

CURRENT PROPERTY LISTINGS

February 2025

CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES



FOR LEASE



ANDERSON TWP

Crossings of Anderson

- 1,197 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

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FOR LEASE



ANDERSON TWP

Beechmont Ave Retail Space

- 1,230 SF
- 2,000 SF
- 3,500 SF
- 2,800 SF
- 3,750 SF
- 1,430 SF

8112 Beechmont Avenue,
Cincinnati, OH 45255

- Join NEW Tenant By Golly's, NOW OPEN!!
- 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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LAND FOR SALE



BETHEL

1.35 Acres Parcel of Land
• 1.35 AC

Angel Dr./S.R. 232 at S.R. 125/W. Plane St.,
Bethel, OH 45106

- In the Heart of the Bethel Business District
- Next-Door to Elementary, Middle Schools and Burke Park Walking Trail
- Easy Access to St. Routes 125 and 232
- Zoned B2 General Business, Allowing Fuel Centers, Restaurants, Car Washes and Automotive
- Traffic Count: 17,783 ADT W. Plane Street

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FOR LEASE



CAMP WASHINGTON

Restaurant/Retail Space

- 2,500 SF

2963 Colerain Avenue,
Cincinnati, OH 45223

- 2,500 SF of Retail Space on First Floor
- Incredible Frontage with Windows Along Colerain Avenue
- Multi-Level Building Located in the Neighborhood Entertainment District
- Convenient & Immediate Access to I-75 and I-74
- Signalized Intersection with Heavy Traffic
- Located in a Designated Lift Neighborhood by the City of Cincinnati
- Located in a Federal Opportunity Zone

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CURRENT PROPERTY LISTINGS

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CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES



FOR LEASE



DOWNTOWN CINCINNATI

First Financial Center

- 2,341 SF
- 1,146 SF
- 2,551 SF

425 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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NEW LISTING



DOWNTOWN CINCINNATI

Mixed-Use Space at Carew Tower

- 682 SF

441 Vine Street,
Cincinnati, OH 45202

- Prime Location in the Heart of Downtown Cincinnati
- Connected to Historic Hilton Netherland Plaza
- Catty-corner to \$800M Convention District Transformation
- Directly Across from Salazar 2.0 & Paycor's HQ - COMING SOON
- 3x Access from Race, 5th & Vine Streets
- On-Site Parking for Tenants & Guests
- Highly Competitive Gross Rent

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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

Corner Property

- 2,128SF/.338 AC

OWNER FINANCING AVAILABLE

6014 Hamilton Avenue,
Cincinnati, OH 45224

- In the Heart of College Hill's Resurgent Business District
- Within the DORA District, Allowing Open Containers
- Freestanding Building at Prime Corner, Across from Kiki
- Creative Application with Five Garage Doors
- Beautiful Mix of Old and New Businesses
- Massive Pylon Sign Available
- Directly Along Hamilton Ave
- Four Convenient Curb Cuts

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NEW LISTING



COLERAIN

Crossings of Colerain Outparcel
• 2,400 SF

8382 Colerain Avenue,
Cincinnati, OH 45239

- Prime Highway Visibility & Easy Access
- Incredible Frontage Along Colerain Ave
- Signalized Intersection with Heavy Traffic
- Valuable Monument Signage Available
- Completely Redeveloped in 2017
- Conveniently Located Close to the Rooftops & Northgate's Vibrant Market
- Traffic Count: 34,486 ADT '19 (Colerain Ave)

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FOR SALE/LEASE



DELHI

Delhi Plaza
• 19,728 SF/2 AC

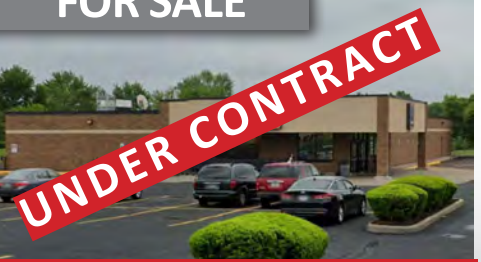
4940 Delhi Pike,
Cincinnati, OH 45238

- 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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FOR SALE



