

# March 2024 PROPERTY LISTINGS

CINCINNATI

DAYTON

KENTUCKY

BUSINESSES



## FOR LEASE



### ANDERSON TWP

Crossings of Anderson

- 4,678 SF
- 1,197 SF
- 1,283 SF
- 1,425 SF

8315 Beechmont Avenue,  
Cincinnati, OH 45255

- Former Restaurant Space Available
- Join Anderson's Explosive Growth
- Located on Highly Traveled Beechmont Avenue
- Accessible to Signalized Intersection at Beechmont Avenue and 8-Mile
- Abundant Parking
- Easy Access to I-275

Joshua M. Rothstein

513.268.4453

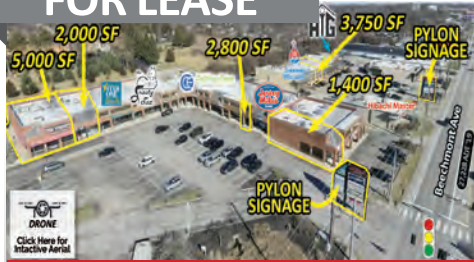
josh@onsiteretailgroup.com

Jeffrey J. Smith

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## FOR LEASE



### ANDERSON TWP

Beechmont Ave Retail Space

- 2,800 SF
- 1,400 SF
- 3,750 SF
- 5,000 SF

8112 Beechmont Avenue,  
Cincinnati, OH 45255

- In the Heart of Anderson's Super Regional Trade Area
- Located Directly Along Highly-Trafficked Beechmont Avenue
- Tremendous Visibility, Great Signage & Ample Parking
- Easy Access to I-275
- Traffic Counts: Beechmont Avenue 27K ADT

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## FOR SALE



### BETHEL

1 AC Development Site

- 1.05 AC

600 W. Plane Street,  
Bethel, OH 45106

- Prime Development Site along SR-125
- Small Town with a Very Captive Market
- Located in the Heart of Bethel's Primary Trade Area
- Surrounded by Strong QSR & Retail Chains
- Traffic Counts: 15,565 ADT '22 W. Plane St.

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## FOR LEASE



### DOWNTOWN CINCINNATI

First Financial Center

- 2,341 SF
- 1,146 SF

220 E. 4th Street & 435  
Sycamore Street,  
Cincinnati, OH 45202

- Prime, Street Level Downtown Commercial Space
- Just 3 Blocks from Fountain Square & The Banks
- Located on the 1st Floor of First Financial Center
- High Density of Office Workers in Close Proximity
- Directly Across from P&G's Headquarters, Taft Theatre & Great American Tower
- Short Walk to Nightlife & Entertainment along the Riverfront - US Bank Arena, Reds & Bengals

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# March 2024 PROPERTY LISTINGS

CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES



## AVAILABLE



### CINCINNATI/OTR

Freestanding Building

- 4,590 SF

907 Race Street,  
Cincinnati, OH 45202

- In the Heart of the Revitalized Race Street Corridor
- Build to Suit, Multi-Level Building Ideal for a Restaurant
- Potential to add a Beautiful Rooftop Deck
- Opportunity to Have Input on Exterior & Façade Design
- Great Walkability & Connectivity to the Central Business District, Pendleton & Over-the-Rhine
- Close proximity to Northside Distilling, the Birdcage, The Phoenix Event Center & Court Street

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## FOR SALE



### COLLEGE HILL

Restaurant Building + Adjacent Storefront **PRICE REDUCED**

- 1,069 SF Restaurant
- 1,418 SF Retail

911 W. North Bend Road,  
Cincinnati, OH 45224

- Two-Tenant Commercial Building
- Fully Built-Out Restaurant with Patio + FF&E
- Valuable Pylon Sign & Ample Parking
- Adjacent to McDonalds & Across from BP
- 2,487 SF Divided for the Restaurant & Retail Space
- Great Visible Restaurant Space with Front Patio

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## NEW LISTING



### CORRYVILLE

Mecklenburg Gardens

- 9,855 SF/0.25 AC
- 764 SF/.057 AC

302 E University Avenue,  
Cincinnati, OH 4519

- Iconic Cincinnati Restaurant, Est. 1865
- Complete with All FF&E, Liquor License, Patio & Parking Lot
- Named one of America's Best Beer Gardens, Travel & Leisure Magazine
- Very Close to University of Cincinnati's Campus & Uptown Innovation Corridor
- Just a Few Blocks of UC's College of Medicine, Childrens Hospital & Others
- Transformative Developments in Every Direction

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## NEW LISTING



### DELHI

Delhi Plaza

- 19,728 SF/2 AC

4940 Delhi Pike,  
Cincinnati, OH 45238

- Redevelopment Opportunity
- Tight Market with Minimal Vacancy
- Monument Signage Available
- 72 On-Site Parking Spaces Available Including 4 ADA
- In the Heart of Delhi's Retail Corridor
- Traffic Counts: 18,092 ADT Delhi Pike

