513.489.3343
edgegp.com

128 East Second Street, Suite B
Covington, KY 41011

OCTOBER 2026

ONE NEW LISTING

Properties are listed alphabetically by trade area.

CURRENT PROPERTY LISTINGS

BEAVERCREEK, OH

GREENE CROSSING – FREESTANDING SITE – CONFIDENTIAL

1,979 SF on 2.07 Acres Available For LEASE, GROUND LEASE or B-T-S

4490 Indian Ripple Road, Beavercreek, OH 45440

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Surrounding Retailers Include: At Home. Starbucks, Raising Cane's, The Greene and Von Maur.
CONFIDENTIAL. 1,979 SF medical office building on 2.07 acres. Landlord open to leasing the building or land, ground lease, BTS or reverse BTS. Part of Greene Crossing shopping center, anchored by At Home and On Par Entertainment. Across from “The Greene” lifestyle center, which receives 5+ M annual visitors (per Placer.ai).

BEAVERCREEK, OH

BEAVERCREEK RESIDENTIAL LAND

17 Acres FOR SALE

2555 Grange Hall Road, Beavercreek, OH 45431

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Area Traffic Generators: The Mall at Fairfield Commons, Wright-Patterson Aire 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.

BEAVERCREEK, OH

GREENE CROSSING

1,900 SF and 2,099 SF Available FOR LEASE

4388-4490 Indian Ripple Road, Beavercreek, OH 45440

Contact Agent

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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.

BRIDGETOWN

BRIDGETOWN LAND AVAILABLE

0.76 & 5.72 Acres FOR SALE or LEASE

7670 Bridgetown Road, Cincinnati, OH 45248

Contact Agent

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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.

CINCINNATI, OH

STONE CREEK TOWNE CENTER

1,554 SF - 3,000 SF (Potentially) Available FOR LEASE

3645 - 3687 Stone Creek Blvd., Colerain Twp., OH 45251

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Strong Co-tenancy and Traffic Generators: Meijer, Kroger, JC Penney, Walmart, Marshalls, Ross, Old Navy and Best Buy.
Grocery and soft-goods anchored center in the heart of Colerain's business district.Colerain Township is a densely populated suburb within Cincinnati MSA, with over 59,000 residents in the township as of 2020 census The center features signalized access directly off Colerain Avenue, less than ¼ mile south of Interstate 275,

CINCINNATI, OH

EVENDALE COMMONS OUTLOT

Approximately 1.5 Acres Available FOR LEASE or BUILD-TO-SUIT

10261 Reading Road, Cincinnati, OH 45241

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

CLAYTON, OH

CLAYTON OHIO LAND

24.69 Acres of Land FOR SALE

US40 & Haber Road, Clayton, OH 45322

Sale Price $1,500.000

Dan Paxton / dpaxton@edgegp.com / 513.489.3343 x3

Amenities: Near new Northmont preschool campus. New community library recently completed. YMCA of Greater Dayton – ½ mile away. Kettering Health outpatient facilities.

DAYTON, OH

MEIJER OUTLOT

0.67 Acre Available FOR LEASE or SALE

W. Alex Bell Road, Dayton, OH 45449

Sale Price: $750,000

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

DAYTON, OH

ANCHOR BOX AT DAYTON MALL

227,070 SF on 15.62 Acres Available FOR LEASE

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

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Retail in Market: Dayton Mall, Macy's, Dick's SG, JC Penney, Target, Walmart, Menard's.
227,070 SF on 2 Floors in Dense & 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.

DAYTON, OH

PINEWOOD PLAZA

3 Spaces and Pad Site Available FOR LEASE

1024 South Smithville Road, Dayton, OH 45403

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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, with separate bank. Co-tenancy with Family Dollar, CATO Fashions, Ohio BMV, and Metro by T-Mobile. Located less than 10 minutes from downtown Dayton, and UD.

DAYTON, OH

CORNERS AT THE MALL

4 Spaces: 3,447 - 25,584 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 and Dick's Sporting Goods.
Join strong retailers Ollie’s Bargain Outlet and Boot Barn. Located across from Dayton Mall. Great access to I-75 and I-675. Over 1 million customer visits per year (Placer.ai data).