FOREST PARK

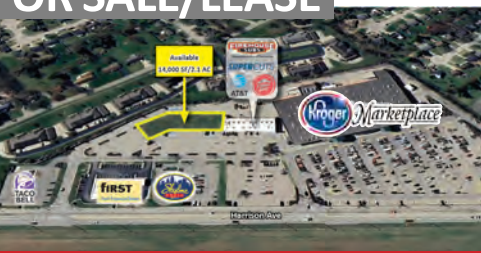
Former Aldi
• 14,000 SF

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
- 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

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FOR SALE/LEASE



HARRISON

Kroger Anchored Strip Center/
Retail Pad
• 1,750-14,000 SF

10459 Harrison Avenue,
Harrison, OH 45030

- Conveniently Located Just Off I-74
- Divisible Space Available Between 1,750-14,000 SF
- Anchored by Top Performing Kroger Marketplace
- Surrounded by Dozens of National Tenants
- Easy Access from Signalized Intersection
- Prominent Monument Signage Available
- Incredible Draw from Southeastern Indiana

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NEW LISTING



HILLSBORO

Former Rite Aid
• 10,004 SF/1.04 AC

421 N High Street,
Hillsboro, OH 452133

- Vacant Box on Hard Corner w/ Drive-Thru
- Prominently Situated on U.S. Hwy 62
- Valuable Pylon Signage Available
- Great Visibility & Ample Parking
- Directly Across from Fifth Third Bank
- Traffic Count: 16,039 ADT N High Street

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COMING SOON



LIBERTY TOWNSHIP

New Retail Development
• 19 AC

7876 Liberty Way,
Liberty Township, OH 45069

- New Mixed-Use Development on Approx. 19 AC
- Up to 70,350 SF of New Retail Space Plus 4 Outlots
- Site Offers Great Access to Region vis I-75 & S.R 129
- #1 Costco in Ohio per Placer.ai with 2.9M Visits/Year
- In the Heart of Liberty Township's Thriving Business District
- One of Cincinnati's Premier Residential & Commercial Trade Areas
- Outstanding Household Incomes

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FOR LEASE



LOVELAND

• 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

Premier Storefront Space at the Madamore
• 1,029-7,300 SF

5829 Madison Road,
Cincinnati, OH 45227

- Beautiful, Mixed-Use Development in the Heart of Madisonville
- 1,029-7,300 SF Available
- Endcap & In-Line Space Available with Patio Seating
- Anchored by 312 High-End, Luxury Apartments, at a 93% Occupancy Rate
- Convenient Parking - 170+ Spaces within 2 Blocks
- Transformative Development Refacing the Business District
- Traffic Count: 23,614 ADT Madison Road

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CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES



FOR SALE



MADISONVILLE

Investment/Development Property

- 3,229 SF
- 5,682 SF
- .74 AC

6500-6516 Madison Road,
Cincinnati, OH 45227

- Prime Development Site in the Heart of Madisonville
- Directly Fronting Madison Rd. between Kenwood & Camargo Rd.
- .74 AC Site, 3,229 SF House & 5,682 Flex Building
- Down the Street from Several New Developments including Medpace, The Jameson, Madamore & The Red
- Close Proximity to Mariemont, Hyde Park, Norwood & Oakley
- Traffic Count: 23,614 ADT Madison Road

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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 Site
- 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 SALE/LEASE



MASON / KINGS MILLS

Endcap w. Patio or Drive-Thru

- 2,850 SF
- 1.0 AC

2200 Kings Mills Road,
Mason, OH 45040

- Drive Thru + Patio Seating Opportunity along Kings Mills Road
- Directly Across From the Brand-New Kings Mills Hospital
- 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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AVAILABLE



MASON

Freestanding Urgent Care Building

- 5,337 SF/2.73 AC

4201 Aero Drive at Tylersville Road,
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 Market Development
- Traffic Counts: 16,284 ADT Tylersville Road

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CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES

FOR SALE



MASON

Office/Retail Condo for Sale
• 7,500 SF

7451 Mason-Montgomery Road,
Mason, OH 45040

- 7,500 SF Turnkey Medical Office/Commercial Space
- Great Visibility, Nicely Appointed Buildout
- Ample Parking, Building Signage Opportunity
- Excellent Demographics
- Signalized Intersection
- Traffic Count: 25,582 ADT on Mason-Montgomery Rd.