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# March 2024 PROPERTY LISTINGS

CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES

## FOR SALE



### FOREST PARK

Former Aldi  
• 14,000 SF

1135 West Kemper Road,  
Forest Park, OH 45240

- Freestanding Building on 3.163 Acres
- Pylon and Monument Panels Included
- Primary Corner Location serving Forest Park, and in Close Proximity to a Variety of Retailers and Restaurants, including Kroger and Wal-mart
- Conveniently located a half-mile from the I-275 Interchange
- Suitable for a wide variety of uses, including those that require a Truck Well and Dock

**Andrew R. Feinblatt**  
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## FOR SALE



### GEORGETOWN

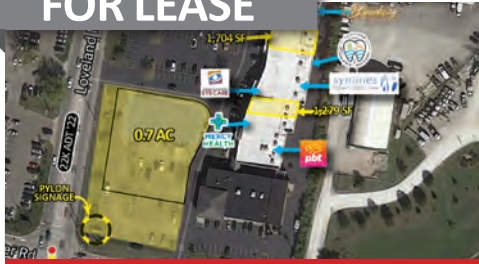
Corner Development Site  
• 1.5 AC

666 East State Street (SR-125)  
Georgetown, OH 45121

- Inexpensive Development Opportunity
- Georgetown is the County Seat for Brown County
- Small Town with a Very Captive Market
- Prime Site at Corner Intersection
- In the Heart of Georgetown's Retail Corridor
- Surrounded by Retailers such as CVS, Burger King, McDonald's, IGA, Gold Star, Verizon, Save A Lot, Pizza Hut & More

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## FOR LEASE



### LOVELAND

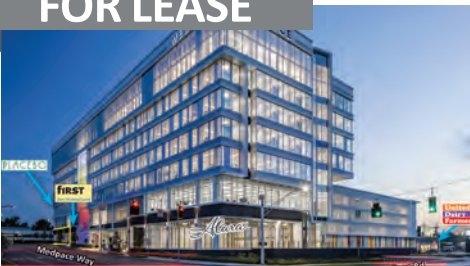
- 1,279 SF (Fmr. Edward Jones)
- 1,704 SF (Fmr. Medical Office)
- 0.7 AC Pad

10554 Loveland-Madeira Road,  
Loveland, OH 45140

- Strong Neighborhood Shopping Center
- Convenient Access at Signalized Intersection
- Former Hair Salon Space
- 1/2 Mile from I-275
- Catch Traffic In-and-Out of Loveland/Symmes Twp.
- Around Several New Developments
- Attractive Opportunity for 2nd Generation Space

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## FOR LEASE



### MADISONVILLE

Medpace Retail/Restaurant Space  
• 2,846 SF • 2,016 SF  
• 4,862 SF • 5,721 SF

5376-5396 Medpace Way,  
Cincinnati, OH 45227

- Premier Retail/Restaurant Space at Madison Square, Home to Medpace's Global HQ
- Immediately off I-71 with Excellent Visibility to the Highway
- Conveniently Located within 15 Minutes of Downtown, Mason & Most Other Areas of Town
- \$300M Development Includes 350,000 SF of Office, a 239-Room Hotel/Conference Center, 925-space Parking Garage, 11-Station Food Hall & Beer Garden

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# March 2024 PROPERTY LISTINGS

CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES



## FOR SALE/GROUNDLEASE



### MAINEVILLE

Outlot Along OH-48  
• 1.26 AC

6734 OH-48,  
Maineville, OH 45039

- Corner Site Just 0.4 Miles South of Brand New Kroger Marketplace
- In the Heart of S. Lebanon/Maineville's Booming Trade Area
- Very Tight Market with Limited Opportunity
- Top 5 Area for New Home Building Starts
- Several New Commercial Developments Underway Nearby
- Staggering High Household Incomes

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## FOR LEASE



### MASON / DEERFIELD TOWNSHIP

The District at Deerfield  
• Small shops to Junior Anchor

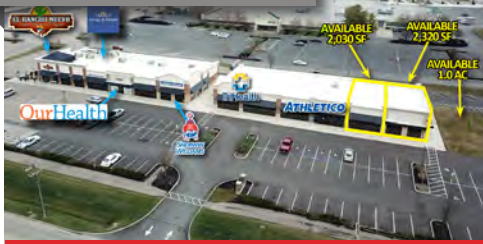
Parkway Drive & Mason-Montgomery Road,  
Cincinnati, OH 45040

- A Premier Destination for Dining, Shopping and Entertainment
- Anchored by 50 West, Pins Mechanical, Bakersfield, The Eagle & 362 Apartments
- Suburban Convenience Featuring Urban Amenities
- Retail & Restaurant Space Surrounding Public Park
- Urbanist Design, Cohesive Streetscape Elements and Active Public Open Space Creates Dynamic Atmosphere

