



513.489.3343

edgegp.com

128 East Second Street, Suite B  
Covington, KY 41011











# MARCH 2026






## ONE NEW LISTING






Properties are listed alphabetically by trade area.






### CURRENT PROPERTY LISTINGS






<p><b>BEAVERCREEK, OH</b></p> 	<p><b>BEAVERCREEK RESIDENTIAL LAND</b></p> <p>2555 Grange Hall Road, Beavercreek, OH 45431</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>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.</p>	<p>17 Acres FOR SALE</p> <p>Contact Agent</p>
<p><b>BEAVERCREEK, OH</b></p> 	<p><b>GREENE CROSSING</b></p> <p>4388-4490 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. 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.</p>	<p>1,900 SF and 2,099 SF Available FOR LEASE</p> <p>Contact Agent</p>
<p><b>BELPRE, OH</b></p> 	<p><b>FORMER RITE AID AVAILABLE</b></p> <p>201 Washington Blvd., Belpre, OH 45714</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>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 1/2 mile from a high-traffic Kroger store.</p>	<p>11,918 SF on 1.81 Acres FOR SALE or LEASE</p> <p>Contact Agent</p>






<p><b>BLUE ASH</b></p> 	<p><b>I-71 &amp; PFEIFFER ROAD LAND - SOLD!</b></p> <p>5900 Pfeiffer Road, Cincinnati, OH 45242</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>	<p>1.3 Acres - SOLD!</p> <p>Contact Agent</p>
<p><b>BRIDGETOWN</b></p> 	<p><b>BRIDGETOWN LAND AVAILABLE</b></p> <p>7670 Bridgetown Road, Cincinnati, OH 45248</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>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.</p>	<p>0.76 &amp; 5.72 Acres FOR SALE or LEASE</p> <p>Contact Agent</p>
<p><b>CINCINNATI, OH</b></p> 	<p><b>EVENDALE COMMONS OUTLOT</b></p> <p>10261 Reading Road, Cincinnati, OH 45241</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>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.</p>	<p>Up to 6,000 SF / 1+ Acre Available - LEASE or BUILD-TO-SUIT</p> <p>Contact Agent</p>
<p><b>CINCINNATI, OH</b></p> 	<p><b>OHIO PIKE PROPERTY</b></p> <p>665 Ohio Pike (SR 125), Union Twp., 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, 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.</p>	<p>11,653 SF, 2.92 Acres Available FOR SALE or LEASE</p> <p>Available FOR SALE or LEASE</p>
<p><b>CINCINNATI, OH</b></p> 	<p><b>WEST TOWN CENTRE - GROUND FLOOR RETAIL</b></p> <p>6290 Glenway Avenue, Cincinnati, OH 45211</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. Building recently renovated. Located in the heart of the Western Hills retail corridor.</p>	<p>20,000 - 40,000 SF Available FOR LEASE</p> <p>Contact Agent</p>






<p><b>CLAYTON, OH</b></p> 	<p><b>CLAYTON OHIO LAND</b></p> <p>US40 &amp; Haber Road, Clayton, OH 45322</p> <hr/> <p>Dan Paxton / dpaxton@edgegp.com / 513.489.3343 x3</p> <hr/> <p>Amenities: Near new Northmont preschool campus. New community library recently completed. YMCA of Greater Dayton - ½ mile away. Kettering Health outpatient facilities.</p>	<p>24.69 Acres of Land FOR SALE</p> <p>Sale Price \$1,500,000</p>
<p><b>DAYTON, OH</b></p> 	<p><b>MEIJER OUTLOT</b></p> <p>W. Alex Bell Road, Dayton, OH 45449</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>Retailers in the corridor: Kroger Marketplace, Meijer, Walgreens, Dollar Tree and Chipotle Outlot to highly-trafficked Meijer store (1.5 million visits per year, per Placer AI). Adjacent to proposed Dutch Bros. Across from Kroger Marketplace (opened 2020). Easy access to plentiful middle and high-income households.</p>	<p>0.67 Acre Available FOR LEASE or SALE</p> <p>Contact Agent</p>
<p><b>DAYTON, OH</b></p> 	<p><b>MAD RIVER STATION</b></p> <p>2661-2777 Miamisburg-Centerville Road, Miami Twp., OH 45459</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>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.</p>	<p>1,512 - 25,038 SF Retail Space Available FOR LEASE</p> <p>Contact Agent</p>
<p><b>DAYTON, OH</b></p> 	<p><b>ANCHOR BOX AT DAYTON MALL</b></p> <p>2700 Miamisburg Centerville Road (SR 725), Dayton, OH 45459</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>Retail in Market: Dayton Mall, Macy's, Dick's SG, JC Penney, Target, Walmart, Menard's. 227,070 SF on 2 Floors in Dense &amp; 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.</p>	<p>227,070 SF on 15.62 Acres Available FOR LEASE</p> <p>Contact Agent</p>
<p><b>DAYTON, OH</b></p> 	<p><b>SHOPS OF OAKWOOD</b></p> <p>2412-2524 Far Hills Avenue, Oakwood, OH 45419</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>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.</p>	<p>2 Spaces: 1,622 SF and 2,647 SF Available FOR LEASE</p> <p>Contact Agent</p>