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FOR LEASE



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 (Now Open)
- Rare, Signalized Intersection with Great Visibility
- Regional Trade Area
- High Traffic Count: 35,573 ADT

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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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FOR LEASE



MILFORD

2nd Gen Restaurant Endcap + Patio
• 2,230

200 Chamber Drive,
Milford, OH 45150

- Multi-Tenant Outlot in Front of Wal-Mart Supercenter
- Surrounded by National Credit Tenants
- Valuable Monument Signage Available
- Situated in Prime Milford Retail Hub
- Conveniently Located Directly off I-275
- Traffic Count: 26,807 ADT Milford Pkwy

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CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES

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



MONTGOMERY

Village Tavern
• 10,476 SF/0.227 AC

9390 Montgomery Road,
Cincinnati, OH 45242

- Historic Bar + Restaurant For Sale, Real Estate + Business
- Pinpoint Location in the Heart of Downtown Montgomery's DORA District
- Signalized Intersection at the Premier Corner of Montgomery & Cooper
- 4,760sf Bar/Restaurant + Patio with Two 2nd Floor Tenant Suites
- On-Site Parking Lot with Thru Access to Cooper Rd. & Snider St.
- Only Steps Away from \$150M Montgomery Quarter Mixed-Use Project
- Well Known, Beloved Neighborhood Bar with Live Music

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FOR SALE/LEASE



NORTH COLLEGE HILL

Frisch's Restaurant with DriveThru
• 6,420 SF/1.1 AC

1575 W. Galbraith Road,
Cincinnati, OH 45231

- 2nd Generation Restaurant Property w/ Drive Thru
- Valuable Pylon Signage Available
- Adjacent to McDonald's and other QSR's
- Prime Frontage along Galbraith Rd.
- Abundant On-Site Parking
- Tight Market with Minimal Vacancy
- In the Heart of North College Hill

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FOR SALE



NORTHSIDE

Salon + Apartment Building
• 2,520 SF/0.067 AC

4031 Hamilton Avenue,
Cincinnati, OH 45223

- Mixed-Use Building in the Heart of Northside's Business District
- 1,428 SF 1st Floor Salon + 1,092 SF 2nd Floor 2br, 1ba Apartment
- On-Site Parking Lot Included, Ample Street Parking Available
- Adjacent to 52-Unit Vandalia Pointe Apartment Development, Under Construction
- Eclectic Mix of National Retailers & One of a Kind, Unique Shops, Restaurants & Boutiques

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CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES



AVAILABLE



NORTHSIDE

2nd Gen Restaurant + Patio

- 1,928 SF/0.23 AC

3934 Spring Grove Avenue,
Cincinnati, OH 45223

- Fully-Equipped, 2-Story Restaurant with Outdoor Seating
- Most Recently Leased as “The Littlefield,” Opened in 2014
- Public Parking Lot Next Door, Ample Street Parking Available
- In the Heart of Northside’s Business District
- Eclectic Mix of Shops, Restaurants and Boutiques

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FOR SALE/LEASE



NORWOOD

Pilot Inn, Mixed-Use Bar/Restaurant Building

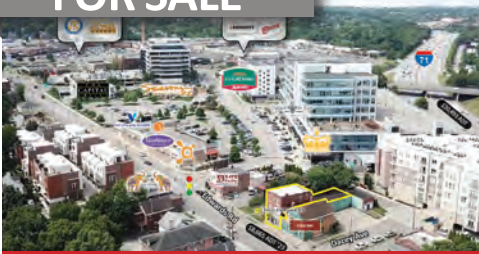
- 3,072 SF/0.223 AC

3921 Edwards Road,
Norwood, OH 45206

- Dynamite Location in Highly Sought-After Trade Area
- Mixed-Use Restaurant Building with Apartments and Parking
- Liquor License, Furniture, Fixtures & Equipment Included
- Signalized Corner with On-Site Parking at Rookwood’s Entrance
- Directly off I-71 at Hyde Park/Norwood/Oakley’s Exit
- Surrounded by Top Area Retailers and Restaurants
- A Cincinnati Favorite Neighborhood Tavern Since 1937