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## FOR LEASE



### MASON / KINGS MILLS

Endcap w. Patio or Drive-Thru  
• 2,030 SF • 2,320 SF  
• 1.0 AC Pad

2200 Kings Mills Road,  
Mason, OH 45040

- New Strip Center - Delivered October, 2022
- Drive Thru + Patio Seating Opportunity along Kings Mills Road
- Capture Kings Island and Kings Sr. & Jr. High School's Traffic
- Higher Sales Volumes East of I-71 on Kings Mills Road
- Monument Sign Available

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## NEW LISTING



### MASON

Freestanding Urgent Care Building  
• 5,337 SF/2.73 AC

4201 Aero Drive,  
Mason, OH 45040

- Situated at the Signalized Intersection of Tylersville Road and Aero Drive
- Conveniently Located off of I-71 & Western Row Road
- Over 40 On-site Parking Spaces Available
- Highly Visible Monument Sign
- Within 1 Mile of New Dorothy Lane Development
- Traffic Counts: 16,284 ADT Tylersville Road

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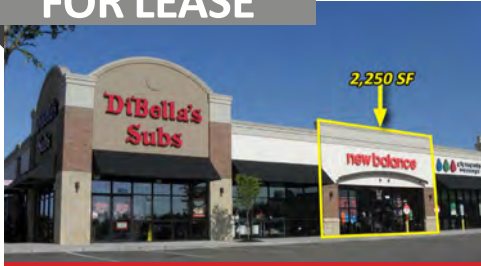


# March 2024 PROPERTY LISTINGS

CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES



## FOR LEASE



### MASON

Deerfield Pointe  
• 2,250 SF

9329-9333 Mason Montgomery Road,  
Mason, OH 45040

- 2,250 SF Storefront
- 1st Class Retail Center in the Heart of the Mason-Montgomery Road Corridor
- Top Suburban Office Market and Super Regional Trade Area
- Over 3M SF of Office Space and 4M SF of Retail Space
- Several Fortune 500 Companies Nearby
- Monument Signage Available

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## FOR LEASE



### MASON

Pimlico Pointe Outlets  
• 0.90 AC • 1.00 AC  
• 1.00 AC • 0.94 AC

Tylersville Road  
Mason, OH 45040

- Tremendous Site for Outlot Development
- New Traffic Light
- Multi-Tenant & Free-Standing Opportunities Available
- Prominently Situated Among Mason/West Chester Border
- Anchored by 245 Unit High-End Residential Apartment Community
- Along Tylersville Rd's Strong Retail Corridor
- Within Deerfield Townships's Booming Community

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## UNDER CONSTRUCTION



### MIAMI TWP./MILFORD

Outlot For Ground Lease or  
Build to Suit  
• 0.92 AC

1155 OH-28,  
Milford, OH 45150

- Outlot for Ground Lease or Build to Suit
- Approx. 0.92 Acre
- Anchored by Aldi (Coming Soon)
- Rare, Signalized Intersection with Great Visibility
- Regional Trade Area
- High Traffic Count: 35,573 ADT

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Owner/Agent

## FOR SALE



### MIDDLETOWN

Available  
Former Bank w/ Drive-Thru  
• 2,793 SF / 1.96 AC

3616 Dixie Highway,  
Middletown, OH 45005

- 2,793 SF Building on 1.96 AC (Approx. 1.34 AC Usable)
- Signalized Corner Site in Regional Trade Area
- Pylon Sign Permissible
- Close to Kroger Marketplace, Meijer, Target, Kohl's & Lowe's
- Zoned B-2, Allowing a Wide Range of Uses Including QSRs and Gas/Convenience Stores

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# March 2024 PROPERTY LISTINGS

CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES

## FOR LEASE/GROUNDLEASE



### MILFORD PLAZA

- 3,500 SF (Outlot)
- 4,000 SF
- 1,800 SF

796 Main Street,  
Milford, OH 45150

- Pad Site Available for up to 3,500 SF Building in Kroger-Anchored Center
- Conveniently Located with Great Visibility, Easy Access and Abundant Parking
- Located in the Heart of Milford
- Walkable to Several Restaurants and Amenities to Downtown Milford
- Pylon & Monument Signage Available Maximizing Exposure
- Easy Access to I-275 via Two Interchanges

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## FOR SALE



### MT. ADAMS

City View Tavern  
• 1,364 SF/0.055 AC  
**PRICE REDUCED**

403 Oregon Street,  
Cincinnati, OH 45202

- Fully Built-Out Restaurant with Liquor License, FF&E and Inventory Included
- Panoramic View of Cincinnati's Skyline from Unrivalled Outdoor Deck
- Nestled between High-End Residential and Charming Business District
- Within Minutes to Downtown, Uptown, East Walnut Hills and Northern Kentucky
- One of Cincinnati's Oldest, Continually Operating Bars

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## FOR SALE



### MT. ORAB

For Sale  
Corner Development Site  
• 0.51 AC

304 N. High Street,  
Mt. Orab, OH 45154

- Inexpensive Development Opportunity
- Conveniently Located Right off SR-32 at US-68
- Just Down from High Performing Kroger Marketplace
- Small Town with a Very Captive Market
- Surrounded by Retailers such as McDonalds, Family Dollar, Dominos, Butterbee's American Grill Orscheln Farm & Home & More!

