



513.489.3343

edgegp.com

128 East Second Street, Suite B  
Covington, KY 41011









# OCTOBER 2023


Properties are listed alphabetically by trade area.


## CURRENT PROPERTY LISTINGS


|   |  |   |
|---|--|---|
| <b>BEAVERCREEK, OH</b>  | <b>GREENE CROSSING</b>   | 2,400 +/- SF FOR LEASE                      |
|    | <p>4388 Indian Ripple Road, Beavercreek, OH 45440</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>Nearby retail: At Home, Raising Cane's, Starbucks, and at "The Greene": Books &amp; Co., The Cheesecake Factory, Von Maur etc.<br/>Regional shopping center anchored by At Home. New junior anchors: On Par Entertainment opening soon and Jorge Gurgel Martial Arts Center, now open!</p>   | Contact Agent                               |
| <b>BEECHMONT</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<br/>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>CINCINNATI, OH</b>   | <b>WEST TOWN CENTRE - GROUND FLOOR RETAIL</b>  | Up to 66,784 SF Available FOR LEASE or SALE |
|  | <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.<br/>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>   | Contact Agent                               |


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| <p>DAYTON, OH</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.<br/>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.</p>  | <p>7,978 SF on 0.694 Acres Available FOR SALE or LEASE</p> <p>Contact Agent</p> |
| <p>DAYTON, OH</p>            | <p><b>MEIJER OUTLOT</b></p> <p>5858 N Springboro Pike, Dayton, OH 45449</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>Retailers in the corridor: Meijer, Kroger Marketplace, Walgreens, Dollar Tree and Taco John's (proposed).<br/>Outlot to highly-trafficked Meijer store (1.3 million visits per year, per Placer.ai). Across from new Kroger Marketplace (opened 2020). Easy access to plentiful middle- and high-income households Retailers in the corridor: Meijer, Kroger Marketplace, Walgreens, Dollar Tree and Taco John's (proposed).</p>   | <p>0.75 Acre Available for LAND LEASE</p> <p>Contact Agent</p>                  |
| <p>DAYTON, OH</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 and Ulta.<br/>Two-story former department store 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. Dayton Mall co-tenancy: Macy's, Dick's Sporting Goods, JC Penney, Morris Furniture and Ulta.</p> | <p>227,070 SF on 15.62 Acres UNDER CONTRACT</p> <p>UNDER CONTRACT</p>           |
| <p>DAYTON, OH</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.<br/>Located across from Dayton Mall. Great access to I-75 and I-675. Join strong retailers Ollie's Bargain Outlet, Enson Market and Barton's Home Outlet. Over 1 million customer visits per year (Placer.ai data).</p>  | <p>3 Spaces: 3,447 - 7,047 SF Available FOR LEASE</p> <p>Contact Agent</p>      |
| <p>FAIRFIELD TWP., OH</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>Nearby retail includes: Walmart, Target, Bridgewater Falls: Dick's Sporting Goods, JC Penney.<br/>Current tenant's lease expires in 2023. 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>CONFIDENTIAL - 38,000 SF Available FOR LEASE</p> <p>Contact Agent</p>        |






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|---|--|---------------------------|
| FAIRFIELD, OH   | PLEASANT AVE., FAIRFIELD, OH – LAND AVAILABLE  | 24.1 Acres UNDER CONTRACT |
|  | <p>NWC Pleasant Ave. &amp; John Gray Rd., Fairfield, OH 45014</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>UNDER CONTRACT</p>     |

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| FLORENCE, KY  | VILLAGE AT THE MALL – OUTLOT  | 1,200 - 3,500+/- SF / 1 Acre AVAILABLE |
|  | <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>Contact Agent</p>                   |






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|---|---|----------------------|
| FLORENCE, KY  | VILLAGE AT THE MALL – INLINE SPACE  | 4,000 SF AVAILABLE   |
|  | <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, 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>Contact Agent</p> |

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| KETTERING, OH  | TRIANGLE CENTER  | 1,260 - 2,722 SF Available FOR LEASE |
|  | <p>4040 Wilmington Pike, Kettering, OH 45440</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>Nearby retail includes: Meijer, Wendy's, Ace, McDonald's, Taco John's (coming soon). Located in the heart of Kettering, directly across from high-volume Meijer store. Easy access from 3 major roads: Wilmington Pike, Woodman Drive, and Stroop Road. Just 5 minutes from Interstate 675.</p> | <p>Contact Agent</p>                 |

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|---|--|----------------------------|
| KETTERING, OH   | KETTERING CROSSING   | 1,400 - 3,263 SF FOR LEASE |
|  | <p>2801 Wilmington Pike, Kettering, OH 45419</p> <hr/> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <hr/> <p>Nearby retail: Frisch's, GFS, CVS, Burger King, Sonic and McDonald's. Two suites available (1,400 SF and 1,863 SF), can potentially be combined. Located in high-profile Kettering suburb of Dayton, OH. Facade renovations completed in 2022. Street frontage and visibility from high-traffic Wilmington Pike, 31,100 ADT (MVRPC 2018).</p> | <p>Contact Agent</p>       |