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FOR SALE



NORWOOD

Mixed-Use Building in Norwood

- 2,792 SF

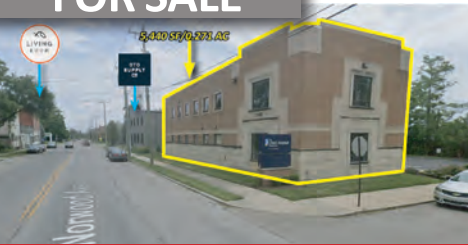
3931 Edwards Road,
Norwood, OH 45206

- Dynamite Location in Highly Sought-After Trade Area
- 2,792 SF Storefront Space with Two, 1,056 SF Apartments
- Directly Off I-71 at Hyde Park/Norwood/Oakley’s Exit
- Surrounded by Top Area Retailers and Restaurants
- Great Visibility
- Tight Market with Minimal Vacancy
- Traffic Counts: 18,665 ADT Edwards Rd.

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FOR SALE



NORWOOD

Medical Office/Commercial Building For Sale

- 5,440 SF/0.271 AC

PRICE REDUCED

2355 Norwood Avenue,
Cincinnati, OH 45212

- Fully Built-Out Medical Space
- Dedicated Parking Lot With 19 Parking Spaces
- Just Down the Street from Factory 52
- Directly off Highway Exit
- Close Proximity to Hyde Park and Oakley
- Great Visibility + Valuable Monument Signage

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CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES



NEW LISTING



OAKLEY

Oakley Retail/Office Building
• 5,040 SF/0.468 AC

3707 Madison Road,
Cincinnati, OH 45209

- Attractive Storefront Opportunity in Oakley
- On Madison Road, across from Starbucks
- Tremendous Frontage with Ample Parking
- Right off New I-71 Kennedy Ave. Ramp
- Great Visibility at Signalized Intersection
- Unique, 2nd Generation Fitness Buildout
- Exciting Developments in Every Direction
- Traffic Count: 20,631 Madison Road

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FOR SALE



OVER-THE-RHINE

Corner Storefront/Salon Space
• 1,158 SF

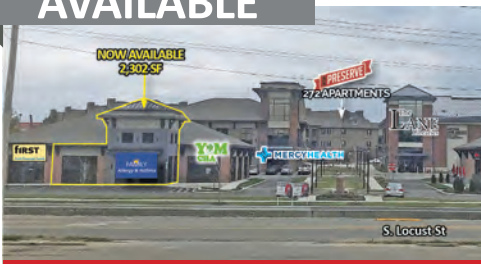
30 E Central Parkway,
Cincinnati, OH 45202

- Turnkey, Fully Equipped Hair Salon
- 1,158 SF Prominent Corner Retail Space across from the New Kroger
- Conveniently Located Between Central Business District and Over-the-Rhine
- Surrounded by Top Bars, Restaurants & Entertainment Venues
- Short Walk or Ride on the Streetcar to Cincinnati's Central Business District

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AVAILABLE



OXFORD

Bishop Square
• 2,302 SF

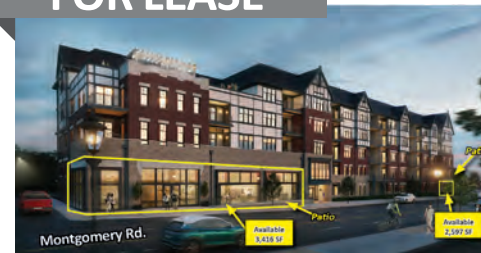
411 S Locust Street,
Oxford, OH 45056

- Oxford's Premier Mixed-Use Development Space NOW Available
- Cater to Miami University's 22,000+ Students, Faculty and Staff
- 50,000 SF Mixed-Use Development including 272-Bed Student Housing
- Across the street from Kroger and TJ Maxx
- Capitalize on 300,000+ Annual Visitors Spending 46 Million Annually
- Short walk to Campus and Uptown, along Miami's Bus Line

