT THE MALL - OUTLOT



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.

Strong national tenancy in the heart of the Florence retail corridor. Options include land lease, BTS or tenancy in new two-tenant building.

FLORENCE, KY VILLAGE AT THE MALL - INLINE SPACE



7606-7654 Mall Road, Florence, 41042 Contact Agent

18.095 SF AVAILABLE

3,000 - 25,000 SF Available For LEASE

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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).

1.164 SF Available FOR LEASE HEBRON, KY CONNER SHOPPES



3065 N Bend Rd. Hebron, KY 41048 Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.Al). 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.

KETTERING, OH



WOODMAN PLACE SHOPPING CENTER

3040-3128 Woodman Drive, Kettering, OH 45420

Contact Agent

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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.

+/- 0.4 Acre Available for LEASE KETTERING, OH TRIANGLE CENTER



4040-4068 Wilmington Pike, Kettering, OH 45440

Contact Agent

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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.

LAWRENCEBURG, IN

LAWRENCEBURG LAND AVAILABLE

2.69 Acres FOR SALE or LEASE - Divisible

728 West Eads Parkway, Lawrenceburg, IN 47025

Contact Agent

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Surrounding retailers include: Lowe's, Kroger, UDF, Bomgars, Penn Station and Skyline

Vacant lot available next to Skyline Chili in Lawrenceburg, IN. Top 5% of Skyline locations (per Placer.Al). Over 44,000 cars pass the site every day. Lawrenceburg is the county seat of Dearborn County, and part of the Cincinnati. OH MSA. Listed in cooperation with Niessink Commercial RE. Indian Brokerage #C0102000111

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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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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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.

LIBERTY TWP., OH

LIBERTY COMMONS SHOPPING CENTER

1,044 SF Retail / Office Space FOR LEASE



7302 - 7340 Yankee Road, Liberty Twp. OH 45044

Contact Agent

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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.

MAINEVILLE, OH

SR 48 LAND AVAILABLE

+/- 1.1 Acres FOR SALE/LEASE/B-T-S



5471 OH-48, Maineville, OH 45039

Contact Agent

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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.

MAINEVILLE, OH MAINEVILLE CROSSING OUTPARCEL +/- 0.5 Acres - SALE/LEASE/B-T-S



17 OH-3. Maineville. OH 45039 Contact Agent

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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. Al. Shopping center benefits from 2 access points.

MASON, OH KROGER CENTER - INLINE SPACE, KINGS MILLS ROAD



5234 Kings Mills Road, Mason, OH 45040 Contact Agent

1,400 SF - 2,800 SF FOR LEASE

Contact Agent for Price

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

MORAINE, OH OFFICE / WAREHOUSE IN MORAINE, OH 8,098 SF FOR LEASE on 0.651 Acres



1944 W Dorothy Lane, Moraine, OH 45439 Net Lease Rate = \$6.95 / SF

Dan Paxton / dpaxton@edgegp.com / 513.489.3343 x3

SR 48 at I-71 South, South Lebanon, OH 45065

Centrally located in Moraine/Kettering corridor. Convenient access to I-75. Clear span warehouse. Multiple drive-in doors and dock.

SOUTH LEBANON, OH **PAVILION AT RIVERS CROSSING** Up to 23.62 Acres of Highway Visible Land Available



Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Anchors: Target, Kohl's, Lowe's / Co-tenants; TI 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.

SPRINGFIELD, OH SPRINGFIELD COMMONS 10,426 SF Available for LEASE



1501 - 1505 N. Bechtle Avenue, Springfield, OH 45501

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Surrounding retailers include: Home Depot, Meijer, Walmart, Hobby Lobby, Lowe's and Kohl's.

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.

URBANA. OH

URBANA COMMONS 1.02 Acre Outlot Available UNDER CONTRACT



1840 E US Route 36, Urbana, OH 43078

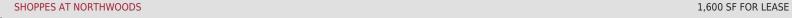
Contact Agent

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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,Al). At entry point to massive (90+ acre) Dugan Place residential development. 500 units with construction starting in 2024.

VANDALIA, OH





796 Northwoods Boulevard, Vandalia, OH 45377

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

WEST CHESTER TWP., OH

TYLERSVILLE ROAD RESTAURANT

6,896 SF Available on 1.514 Acres | CONFIDENTIAL



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

Contact Agent

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

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).

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



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