



513.489.3343

edgegp.com

128 East Second Street, Suite B  
Covington, KY 41011



# DECEMBER 2024

Properties are listed alphabetically by trade area.

## CURRENT PROPERTY LISTINGS

<b>BEAVERCREEK, OH</b>	<b>GREENE CROSSING</b>	1,900 SF and 2,400 SF 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>	Contact Agent
<b>BLUE ASH</b>	<b>I-71 &amp; PFEIFFER ROAD LAND - UNDER CONTRACT</b>	1.3 Acres - UNDER CONTRACT
	<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>	Contact Agent
<b>CINCINNATI, OH</b>	<b>FORMER CREDIT UNION FOR SALE</b>	3,483 SF on 0.54 Acres Available FOR SALE
	<p>3287 Werk Road, Cincinnati, OH 45211</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>Surrounding retailers: Western Hills Plaza. Target, PetSmart, Ulta, Old Navy, Michael's, TJ Maxx, Home Depot, Kroger Former credit union available in the heart of the Western Hills area of Cincinnati. Signalized intersection with over 20,000 cars/day. Curb cuts off both Werk Road and Glenmore Avenue. Existing drive-through and ATM lanes</p>	Contact Agent

**CINCINNATI, OH** **MAIN STREET & E. COURT STREET BUILDING** 4,800 SF Retail and 16,000 SF Office, FOR SALE or LEASE



914 Main Street, Cincinnati, OH 45202 Contact Agent

---

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

---

Government offices and new apartments within 2 block radius provide plentiful pedestrian traffic. Located on high-traffic Main Street in Downtown Cincinnati. New ownership has developed plans and readied units for turnover to tenants. Flexible lease terms and size configurations; ask about rates.

**CINCINNATI, OH** **WEST TOWN CENTRE - GROUND FLOOR RETAIL** 20,000 - 40,000 SF Available FOR LEASE



6290 Glenway Avenue, Cincinnati, OH 45211 Contact Agent

---

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

---

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.

**DAYTON, OH** **FORMER ANCHOR BOX AT DAYTON MALL** 227K SF | 15.62 Acres FOR SALE



2700 Miamisburg Centerville Road (SR 725), Dayton, OH 45459 Contact Agent

---

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

---

Area Traffic Generators: Macy's, Dick's Sporting Goods, JC Penney, Ross, Ulta, Target, Lowe's, Walmart, Menard's, The Home Depot and Cinemark 227,070 SF Former Elder Beerman in Dense & Affluent Pocket of Dayton, OH. Large 15+ Acre Site with Prime Visibility on Springboro Pike (30+K ADT) and Easy Access to I-75 (119K ADT) and I-675 (62K ADT). 1,501 Feet of Frontage on 741/Springboro Pike. Zoned B-3, Business District Zoning Allows for Adaptive Reuses.

**DAYTON, OH** **SPACE FOR LEASE & PROPOSED PAD AVAILABLE - MIAMISBURG, OH** 3,500 SF +/- Proposed Pad and 20,000 SF Available FOR LEASE



2859 Miamisburg Centerville Road, Miamisburg, OH 45459 Contact Agent

---

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

---

Nearby retail includes: Best Buy, Ashley Furniture, Cinemark, The Home Depot, Lowe's and The Dayton Mall Directly adjacent to Interstate 75 and St. Rt. 725, with excellent sight lines from all directions. Junior box vacancy; Co-tenancy with Bob's Discount Furniture. Proposed pad, perfect for restaurant or other retail user (BTS or land-lease).

**DAYTON, OH** **SPRINGBORO PIKE REDEVELOPMENT OPPORTUNITY** Up to 3.5 Acres (Multiple Outlots) Available FOR LEASE or B-T-S



9393 N Springboro Pike, Miami Twp., OH 45342 Contact Agent

---

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

---

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><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 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>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>Contact Agent</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>TRIANGLE CENTER</b></p> <p>4040-4068 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>0.4 Ace Available for LEASE</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. 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>LEBANON, OH</b></p> 	<p><b>INTERSTATE -71 LAND SITE</b></p> <p>1040 SR 123, Lebanon, OH 45036</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <p>Area Traffic Generators: Walmart, Rural King, Flying J, Golden Lamb and Home Depot 5.35 acre land site adjacent to Interstate 71 just east of Lebanon, Ohio. Lebanon is the county seat of Warren County, Ohio. Located: - 30 miles north of downtown Cincinnati / - 30 miles south of downtown Dayton / - 75 miles southwest of downtown Columbus.</p>	<p>5.35 Acres Available</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> <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. Strong mix of regional and national tenants.</p>	<p>1,044 SF Retail / Office Space FOR LEASE</p> <p>Contact Agent</p>

<p>MASON, OH</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>MIDDLETOWN, OH</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>
<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. Anchored by Kohl's, Lowe's and Target.</p>	<p>Up to 23.62 Acres of Highway Visible Land Available</p> <p>Contact Agent for Price</p>
<p>UNION TWP., OH</p> 	<p><b>OHIO PIKE PROPERTY</b></p> <p>665 Ohio Pike (SR 125), Cincinnati, OH 45245</p> <p>Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5</p> <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>11,653 SF, 2.92 Acres Available FOR LEASE</p> <p>Contact Agent</p>
<p>URBANA, OH</p> 	<p><b>URBANA COMMONS</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 FOR SALE</p> <p>Contact Agent</p>

VANDALIA, OH

SHOPPES AT NORTHWOODS

1,600 SF FOR LEASE



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)

Proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.