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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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CURRENT PROPERTY LISTINGS

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CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES

AVAILABLE



SHARONVILLE

Outlot at U.S. 42 & I-275
• .75 AC

11957 U.S. 42,
Sharonville, OH 45241

- .75 AC Outlot at Signalized Intersection
- Convenient Location Immediately off Highway I-275
- Site Offers Easy Access to a Huge Population Base Near the Junction of I-275 & U.S. 42
- New, Fully-Leased Outlot Drawing Increased Traffic
- Anchored by Gabriel Brothers & The Tile Shop
- Near Restaurants, Hotels, Shopping & Other Amenities
- Traffic Count: 30,577 ADT Lebanon Road/U.S. 42

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FOR SALE/LEASE



SILVERTON

Former Big Papa's Auto Repair Facility
Development Site
• 6,611 SF/0.569 AC

6715 Montgomery Road,
Cincinnati, OH 45202

- Former Big Papa's with Garage Doors Available
- Directly Along Montgomery Road, Proximal to Pleasant Ridge & Kennedy Heights
- Premier Corner with Heavy Traffic at Signalized Intersection
- Directly Next-Door to Proud Hound Coffee
- Traffic Counts: 9,968 ADT Montgomery Road

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FOR SALE/LEASE



SYMMES TWP./LOVELAND

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

PRICE REDUCED
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



TERRACE PARK

Full Service Bar/Restaurant
• 1,344 SF/.69 AC

704 Wooster Pike,
Terrace Park, OH 45174

- Amazing Visibility at Signalized Intersection
- Turnkey Bar/Restaurant with Liquor License, Camper, and All FF&E
- One of Cincinnati Enquirer's 2023 BEST NEW RESTAURANTS
- Pinpoint Corner in Greater Cincinnati's Wealthiest Area
- Two Outdoor Patios, On-Site Parking & Massive Pylon
- Totally Redeveloped 1950's-era Service Station
- Completely Rebuilt in 2023 with Gorgeous Decor

Joshua M. Rothstein
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josh@onsiteretailgroup.com

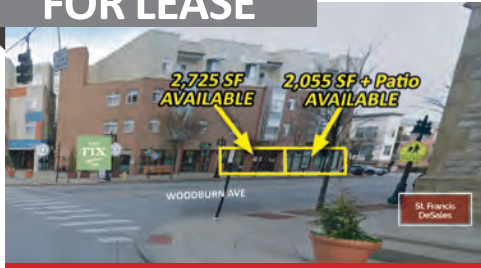
CURRENT PROPERTY LISTINGS

February 2025

CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES



FOR LEASE



EAST WALNUT HILLS

Retail/Office Endcap

- 2,055 SF
- 2,725 SF

5% BROKER CO-OP

2841 & 2847 Woodburn Avenue,
Cincinnati, OH 45206

- Former 2,055 SF Office + Adjacent 2,725 SF 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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NEW LISTING



WASHINGTON COURT HOUSE

Former Frisch's Restaurant

- 5,004 SF/1.17 AC

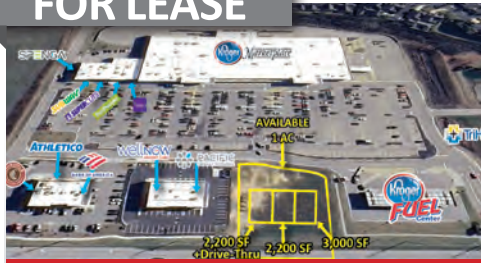
1815 Columbus Avenue,
Washington Court House, OH 43160

- 2nd Generation Restaurant Property w. Drive Thru
- Valuable Pylon Signage Available
- Right on Columbus Ave., U.S. Hwy 62
- Great Visibility & Ample Parking
- Tight Market with Minimal Vacancy
- Traffic Counts: 10,009 ADT Columbus Ave

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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
- NEW Kroger Marketplace, 133,000 SF
- Affluent & Growing Area with High Traffic Counts

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Jeffrey J. Smith
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FOR LEASE