<p><b>DAYTON, OH</b></p> 	<p><b>PINEWOOD PLAZA</b></p> <p>1024 South Smithville Road, Dayton, OH 45403</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>Surrounding retailers include: Kroger Marketplace, Cato, Dollar General, Family Dollar and McDonald's. Former Kroger store available, 46,646 SF with high ceilings; potentially suitable for retail, warehouse and distribution. 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 UD.</p>	<p>3 Spaces and Pad Site Available FOR LEASE</p> <p>Contact Agent</p>
<p><b>DAYTON, OH</b></p> 	<p><b>SPRINGBORO PIKE REDEVELOPMENT OPPORTUNITY</b></p> <p>9393 N Springboro Pike, Miami Twp., OH 45342</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <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>	<p>Up to 3.5 Acres (Multiple Outlots) Available FOR LEASE or B-T-S</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 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>	<p>4 Spaces: 3,447 - 25,584 SF Available FOR LEASE</p> <p>Contact Agent</p>
<p><b>DAYTON, 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: 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).</p>	<p>1,400 SF Space Available FOR LEASE - LAST SPACE REMAINING</p> <p>Contact Agent</p>
<p><b>FAIRFIELD, OH</b></p> 	<p><b>PLEASANT AVE., FAIRFIELD, OH-UNDER CONTRACT</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 UNDER CONTRACT</p> <p>Contact Agent</p>

<p><b>FINDLAY, OH</b></p> 	<p><b>FINDLAY, OH LAND ALONG I-75</b></p> <p>1305 W. Main Cross Street, Findlay, OH 45840</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>10.46 Acres Available FOR SALE</p> <p>Contact Agent</p>
<p><b>FLORENCE, KY</b></p> 	<p><b>VILLAGE AT THE MALL - OUTLOT - LEASE PENDING</b></p> <p>7600 Mall Road, Florence, KY 41042</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>1 Acre - LEASE PENDING</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> <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>18,095 SF AVAILABLE FOR LEASE</p> <p>Contact Agent</p>
<p><b>HEBRON, KY</b></p> 	<p><b>CONNER SHOPPES</b></p> <p>3065 N Bend Rd, Hebron, KY 41048</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>	<p>1,164 SF Available FOR LEASE</p> <p>Contact Agent</p>
<p><b>KY</b></p> 	<p><b>WALTON, KY LAND AVAILABLE</b></p> <p>815 Chestnut Drive, Walton, KY 41094</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>Surrounding retailers include: Kroger, Kohl's, Feeder's Pet Supply, Starbucks, McDonald's and Lowe's (coming soon), Outparcel in fast-growing Walton, KY sub-market of Cincinnati MSA. Adjacent to high-traffic Kroger Marketplace (1.5 million visits/year per Placer.AI). Only outlot for sale in the development. Just ¼ mile from I-75 / KY-16 (Mary Grubbs Hwy) interchange.</p>	<p>1.11 Acres For SALE or LEASE</p> <p>Contact Agent</p>