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## FOR SALE/LEASE



### DOWNTOWN MONTGOMERY

- 5,248 SF (2nd & 3rd Floor Office)
- 4,500 SF (Urgent Care)

**PRICE REDUCED**

9549 Montgomery Road,  
Cincinnati, OH 45242

- In the Heart of Historic Downtown Montgomery
- Prime Frontage Along Montgomery Road's DORA District
- Within 1/2 Mile of Montgomery Quarter
- 75 Parking Spaces
- 15,744 SF Building on .850 AC
- Within 1 Mile of I-71 & SR-126
- Walkable to Several Restaurants, Bars, Boutiques and Amenities

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# March 2024 PROPERTY LISTINGS

CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES



## FOR SALE



### OAKLEY

Oakley Investment Property  
• 2,361 SF / 0.205 AC

4796 Ridge Avenue,  
Cincinnati, OH 45209

- In the Heart of Oakley's Regional Trade Area
- First Floor Salon (6 Booths) + Second Story Office
- Convenient, Dedicated On-Site Parking Lot
- Completely Renovated with New Roof, Windows, Plumbing, Electrical & HVAC
- Prominent Visibility at Entrance to Oakley Station
- Brand New Chipotle & Aspen Dental Under Construction Next Door

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## AVAILABLE



### PLEASANT RIDGE

Former White Castle  
• 2,087 +/- SF / 0.81 AC

**PRICE REDUCED**

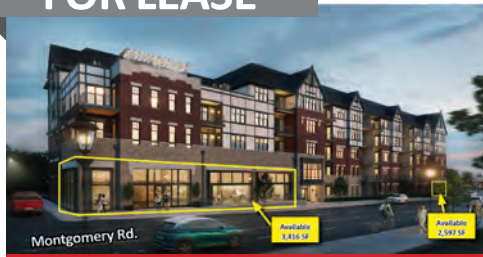
3410 Highland Avenue,  
Cincinnati, OH 45213

- Former QSR Building with Drive-Thru For Lease
- Signalized Hard Corner - 0.81 AC
- Close Proximity to Downtown, Kenwood, Oakley & Hyde Park
- Lots of Retail Surrounding Property, Including Home Depot, Floor & Decor, Lowe's & Aldi
- Very High Population Density & Over 62,000 Employees in 3-Mile Radius

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## FOR LEASE



### PLEASANT RIDGE

Endcaps w/ Patio  
• 3,416 SF  
• 2,597 SF

6010 Montgomery Road,  
Cincinnati, OH 45213

- Transformative Development Reshaping the Neighborhood
- Mixed Use Building with 82 High-End Apartments
- In the Heart of Pleasant Ridge's Thriving Business District
- Convenient, On-Site Parking Available
- Capture Suburbanites in the Up-and-Coming Urban Setting
- Traffic Counts: 13,555 ADT Montgomery Rd.

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## FOR SALE



### SILVERTON/KENNEDY HEIGHTS

Development Site  
• 0.569 AC

6715 Montgomery Road,  
Cincinnati, OH 45202

- Former Big Papa's with Garage Doors Available
- Nestled Between Silverton and Pleasant Ridge
- Directly Along Montgomery Road in the Heart of Kennedy Heights
- Premier Corner with Heavy Traffic at Signalized Intersection
- Directly Next Door to the BRAND NEW Proud Hound Coffee
- Traffic Counts: 9,968 ADT Montgomery Road

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# March 2024 PROPERTY LISTINGS

CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES



## FOR SALE



### SILVERTON

Downtown Corner Assemblage  
• 0.542 AC

6900-6914 Silverton Ave. &  
7331-7337 Montgomery Rd.  
Cincinnati, OH 45202

- Over ½ Acre of Mixed-Use, Commercial Property
- Terrific Site, Prime for Development
- In the Heart of Silverton's Resurging Neighborhood
- Directly Along Montgomery Road with Easy Access to I-71
- Premier Corner with Heavy Traffic at Signalized Intersection
- Two Cash Flowing Mixed-Use Buildings + Vacant Lot

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## FOR SALE/LEASE



### SYMMES TWP./LOVELAND

For Sale/Lease  
Freestanding Medical Building  
• 6,000 SF/0.677 AC

12065 Montgomery Road,  
Cincinnati, OH 45249

- Fully Built-Out Medical Space
- Great Location with Terrific Visibility & Signage
- Directly along Montgomery Road Just off Fields Ertel Road
- Very Low Vacancy Rate in this Strong Retail Market
- Nearby Retailers Include Target, Menards, Best Buy, Kings Auto Mall, At Home, Costco, Meijer & More