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|---|---|---|
| <p>LEBANON, OH</p>       | <p>RED LION LAND</p> <p>2453 SR 122, Lebanon, OH 45036</p> <p>Michael Halonen / mhalonen@edgegp.com / 513.489.3343 x1</p> <p>Nearby retail: UDF, Marathon</p>   | <p>1 Acre AVAILABLE</p> <p>Contact Agent</p>  |
| <p>LIBERTY TWP., OH</p>  | <p>LIBERTY COMMONS SHOPPING CENTER</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 Interstate 75 interchange with terrific access and visibility from Yankee Road.</p>                      | <p>1,731 SF Retail and 1,044 SF - 4,682 SF Retail / Office Space FOR LEASE</p> <p>Contact Agent</p> |
| <p>LIBERTY TWP., OH</p>  | <p>6285 AND 6287 CINCINNATI DAYTON ROAD &amp; 7500 PRINCETON ROAD</p> <p>6285 and 6287 Cincinnati Dayton Road, Liberty Twp., OH 45044</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>Nearby retail: Walgreen's, UDF.<br/>0.3 Acre, 1.13 Acre and 1.38 Acre lots located in fast growing Liberty Twp. 2 miles north of new Liberty Center development. Ask about larger sites.</p>  | <p>2.8+ Acres FOR SALE</p> <p>Contact Agent</p>   |
| <p>MASON, OH</p>        | <p>KROGER CENTER - INLINE SPACE, KINGS MILLS ROAD</p> <p>5224 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. 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 FOR LEASE</p> <p>Contact Agent</p>  |
| <p>MASON, OH</p>       | <p>KROGER CENTER - OUTLOT, KINGS MILLS ROAD</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 outlet 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>                         |



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|---|---|---|
| <p><b>MIDDLETOWN, OH</b></p>     | <p><b>MIDDLETOWN FARM</b></p> <p>881 Middletown Eaton Road, Middletown, oh 45042</p> <hr/> <p>C.J. Judge / cjjudge@edgegp.com / 513.489.3343 x2</p> <hr/> <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>275 Acres AVAILABLE</p> <p>Contact Agent</p>   |
| <p><b>MINERVA PARK</b></p>       | <p><b>MINERVA PARK - FORMER GFS</b></p> <p>5400 Cleveland Ave, Columbus, OH 43231</p> <hr/> <p>Dan Paxton / dpaxton@edgegp.com / 513.489.3343 x3</p> <hr/> <p>Retail in the Cleveland Avenue corridor: Home Outlet, Harbor Freight Tools, and Ollie's Outlet.<br/>CONFIDENTIAL - Please use Discretion. Existing Business still in Operation. GFS relocating within the trade area to accommodate larger store format.</p>  | <p>14,775 SF on 1.29 Acres, Available FOR SALE</p> <p>\$1,200,000</p>                       |
| <p><b>SOUTH LEBANON, OH</b></p>  | <p><b>PAVILION AT RIVERS CROSSING</b></p> <p>SR 48 at I-71 South, South Lebanon, OH 45065</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.<br/>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>Highway Visible Land AVAILABLE</p> <p>Contact Agent for Price</p>                        |
| <p><b>SPRINGBORO, OH</b></p>    | <p><b>SPRINGBORO PIKE REDEVELOPMENT OPPORTUNITY</b></p> <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: Field &amp; Stream, Kroger, Kohl's, TJ Maxx and HomeGoods.<br/>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>TROTWOOD, OH</b></p>     | <p><b>TROTWOOD - FORMER GFS</b></p> <p>5380 Salem Bend Drive, Trotwood, OH 45426</p> <hr/> <p>Dan Paxton / dpaxton@edgegp.com / 513.489.3343 x3</p> <hr/> <p>Retail in the Salem Avenue corridor: The Home Depot, Pep Boys, Lowe's, Big Lots.<br/>GFS relocating within the trade area to accommodate larger store format.</p>  | <p>15,505 SF on 1.49 Acres, Available FOR SALE</p> <p>\$1,000,000</p>                       |

UPPER SANDUSKY, OH

UPPER SANDUSKY RETAIL OUTLOTS

3 Separate 1 Acre +/- Outlots FOR SALE



1855 Wyandot Avenue, Upper Sandusky, OH 43351

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retail: Walmart, Arby's, Wendy's, Bob Evans and Taco Bell.

Pad sites located in front of Walmart Supercenter built in 2005. In-place access agreements with Walmart. Full-access ingress and egress at signalized intersection. Each outlot can be developed with a single tenant 8,000 sf building ideal for office, retail, and/or restaurant uses.

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



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