DAYTON, OH

KETTERING CROSSING

Two 1,400 SF Spaces Available FOR LEASE

2801 Wilmington Pike, Kettering, OH 45419

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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).

FLORENCE, KY

VILLAGE AT THE MALL – OUTLOT – LEASE PENDING

1 Acre - LEASE PENDING

7600 Mall Road, Florence, KY 41042

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

HEBRON, KY

CONNER SHOPPES – FULLY LEASED

1,164 SF - FULLY LEASED

3065 N Bend Rd, Hebron, KY 41048

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

KETTERING, OH

TRIANGLE CENTER

1,260 - 2,722 SF and Approx.+/- 0.4 Acre Available for LEASE

4000-4068 Wilmington Pike, Kettering, OH 45440

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

LAWRENCEBURG, IN

LAWRENCEBURG LAND AVAILABLE

2.69 Acres FOR SALE or LEASE - Divisible

728 West Eads Parkway, Lawrenceburg, IN 47025

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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

LIBERTY TWP., OH

PRINCETON ROAD AT SR 747 (NEC) LAND

2 Lots (1.47 and 1.31 Acres) Available FOR LEASE or BUILD-TO-SUIT

5040 Princeton Road, Liberty Twp, OH 45011

Contact Agent

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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.

MAINEVILLE, OH

SR 48 LAND AVAILABLE

+/- 1.1 Acres FOR SALE/LEASE/B-T-S

5471 OH-48, Maineville, OH 45039

Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

MAINEVILLE, OH — MAINEVILLE CROSSING OUTPARCEL — +/- 0.5 Acres - SALE/LEASE/B-T-S

17 OH-3, Maineville, OH 45039 — Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

MASON, OH — DOWNTOWN MASON RETAIL / OFFICE PROPERTIES — 1,776 SF on 0.32 Acres and 2,625 SF on 0.17 Acres

314 and 316 W Main Street, Mason, OH 45040 — 314 W Main Street: 1,776 SF, on 0.32 acre, asking $325,000 & 316 W Main Street: 2,625 SF, on 0.17 acre, asking $400,000

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

Nearby retailers / attractions include: Royal Theatre Company, Mason Public Library, Acting Up Community Theatre Group, Mason Schools and Servatii's.
Join the “Mason Mile”! Two properties available in the heart of downtown Mason, OH. 314 W Main Street: 1,776 SF, on 0.32 acre, asking $325,000. 316 W Main Street: 2,625 SF, on 0.17 acre, asking $400,000. Mason is a fast-growing, high-income suburb and is ranked #5 among Fortune’s Best Places to Live for Families.

MASON, OH — KROGER CENTER – INLINE SPACE, KINGS MILLS ROAD FULLY LEASED — FULLY LEASED

5234 Kings Mills Road, Mason, OH 45040 — Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

MIAMI TWP., OH — “THE PIKE” OUTPARCEL 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, HomeGoods and Wawa.
Located just north of Austin Landing at the I-75 and I-675 interchange. Strong residential and daytime demographics. Full access at 2 signalized intersections. Over 26,000 ADT on N Springboro Pike.

SOUTH LEBANON, OH — PAVILION AT RIVERS CROSSING — Up to 23.62 Acres of Highway Visible Land Available

SR 48 at I-71, South Lebanon, OH 45065 — Contact Agent for Price

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

SPRINGFIELD, OH — SPRINGFIELD COMMONS — 10,426 SF Available for LEASE

1501 - 1505 N. Bechtle Avenue, Springfield, OH 45501 — Contact Agent

Rebecca Dragin / rdragin@edgegp.com / 614.306.4556 or Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

WALTON, KY — WALTON, KY LAND AVAILABLE — 1.11 Acres For SALE or LEASE

815 Chestnut Drive, Walton, KY 41094 — Contact Agent

Zachary Schunn / zschunn@edgegp.com / 513.489.3343 x5

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.

Please visit our website, edgegp.com, for additional listing information.

XTEAM RETAIL ADVISORS

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