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## FOR SALE/LEASE



### EAST WALNUT HILLS

Historic Building, Former Restaurant  
• 3,291 SF First Level  
• 3,291 SF Lower Level

1535 Madison Road,  
Cincinnati, OH 45206

- Premier Corner of Woodburn & Madison
- Located in the Heart of East Walnut Hills
- One of Cincinnati's Most Exciting Urban Corridors
- Unique 1921 Building with Dramatic Interior Architecture
- \$1.2M Renovation with all FF&E Included
- New Bars, Restaurants & Developments all Around
- 1,500+ Residences Under Construction within 1 Mile

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## FOR SALE/LEASE



### EAST WALNUT HILLS

For Sale/Lease  
Corner Building  
• 2,433 SF / 0.264 AC

1635 Madison Road,  
Cincinnati, OH 45206

- Corner Site at the Gateway to E. Walnut Hills
- Freestanding Building with Pylon Sign & Garage Doors
- Located Upon One of Cincinnati's Most Exciting Urban Corridors
- New Bars, Restaurants & Developments all Around
- 1,500+ Residences Under Construction within 1 Mile

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## FOR LEASE



### EAST WALNUT HILLS

Retail/Office Endcap  
• 2,055 SF

2847 Woodburn Avenue,  
Cincinnati, OH 45206

- Former 1,502 SF Café & 2,055 SF Doctor's Office
- Ample Patio Space with Convenient Parking Available
- Dominant Corner at Woodburn Ave. & Madison Rd.
- 1,500+ Residences Under Construction within 1 Mile
- FREE, On-Site Parking Garage with 250+ Spaces, Public Lot Across the Street + Street Parking
- Walkable, Historic District, Heavily Programmed with Street Fairs, Festivals & Neighborhood Events

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## FOR SALE/LEASE



### WALNUT HILLS

Available  
Storefront Space  
• 855 SF

772 E. McMillan Street,  
Cincinnati, OH 45206

- Endcap Space + Patio along Walnut Hills' Main Drag
- Surrounded by \$200M of Redevelopment Projects
- Steps from Walnut Hills' Most Popular Shops, Bars & Restaurants
- Unique, 120 Year Old Building with Plenty of Natural Light
- Minutes from UC, Hyde Park/Oakley and Downtown
- Convenient Access to I-71

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## FOR LEASE



### WALNUT HILLS

Restaurant/Retail Endcap + Patio  
• 4,300 SF (Divisible)

739 E. McMillan Street,  
Cincinnati, OH 45206

- [Click Here for Property Highlight Video](#)
- Endcap Space + Patio along Walnut Hills' Main Drag
- Surrounded by \$200M of Redevelopment Projects
- Dramatic 13 Ft. Ceilings with Plenty of Light
- Anchored by 124 Luxury Apartments
- Minutes from UC, Hyde Park/Oakley and Downtown
- Convenient Access to I-71

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## FOR LEASE



### WEST CHESTER

Crossings of Beckett

• Outlot w. Endcap + Patio or Drive Thru

Princeton-Glendale and  
Tylersville Road,  
West Chester, OH 45069

- Premier Grocery-Anchored Development
- Signalized Corner of Tylersville Rd. & SR-747
- Outlot Space Available with Drive-Thru
- BRAND NEW Kroger Marketplace, 133,000 SF
- Affluent & Growing Area with High Traffic Counts

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# March 2024 PROPERTY LISTINGS

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AVAILABLE



## WEST CHESTER

Corner Building + Drive Thru

- 3,648 SF/1.07 AC

8671 N. Pavilion Drive  
West Chester, OH 45069

- Former PNC Bank with Drive-Thru
- High Visibility along SR-747 at Union Centre
- In the Thick of West Chester's Robust Retail/ Restaurant Node
- Great Location with Tremendous Signage and Ample Parking
- Convenient Access to I-75, SR-4 & I-275
- Adjacent to Lori's Roadhouse Live Music & Events Venue

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NEW LISTING



## WESTERN HILLS

Parkcrest Square

- 1,000 SF

6212 Glenway Avenue  
Cincinnati, OH 45211

- Located in the Heart of the Western Hills Retail Corridor
- Signalized Access at Premier Corner of Glenway Ave. & Parkcrest Ln.
- Prime Opportunity in Densley Populated Market
- Convenient and Easy Ingress and Egress
- Surrounded by the area's Strongest Anchors - Kroger, Target, TJ Maxx, Home Depot & more!
- Traffic Counts: 22,717 ADT Glenway Ave.