WEST CHESTER

2nd Gen Restaurant Endcap + Patio

- 2,400 SF

7240 Outfitters Way
West Chester, OH 45069

- Incredible Position Across from Liberty Center
- Prime Visibility along Liberty Way
- 2,400 SF Space
- Easy Access to Signalized Intersection
- Valuable Pylon Signage Available
- Traffic Count: 10,200 ADT Liberty Way

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CURRENT PROPERTY LISTINGS

February 2025



CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES

FOR SUB-LEASE



BEAVERCREEK

Restaurant Space
• 4,800 SF with Drive-Thru

2819 Centre Drive,
Beavercreek, OH 45324

- Located in the Center of Beavercreek'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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FOR SALE



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

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FOR SUBLEASE



CENTERVILLE

In-Store Financial Center
• 958 SF

1095 S Main Street,
Centerville, OH 45458

- High Traffic Kroger Marketplace
- Interior and Exterior Signage
- Drive-Thru
- Confidential - Business Still Operating
- Traffic Counts: 23,897 ADT '23 S Main Street

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AVAILABLE



DAYTON

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

1420 Cincinnati Street,
Dayton, OH 45417

- Conveniently Positioned Right off I-75 with 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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CURRENT PROPERTY LISTINGS

February 2025

CINCINNATI **DAYTON** KENTUCKY INVESTMENTS BUSINESSES



FOR SALE/LEASE/GROUND LEASE



DAYTON

Washington Park Plaza
• 16,196 SF • 1,600 SF

651 Lyons Road,
Dayton, OH 45459

- 1,600-16,196 SF In-Line Space
- Anchored by Planet Fitness and Antique Village
- Close to Sam's Club and Whole Foods
- Easy Access to OH-725
- Traffic Counts: 26,442 ADT Miamisburg Centerville Rd
- Diverse Mix of Retailers

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FOR LEASE/GROUND LEASE



KETTERING

Proposed Redevelopment
• .7461 AC

10 Southmoor Circle NW,
Dayton, OH 45429

- Proposed Redevelopment in the Heart of Kettering
- Great Retail Location, near Kroger, TJ Maxx, Ross & Trader Joe's
- Site Offers Great Exposure to High Traffic Counts & Lots of Retail
- High Population Density and Strong Daytime Employment
- Zoned Business with Opportunities for Retail, Restaurants & Select Medical Uses
- Great Opportunity in the Market with High Barriers to Entry

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FOR LEASE



MIAMI TOWNSHIP

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

SR-741 & Summit Pointe Drive,
Miami Township, 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, HomeGoods, and More

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FOR SALE/LEASE



MORaine

Frisch's Restaurant with DriveThru
• 5,338 SF/1.26 AC

4830 S. Dixie Drive,
Moraine, OH 45439

- 1.26 Acres Available
- High Profile Signalized Location at Major Intersection
- Directly Along Dixie Avenue, right off I-75
- Tremendous Signage and Ample Parking
- Full Service, Turnkey Restaurant with all FF&E

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CURRENT PROPERTY LISTINGS

February 2025

CINCINNATI **DAYTON** KENTUCKY INVESTMENTS BUSINESSES



AVAILABLE



RIVERSIDE

Freestanding Building with Proposed Outlot

- 36,160 - 46,784 SF For Lease
- 0.776 AC Outlot Available

101 Woodman Drive,
Dayton, OH 45432

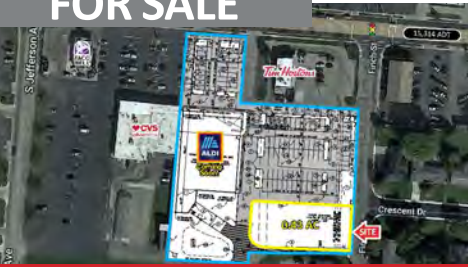
- Building Ceiling Height: 11', Clear Height to Bottom of Bar Joist: 16', and Floor Height to Bottom of Roof Deck: 17'-8"
- 290 Approximate Parking Spaces
- Located at Signalized Intersection
- New Kroger Development South of Subject Property
- Near Wright Patterson Air Force Base - 30,000+ Employees