<p><b>KETTERING, OH</b></p> 	<p><b>WOODMAN PLACE SHOPPING CENTER</b></p> <p>3040-3128 Woodman Drive, Kettering, OH 45420</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>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.</p>	<p>3,000 - 25,000 SF Available For LEASE</p> <p>Contact Agent</p>
<p><b>KETTERING, OH</b></p> 	<p><b>TRIANGLE CENTER</b></p> <p>4000-4068 Wilmington Pike, Kettering, OH 45440</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>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.</p>	<p>2,722 SF and Approx. +/- 0.4 Acre Available for LEASE</p> <p>Contact Agent</p>
<p><b>LAWRENCEBURG, IN</b></p> 	<p><b>LAWRENCEBURG LAND AVAILABLE</b></p> <p>728 West Eads Parkway, Lawrenceburg, IN 47025</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>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.AI). 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</p>	<p>2.69 Acres FOR SALE or LEASE - Divisible</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>2 Lots (1.47 and 1.31 Acres) Available 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> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <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. Strong mix of regional and national tenants.</p>	<p>1,044 SF Retail / Office Space FOR LEASE</p> <p>Contact Agent</p>
<p><b>MAINEVILLE, OH</b></p> 	<p><b>SR 48 LAND AVAILABLE</b></p> <p>5471 OH-48, Maineville, OH 45039</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>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.</p>	<p>+/- 1.1 Acres FOR SALE/LEASE/B-T-S</p> <p>Contact Agent</p>
<p><b>MAINEVILLE, OH</b></p> 	<p><b>MAINEVILLE CROSSING OUTPARCEL</b></p> <p>17 OH-3, Maineville, OH 45039</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>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.</p>	<p>+/- 0.5 Acres - SALE/LEASE/B-T-S</p> <p>Contact Agent</p>
<p><b>MASON, OH</b></p> 	<p><b>KROGER CENTER - INLINE SPACE, KINGS MILLS ROAD</b></p> <p>5234 Kings Mills Road, Mason, OH 45040</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>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.</p>	<p>1,400 SF - 2,800 SF FOR LEASE</p> <p>Contact Agent</p>
<p><b>MIDDLETOWN, OH</b></p> 	<p><b>FORMER HARDEE'S PROPERTY</b></p> <p>500 S Breiel Blvd., Middletown,, OH 45044</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>Surrounding retailers include: McDonald's, Burger King, Lee's, Little Ceasar's, Dollar General and O'Reilly's. Unique opportunity - former QSR with drive-through built in 2017. Located in the heart of Middletown's retail corridor. Other nearby QSR's perform very well. About 1 mile south of Middletown High School. Middletown is a suburban locale between Cincinnati and Dayton metros, with a population over 50,000.</p>	<p>3,084 SF on 0.87 Acre, Available For LEASE</p> <p>Contact Agent</p>

<p>MIDDLETOWN, OH</p> 	<p><b>WILDWOOD SHOPPES</b></p> <p>655-675 N University Blvd, Middletown, OH 45042</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>Area Traffic Generators: Needler's Fresh Market, Dollar General, Family Dollar, Wendy's, McDonald's, Dollar Tree. Junior box availability between Dollar General and Needler's Fresh Market. Across from high-volume Napa Auto Parts location (top 5% of stores in Ohio, per Placer-AI) 120'+ frontage, vacancies can be combined or demised. Additional cold storage space available in rear of property</p>	<p>10,117 - 24,379 SF Available for LEASE</p> <p>Contact Agent</p>
<p>MORaine, OH</p> 	<p><b>OFFICE / WAREHOUSE IN MORaine, OH</b></p> <p>1944 W Dorothy Lane, Moraine, OH 45439</p> <p>Dan Paxton / dpaxton@edgegp.com / 513.489.3343 x3</p> <p>Centrally located in Moraine/Kettering corridor. Convenient access to I-75. Clear span warehouse. Multiple drive-in doors and dock.</p>	<p>8,098 SF FOR LEASE on 0.651 Acres</p> <p>Net Lease Rate = \$6.95 / SF</p>
<p>SOUTH LEBANON, OH</p> 	<p><b>PAVILION AT RIVERS CROSSING</b></p> <p>SR 48 at I-71 South, South Lebanon, OH 45065</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <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.</p>	<p>Up to 23.62 Acres of Highway Visible Land Available</p> <p>Contact Agent for Price</p>
<p>SPRINGFIELD, OH</p> 	<p><b>SPRINGFIELD COMMONS</b></p> <p>1501 - 1505 N. Bechtle Avenue, Springfield, OH 45501</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>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.</p>	<p>10,426 SF Available for LEASE</p> <p>Contact Agent</p>
<p>URBANA, OH</p> 	<p><b>URBANA COMMONS - UNDER CONTRACT</b></p> <p>1840 E US Route 36, Urbana, OH 43078</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <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>1.02 Acre Outlot Available UNDER CONTRACT</p> <p>Contact Agent</p>

VANDALIA, OH

SHOPPES AT NORTHWOODS - FULLY LEASED

FULLY LEASED



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



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | [edgegp.com](http://edgegp.com)

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