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# March 2024 PROPERTY LISTINGS

CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES



## FOR SUB-LEASE



### BEAVERCREEK

Restaurant Space

- 4,800 SF with Drive-Thru

2819 Centre Drive,  
Beaver Creek, OH 45324

- Located in the Center of Beaver Creek's Regional Retail Corridor across from the Mall at Fairfield Commons
- 12,000 Square Foot Multi-Tenant Building with 132 Parking Spaces
- Less than 2 Miles from Wright Patterson Air Force Base, with Total Employment over 30,000
- Wright State University Student Enrollment 11,469 and Faculty 2,210

**David P. Sheehy**

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## NEW LISTING



### BROOKVILLE

Restaurant Building

- 6,890 SF
- 1.46 AC

705 Arlington Road,  
Brookville, OH 45309

- Confidential Listing - Contact Agent
- Fully Built out Restaurant
- Great Location with Tremendous Signage and Parking
- Close Proximity to I-70
- Traffic Counts: 11,437 ADT '23 Arlington Road

**Jeffrey J. Smith**

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## NEW LISTING



### CENTERVILLE

Land For Sale

- 2.99 +/- AC

5980 Wilmington Pike,  
Dayton, OH 45440

- 2.99 +/- Acres Available for Sale
- B-2 Zoning (In Process)
- Utilities Stubbed to Property Line (Water, Gas, Electric, Sanitary & Storm)
- Signalized Intersection
- Shared Monument Signage on Wilmington Pike
- Regional Trade Area (Costco, Wal-Mart, Target, Kroger, Cabella's, Lowe's, etc.)
- Affluent and Growing Area with Strong Traffic Counts

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## NEW LISTING



### DAYTON

Restaurant Building For Sale/Lease

- 2,811 SF
- 0.88 AC

1420 Cincinnati Street,  
Dayton, OH 45417

- Conveniently Position Right off I-75's 112,000 + VPD
- Adjacent to the University of Dayton Campus - Ohio's #4 College with 11,700 Students
- Directly Next Door to Ohio's 1st 6.2 AC QuikTrip - Under Construction
- Situated Across from McDonald's and Love's Travel Stop
- New Building with Double Drive Thru, Built in 2019
- Traffic Counts: 14,706 ADT '23

**Joshua M. Rothstein**

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## FOR LEASE



### MIAMISBURG

Ground Lease or Build to Suit  
• 1.46 AC / 10,000 SF Divisible  
• 0.71 AC

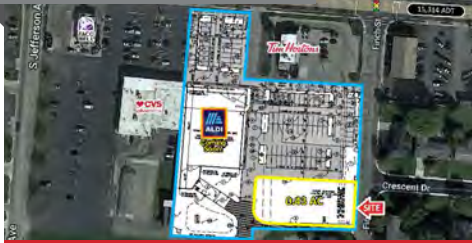
SR-741 & Summit  
Pointe Drive,  
Miamisburg, OH 45342

- High Traffic Intersection With Access To Signal on SR-741
- Great Opportunity for Medical, Retail, and Restaurants
- Located in Front of Austin Park, a 214 Unit Class A apartment complex, Completed in 2017
- Retail Anchors in the area Include Kroger, Kohl's, Old Navy, TJ Maxx, Field & Stream, HomeGoods, and More

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## FOR SALE



### URBANA

For Sale  
Aldi Outlot  
• 0.43 AC

741 Scoito Street,  
Urbana, OH 43078

- 0.43 Acre (90 feet x 208 feet) Available Spring 2023
- Adjacent to Brand New Aldi
- Zoning (B-2 General Business)
- All Utilities close to Property and Master Detention Provided
- Centrally Located in Urbana's Business District, along Route 36, near Walmart, Kroger, CVS, McDonald's, Taco Bell, Mercy Health, and Many Others

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## FOR SALE



### VANDALIA

For Sale  
• 1.44 AC

6300 Block of Miller Lane,  
Vandalia, OH 45414

- ALDI - Now Open!
- Rare Opportunity to Purchase land with Miller Lane and I-75 Exposure
- Traffic Counts on I-75 are 108,498 ADT
- Closest Interchange to Junction of I-75 and I-70
- Regional Retail and Restaurant Trade Area
- High Daytime Population

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## FOR LEASE



### XENIA

• 13.6 AC Development  
• 1.06 & 3.7 Acre Parcels Available

W. Main Street,  
Xenia, OH 45385

- New Mixed-Use Development UNDER CONSTRUCTION on 13.6 Acres at Xenia's Western Gateway
- Anchored by Aldi and close to Kroger, Wal-mart, and Lowe's
- New Traffic Signal With Access and Outstanding Visibility
- Opportunities for Retail, Restaurants, Hotels, and Offices
- Premier Health and 5/3 Bank Now Open; Dunkin' and Popeyes Coming Soon

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## FOR LEASE



### BELLEVUE

For Lease  
Bellevue Plaza

- 3,441 SF
- 2,450 SF

119 Fairfield Avenue,  
Bellevue, KY 41073

- Gorgeous, Glass Encapsulated Building with Incredible Views
- Beautifully Nestled along the Ohio River, Directly off I-471
- At the Gateway to Fairfield Avenue's Charming Historic District
- Anchored by Two-Story Esporta Fitness & MRBL Restaurant
- Two Storefront Spaces Available
- Unique Exposure to River Traffic

