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MAY 2024






ONE NEW LISTING






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>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>Surrounding retailers include: At Home, Starbucks, Raising Cane's, The Greene and, Von Maur 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 4.7+ million annual visitors.</p>	<p>Contact Agent</p>
BLUE ASH	I-71 & PFEIFFER ROAD LAND	1.3 Acres Available
	<p>5900 Pfeiffer Road, Cincinnati, OH 45242</p> <p>Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1 or Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <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>	<p>Contact Agent</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>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <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>	<p>Contact Agent</p>


<p><b>DAYTON, OH</b></p> 	<p><b>SMITHVILLE ROAD RETAIL</b></p> <p>2636 S. Smithville Road, Dayton, OH 45420</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>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.</p>	<p>7,978 SF on 0.64 Acres Available FOR SALE or LEASE</p> <p>Contact Agent</p>
<p><b>DAYTON, OH</b></p> 	<p><b>FORMER ELDER BEERMAN AT DAYTON MALL</b></p> <p>2700 Miamisburg Centerville Road, Dayton, OH 45459</p> <p>Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1 or Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>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.</p>	<p>227,070 SF on 15.62 Acres Available</p> <p>Contact Agent</p>
<p><b>DAYTON, OH</b></p> 	<p><b>CORNERS AT THE MALL</b></p> <p>117-249 N Springboro Pike, Miamisburg, OH 45449</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>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).</p>	<p>4 Spaces: 3,447 - 13,334 SF Available FOR LEASE</p> <p>Contact Agent</p>
<p><b>DRY RIDGE, KY</b></p> 	<p><b>DRY RIDGE DEVELOPMENT OPPORTUNITY</b></p> <p>200 Sgt. Daniel Wallace Way, Dry Ridge, KY 41035</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>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.</p>	<p>Up to 3.88 Acres Available, FOR SALE, LEASE or BUILD-to-SUIT</p> <p>Contact Agent</p>
<p><b>FAIRFIELD TWP., OH</b></p> 	<p><b>FORMER LA FITNESS BUILDING</b></p> <p>3312 Princeton Road, Fairfield Twp., OH 45011</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>Area traffic generators: Walmart, Target, Bridgewater Falls: Dick's Sporting Goods, JC Penney. 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>	<p>38,000 SF Available FOR LEASE</p> <p>Contact Agent</p>


<p><b>FAIRFIELD, OH</b></p> 	<p><b>PLEASANT AVE., FAIRFIELD, OH - LAND AVAILABLE</b></p> <p>NWC Pleasant Ave. &amp; John Gray Rd., Fairfield, OH 45014</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>24.1 Acres</p> <p>UNDER CONTRACT</p>
<p><b>FLORENCE, KY</b></p> 	<p><b>VILLAGE AT THE MALL - OUTLOT</b></p> <p>7600 Mall Road, Florence, KY 41042</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>1,200 - 3,500+/- SF / 1 Acre AVAILABLE</p> <p>Contact Agent</p>
<p><b>FLORENCE, KY</b></p> 	<p><b>VILLAGE AT THE MALL - INLINE SPACE</b></p> <p>7606-7654 Mall Road, Florence, 41042</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>4,000 SF AVAILABLE</p> <p>Contact Agent</p>
<p><b>KETTERING, OH</b></p> 	<p><b>KETTERING CROSSING</b></p> <p>2801 Wilmington Pike, Kettering, OH 45419</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>1,400 SF FOR LEASE</p> <p>Contact Agent</p>
<p><b>LIBERTY TWP., OH</b></p> 	<p><b>PRINCETON ROAD AT SR 747 (NEC) LAND</b></p> <p>5040 Princeton Road, Liberty Twp, OH 45011</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>	<p>1.47 Acres FOR LEASE or BUILD-TO-SUIT</p> <p>Contact Agent</p>

<p><b>LIBERTY TWP., OH</b></p> 	<p><b>LIBERTY TWP. LAND - UNDER CONTRACT</b></p> <p>6784 Hamilton Mason Road, Liberty Twp, OH</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>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.</p>	<p>15.181 Acres Available - UNDER CONTRACT</p> <p>Contact Agent</p>
<p><b>LIBERTY TWP., OH</b></p> 	<p><b>LIBERTY COMMONS SHOPPING CENTER</b></p> <p>7302 - 7340 Yankee Road, Liberty Twp, OH 45044</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>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.</p>	<p>1,731 - 5,078 SF Retail and 1,044 SF Retail / Office Space FOR LEASE</p> <p>Contact Agent</p>
<p><b>MASON, OH</b></p> 	<p><b>KROGER CENTER - OUTLOT, KINGS MILLS ROAD</b></p> <p>5208 Kings Mills Road, Mason, OH 45040</p> <p>Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1 or Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>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.</p>	<p>1.27 Acres Available FOR LEASE or BUILD-TO-SUIT</p> <p>Contact Agent</p>
<p><b>MIDDLETOWN, OH</b></p> 	<p><b>MIDDLETOWN, OH - KOHL'S OUTLOT</b></p> <p>6780 Roosevelt Pkwy., Middletown, OH 45044</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>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.</p>	<p>0.7249 Acres Available FOR SALE or LEASE</p> <p>Contact Agent</p>
<p><b>MIDDLETOWN, OH</b></p> 	<p><b>MIDDLETOWN FARM</b></p> <p>881 Middletown Eaton Road, Middletown, oh 45042</p> <p>C.J. Judge / cjjudge@edgegp.com / 513.489.3343 x2</p> <p>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>	<p>367 Acres AVAILABLE</p> <p>Contact Agent</p>

<b>SOUTH LEBANON, OH</b>	<b>PAVILION AT RIVERS CROSSING</b>	Highway Visible Land AVAILABLE
	<p>SR 48 at I-71 South, South Lebanon, OH 45065</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. 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>	Contact Agent for Price

<b>SPRINGBORO, OH</b>	<b>SPRINGBORO PIKE REDEVELOPMENT OPPORTUNITY</b>	Up to 3.5 Acres (Multiple Outlots) Available FOR LEASE or B-T-S
	<p>9393 N Springboro Pike, Miami Twp., OH 45342</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>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.</p>	Contact Agent

<b>UNION TWP., OH</b>	<b>OHIO PIKE PROPERTY</b>	11,653 SF, 2.92 Acres Available FOR LEASE
	<p>665 Ohio Pike (SR 125), Cincinnati, OH 45245</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>	Contact Agent

<b>URBANA, OH</b>	<b>URBANA COMMONS</b>	1.02 Acre Outlot Available FOR SALE
	<p>1840 E US Route 36, Urbana, OH 43078</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>	Contact Agent

<b>VANDALIA, OH</b>	<b>SHOPPES AT NORTHWOODS</b>	1,600 SF FOR LEASE
	<p>796 Northwoods Boulevard, Vandalia, OH 45377</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>	Contact Agent

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](http://edgegp.com), for additional listing information.



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