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APRIL 2024






## TWO NEW LISTINGS





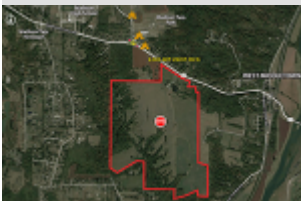
Properties are listed alphabetically by trade area.






## CURRENT PROPERTY LISTINGS

BEAVERCREEK, OH	GREENE CROSSING	2,400 +/- Available FOR LEASE
	<p>4388 Indian Ripple Road, Beavercreek, OH 45440</p> <p>Contact Agent</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>National retailers include: At Home. Starbucks, Raising Cane's, Sport Clips, Waffle House Regional shopping center anchored by At Home. New junior anchors, On Par Entertainment and Jorge Gurgel Martial Arts Center, opened in 2023! Conveniently located directly off I-675. Across from "The Greene" lifestyle center, which receives 7+ million annual visitors.</p>	
BLUE ASH	I-71 & PFEIFFER ROAD LAND	1.3 Acres Available
	<p>5900 Pfeiffer Road, Cincinnati, OH 45242</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>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.</p>	
CINCINNATI, OH	WEST TOWN CENTRE - GROUND FLOOR RETAIL	Up to 66,784 SF Available FOR LEASE or SALE
	<p>6290 Glenway Avenue, Cincinnati, OH 45211</p> <p>Contact Agent</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>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.</p>	

DAYTON, OH	SMITHVILLE ROAD RETAIL	7,978 SF on 0.64 Acres Available FOR SALE or LEASE
	2636 S. Smithville Road, Dayton, OH 45420	Contact Agent
	Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5	
	Surrounding retailers: Walgreens, Taco Bell, Cassano's and Petland. Former Advance Auto Parts store. Ownership open to sale or lease offers including potential to demise building. Three existing curb cuts into site, and prominent pylon signage at the road Located in a strong trade area with very high population density, just 5 miles from downtown Dayton, the 4th largest city in Ohio.	
DAYTON, OH	FORMER ELDER BEERMAN AT DAYTON MALL	227,070 SF on 15.62 Acres Available
	2700 Miamisburg Centerville Road, Dayton, OH 45459	Contact Agent
	Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1 or Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5	
	Dayton Mall co-tenancy: Macy's, Dick's Sporting Goods, JC Penney, Morris Furniture, Ross Dress for Less and Ulta. Two-story anchor box 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. 4.3 Million mall visits / year (Placer.ai). Retail in the market: Target, Lowe's, Walmart, Home Depot, Menards and Cinemark.	
DAYTON, OH	CORNERS AT THE MALL	4 Spaces: 3,447 - 13,334 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, Dick's Sporting Goods. Located across from Dayton Mall. Great access to I-75 and I-675. Join strong retailers Ollie's Bargain Outlet, Boot Barn and Barton's Home Outlet. Over 1 million customer visits per year (Placer.ai data).	
DRY RIDGE, KY	DRY RIDGE DEVELOPMENT OPPORTUNITY	Up to 3.88 Acres Available, FOR SALE, LEASE or BUILD-to-SUIT
	200 Sgt. Daniel Wallace Way, Dry Ridge, KY 41035	Contact Agent
	Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5	
	Area retailers include: Walmart, Holiday In Express, Comfort Inn, Harbor Freight, Cracker Barrel and LaRosa's 3 lots available, adjoining Comfort Suites hotel, Holiday Inn Express, and a third hotel in planning stages. Directly off the I-75 / Kentucky Route 22 (Broadway Street) interchange, and adjacent to the only Walmart between Cincinnati, OH and Lexington, KY metro areas.	
FAIRFIELD TWP., OH	FORMER LA FITNESS BUILDING	CONFIDENTIAL - 38,000 SF Available FOR LEASE
	3312 Princeton Road, Fairfield Twp., OH 45011	Contact Agent
	Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5	
	Nearby retail includes: Walmart, Target, Bridgewater Falls: Dick's Sporting Goods, JC Penney. Current tenant's lease expires May 1,2024. Over-sized parking field allows for variety of uses. Ownership open to demising for multiple users. Directly across from Bridgewater Falls shopping center in high-income suburb of Cincinnati.	