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## FOR LEASE



### CRESCENT SPRINGS

Buttermilk Crossing

- 3,022 SF
- 4,000 SF (Divisible)
- 2,693 SF
- 1,607 SF

2331 Buttermilk Crossing,  
Crescent Springs, KY 41017

- Prime Opportunity within Ft. Mitchell/Crescent Springs
- Highly Visible Pylon along I-75/I-71
- Tight Market with Minimal Vacancy
- Convenient & Immediate Access to Highway
- 6 Miles from 3M Sq. Ft. Amazon Facility

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## FOR SALE



### FLORENCE

Land: Multiple Parcels

- 1.13 AC to 3.75 AC

US-42  
Florence/Union, KY 41019

- Multiple parcels available, custom sizes from 1 acre to 9 acres, many fronting US-42
- Established Corridor with Continued Residential and Commercial Growth in Florence and Union
- Very visible and easily accessible, with multiple points of signalized access from US-42

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## FOR LEASE



### FLORENCE

Farmview Commons

Pre-Leasing NOW!

- 0.88 AC- 4.42 AC

US-42 & Farmview Drive,  
Florence, KY 41019

- NEW Development coming in 2022
- Multiple parcels available and two new multi-tenant buildings (with multiple drive-thru's)
- Very visible and easily accessible, with multiple points of signalized access from US-42
- In close proximity to the new Kroger Marketplace, restaurants, financial institutions, medical office and dense residential

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# March 2024 PROPERTY LISTINGS

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## FOR SALE/GROUND LEASE



### FLORENCE

• .56 AC

7303 Turfway Road,  
Florence, KY 41042

- Grocery-Anchored Center Out Parcel
- .56 Acre Site With Cross Access & Cross Parking
- Convenient Location at Turfway Road & I-71/I-75
- Great Visibility

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## FOR LEASE



### FLORENCE

Mixed-Use Residential  
• 20,000 SF (Divisible)

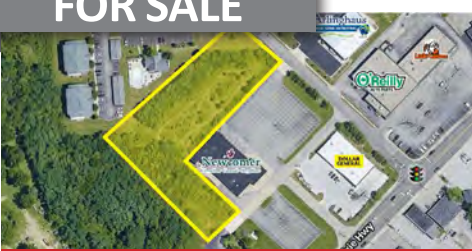
Cavalry Lane,  
Florence, KY 41091

- Three floors of residential units (48 total) over approximately 20,000 sf of commercial space
- Visible to US-42, across from Starbucks, and in close proximity to Kroger Marketplace, Kroger's Clicklist, the new Farmview Commons development
- Heavily travelled corridor with over 35,000 vehicles per day and surrounded by residential, close to 10,000 people in 1-mile
- Reasonable rent rates and outdoor patio space

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## FOR SALE



### ERLANGER

Erlanger Lakes  
• 1.96 AC

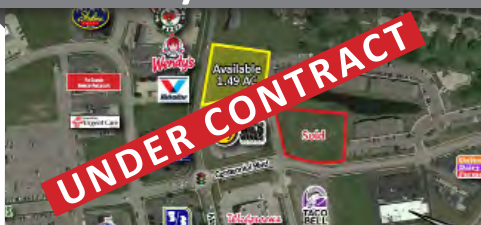
Cave Run Drive,  
Erlanger, KY 41018

- 1.96 AC For Sale with access to Cave Run Drive and the interior service road
- Suitable for multiple residential and commercial end uses
- Rezoning may be required
- Surrounded by the densely packed Dixie Highway corridor, including various retailers, restaurants, single and multifamily housing and other commercial uses

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## FOR SALE/GROUND LEASE



### INDEPENDENCE

Outlot Across from Kroger  
• 1.49 AC

Centennial Boulevard,  
Independence, KY 41051

- For Sale, Ground Lease or Build to Suit
- One of Greater Cincinnati's Fastest Growing Areas
- In the Heart of Independence's Commercial District
- Conveniently located between KY-17 and Madison Pike

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# March 2024 PROPERTY LISTINGS

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## NEW LISTING



### SOUTHGATE

FOR SALE

Land

- 0.5 AC

604 Alexandria Pike,  
Southgate, KY 41071

- Available Parcel 0.5 Acre
- For Sale/Ground Lease or Build to Suit
- Convenient Access to I-471
- Located at the Entrance to the New Memorial Pointe Subdivision

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## NEW LISTING



### UNION

Available

Union Promenade

- 6,960 SF
- 11,300 SF

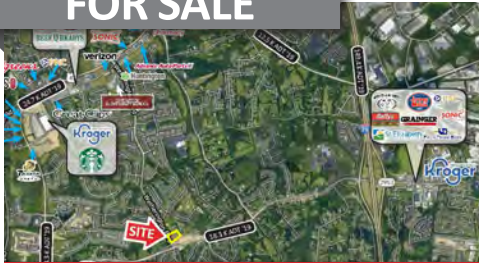
US-42 W.,  
Union, KY 41091

- Located in Union Kentucky along US-42, one of the fastest growing Markets in Northern Kentucky
- Development features 62-acre mixed use development 298 Apartment units and 44 Patio Homes
- Children's Hospital, Goodwood Brewery, United Dairy, and many more coming soon
- DORA, Designated outdoor refreshment area
- Extensive pedestrian infrastructure providing walkability