<p>FAIRFIELD, OH</p> 	<p>PLEASANT AVE., FAIRFIELD, OH – LAND AVAILABLE 24.1 Acres</p> <p>NWC Pleasant Ave. &amp; John Gray Rd., Fairfield, OH 45014 UNDER CONTRACT</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <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>FLORENCE, KY</p> 	<p>VILLAGE AT THE MALL – OUTLOT 1,200 - 3,500+/- SF / 1 Acre AVAILABLE</p> <p>7600 Mall Road, Florence, KY 41042 Contact Agent</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <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 AVAILABLE</p> <p>7606-7654 Mall Road, Florence, 41042 Contact Agent</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>Co-tenants: Dollar Tree, Original Mattress Firm, Party City, DXL, The Tile Shop and Honeybaked. Strong national tenancy in the heart of the Florence retail corridor. Locally managed center with first vacancy in 9 + years of ownership. Retailers in the corridor: Florence Mall, Macy's, Kroger Marketplace, Costco, and TJ Maxx.</p>
<p>KETTERING, OH</p> 	<p>KETTERING CROSSING 1,400 SF FOR LEASE</p> <p>2801 Wilmington Pike, Kettering, OH 45419 Contact Agent</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>Nearby retail: Frisch's, GFS, CVS, Burger King, Sonic and McDonald's. Last space remaining; former Ice Ice Smoothie. 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)</p>
<p>LIBERTY TWP., OH</p> 	<p>PRINCETON ROAD AT SR 747 (NEC) LAND 1.47 Acres FOR LEASE or BUILD-TO-SUIT</p> <p>5040 Princeton Road, Liberty Twp, OH 45011 Contact Agent</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>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.</p>

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.		
LIBERTY TWP., OH	LIBERTY COMMONS SHOPPING CENTER	1,731 - 5,078 SF Retail and 1,044 SF Retail / Office Space FOR LEASE
	7302 - 7340 Yankee Road, Liberty Twp, OH 45044	Contact Agent
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Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5		
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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. Multiple spaces can potentially be re-configured and / or combined.		
MASON, OH	KROGER CENTER - OUTLOT, KINGS MILLS ROAD	1.27 Acres Available FOR LEASE or BUILD-TO-SUIT
	5208 Kings Mills Road, Mason, OH 45040	Contact Agent
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Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1 or Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5		
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Area Traffic Generators: Kroger, Great Wolf Lodge, King's Island, Camp Cedar, Lindner Tennis Ctr, Mercy Health, Mason Golf Ctr. Kroger outlot positioned at the intersection of Kings Mills Road and SR 741 in Mason, Ohio. Surrounded by high-income households and new residential and commercial development.		
MIDDLETOWN, OH	MIDDLETOWN, OH - KOHL'S OUTLOT	0.7249 Acres Available FOR SALE or LEASE
	6780 Roosevelt Pkwy., Middletown, OH 45044	Contact Agent
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Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5		
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Nearby retail includes: Kohl's, Gabe's, Lowe's, Kroger, Planet Fitness and Burlington. Located in Middletown, OH, in the heart of Cincinnati-Dayton, OH metroplex (total population over 3 million). Easy access from Interstate 75 interchange at State Route 122 (Roosevelt Blvd.). Near Kettering Health, Atrium Medical Center, and planned Renaissance Arena District.		
MIDDLETOWN, OH	MIDDLETOWN FARM	367 Acres AVAILABLE
	881 Middletown Eaton Road, Middletown, oh 45042	Contact Agent
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C.J. Judge / cjjudge@edgegp.com / 513.489.3343 x2		
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South facing land with incredible views. Largest piece of land close to Middletown and walkable to public transport. 275 acres of tillable income producing land; yielding 1200 big round bales a year. New fence surrounding the property.		

<p><b>SOUTH LEBANON, OH</b></p> 	<p><b>PAVILION AT RIVERS CROSSING</b> Highway Visible Land AVAILABLE</p> <p>SR 48 at I-71 South, South Lebanon, OH 45065 Contact Agent for Price</p> <hr/> <p>Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1</p> <hr/> <p>Anchors: Target, Kohl's, Lowe's / Co-tenants: TJ Maxx, Five Below, PetSmart, Famous Footwear, Dollar Tree and Starbucks. 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><b>SPRINGBORO, OH</b></p> 	<p><b>SPRINGBORO PIKE REDEVELOPMENT OPPORTUNITY</b> Up to 3.5 Acres (Multiple Outlots) Available FOR LEASE or B-T-S</p> <p>9393 N Springboro Pike, Miami Twp., OH 45342 Contact Agent</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>Nearby retail: Field &amp; 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. Over 26,000 ADT on N Springboro Pike.</p>
<p><b>UNION TWP., OH</b></p> 	<p><b>OHIO PIKE PROPERTY</b> 11,653 SF, 2.92 Acres Available FOR LEASE</p> <p>665 Ohio Pike (SR 125), Cincinnati, OH 45245 Contact Agent</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>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 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 State Route 125 in Union Township.</p>
<p><b>URBANA, OH</b></p> 	<p><b>URBANA COMMONS</b> 1.02 Acre Outlot Available FOR SALE</p> <p>1840 E US Route 36, Urbana, OH 43078 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><b>VANDALIA, OH</b></p> 	<p><b>SHOPPES AT NORTHWOODS</b> 1,600 SF FOR LEASE</p> <p>796 Northwoods Boulevard, Vandalia, OH 45377 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>

Please visit our website, [edgegp.com](http://edgegp.com), for additional listing information.



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