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## FOR SALE



### UNION

- 2.94 AC

Mt. Zion,  
Union, KY 41019

- Signalized Intersection at NEC of Mt. Zion Road & Wetherington Boulevard
- Great Visibility Fronting Newly Expanded 5 Lane Mt. Zion Road
- Convenient to US 42 & I-71/I-75
- Outstanding Area HH Incomes & Population Density

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## FOR SALE/LEASE



### DOWNTOWN MONTGOMERY

- 15,744 SF
- 0.850 AC

**PRICE REDUCED**

9549 Montgomery Road,  
Cincinnati, OH 45242

- In the Heart of Historic Downtown Montgomery
- Prime Frontage Along Montgomery Road's Business District
- 75 Parking Spaces
- 5,248 SF Fully Built-Out Office
- Suites Available on Floors 2 & 3
- Within 1 Mile of I-71 & SR-126
- Walkable to Several Restaurants, Bars, Boutiques and Amenities

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## FOR SALE/LEASE



### COLLEGE HILL

Restaurant Building + Adjacent Storefront **PRICE REDUCED**

- 1,069 SF Restaurant
- 1,418 SF Retail

911 W. North Bend Road,  
Cincinnati, OH 45224

- Two-Tenant Commercial Building
- Fully Built-Out Restaurant with Patio + FF&E
- Valuable Pylon Sign & Ample Parking
- Adjacent to McDonalds & Across from BP
- 2,487 SF Divided for the Restaurant & Retail Space
- Great Visible Restaurant Space with Front Patio

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## NEW LISTING



### CORRYVILLE

Mecklenburg Gardens

- 9,855 SF/0.25 AC
- 764 SF/.057 AC

302 E University Avenue,  
Cincinnati, OH 4519

- Iconic Cincinnati Restaurant, Est. 1865
- Complete with All FF&E, Liquor License, Patio & Parking Lot
- Named one of America's Best Beer Gardens, Travel & Leisure Magazine
- Very Close to University of Cincinnati's Campus & Uptown Innovation Corridor
- Just a Few Blocks of UC's College of Medicine, Childrens Hospital & Others
- Transformative Developments in Every Direction

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## FOR SALE



### SILVERTON/KENNEDY HEIGHTS

Development Site

- 1.2 AC

6661-6715 Montgomery Road,  
Cincinnati, OH 45202

- Big Papa's Car Audio Site
- 1.2+ Acres of Commercial Property, Prime for Development
- Nestled Between Silverton & Pleasant Ridge
- Directly Along Montgomery Road in the Heart of Kennedy Heights
- Premier Corner with Heavy Traffic at Signalized Intersection
- Directly Next Door to the BRAND NEW Proud Hound Coffee

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## FOR SALE



### SILVERTON

Downtown Corner Assemblage  
• 0.542 AC

6900-6914 Silverton Ave. &  
7331-7337 Montgomery Rd.  
Cincinnati, OH 45202

- Over ½ Acre of Mixed-Use, Commercial Property
- Terrific Site, Prime for Development
- In the Heart of Silverton's Resurging Neighborhood
- Directly Along Montgomery Road with Easy Access to I-71
- Premier Corner with Heavy Traffic at Signalized Intersection
- Two Cash Flowing Mixed-Use Buildings + Vacant Lot

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## NEW LISTING



### DAYTON

Restaurant Building For Sale/Lease  
• 2,811 SF  
• 0.88 AC

1420 Cincinnati Street,  
Dayton, OH 45417

- Conveniently Position Right off I-75's 112,000 + VPD
- Adjacent to the University of Dayton Campus - Ohio's #4 College with 11,700 Students
- Directly Next Door to Ohio's 1st 6.2 AC QuikTrip - Under Construction
- Situated Across from McDonald's and Love's Travel Stop
- New Building with Double Drive Thru, Built in 2019
- Traffic Counts: 14,706 ADT '23

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## FOR SALE



### MT. ADAMS

City View Tavern

• 1,364 SF/0.055 AC

**PRICE REDUCED**

403 Oregon Street,  
Cincinnati, OH 45202

- Fully Built-Out Restaurant with Liquor License, FF&E and Inventory Included
- Panoramic View of Cincinnati's Skyline from Unrivalled Outdoor Deck
- Nestled between High-End Residential and Charming Business District
- Within Minutes to Downtown, Uptown, East Walnut Hills and Northern Kentucky
- One of Cincinnati's Oldest, Continually Operating Bars

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