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FOR SALE



URBANA

For Sale
Aldi Outlot

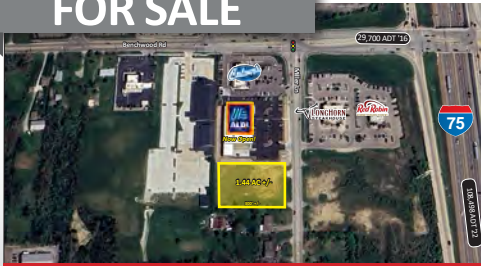
- 0.43 AC

741 Scioto Street,
Urbana, OH 43078

- 0.43 Acre (90 feet x 208 feet) Available Now
- 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 on 13.6 Acres at Xenia's Western Gateway
- Anchored by Aldi and close to Kroger, Walmart, and Lowe's
- New Traffic Signal With Access and Outstanding Visibility
- Opportunities for Retail, Restaurants, Hotels, and Offices
- Premier Health, 5/3 Bank & Dunkin' & Popeyes all Now Open

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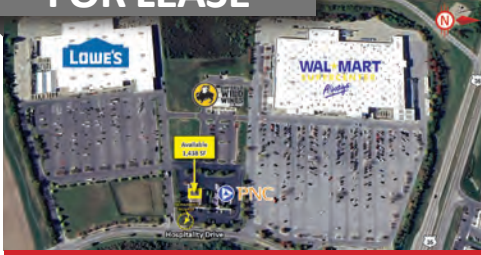
CURRENT PROPERTY LISTINGS

February 2025

CINCINNATI DAYTON KENTUCKY INVESTMENTS BUSINESSES



FOR LEASE



XENIA

Multi-Tenant End Cap Outlot

•1,438 SF

110 Hospitality Drive
Xenia, OH 45385

- 1,438 SF Multi-Tenant End Cap Now Available
- Outlot to Wal-Mart & Lowe's, with Brand New BWW Right Behind the Building
- Impressive Retail Growth over the Past Few Years, Including Aldi, Dunkin, Fifth Third, Feeder's Pet Supply, Harbor Freight Tools, Hampton Inn, Skyline Chili & Butterbee's
- 34'x44' Space
- Monument Signage Available

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CURRENT PROPERTY LISTINGS

February 2025

CINCINNATI DAYTON **KENTUCKY** INVESTMENTS BUSINESSES



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/LEASE



ERLANGER

Frisch's Restaurant with Drive Thru
• 6,424 SF
• 1.1 AC

4016 Dixie Highway,
Erlanger, KY 41018

- 2nd Generation Restaurant Property w. Drive Thru
- Valuable Pylon Signage Available
- Within a Few Miles from Cincinnati/Nothern Kentucky Airport
- Abundant On-Site Parking
- Tight Market with Minimal Vacancy
- Surrounded by the Densley Packed Dixie Highway Corridor

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FOR SALE/LEASE



ERLANGER

For Sale/Lease
Former Taco Bell w. Drive Thru
• 1,882 SF
• .42 AC

3098 Dixie Highway,
Erlanger, KY 41018

- 2nd Generation Restaurant Property w. Drive Thru
- Valuable Pylon Signage Available
- Within a Few Miles from Cincinnati/Nothern Kentucky Airport
- Abundant On-Site Parking Included
- Tight Market with Minimal Vacancy and Limited Availability
- Surrounded by the Densley Packed Dixie Highway Corridor

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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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CURRENT PROPERTY LISTINGS

February 2025

CINCINNATI DAYTON **KENTUCKY** INVESTMENTS BUSINESSES



FOR LEASE



FLORENCE

Farmview Commons
Pre-Leasing NOW!

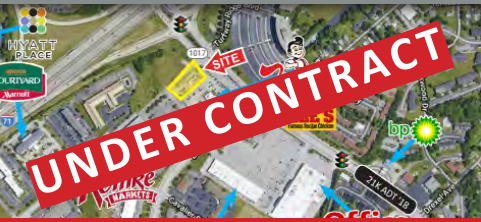
US-42 & Farmview Drive,
Florence, KY 41019

- NEW Publix Anchored Development Coming in 2025
- Multiple-tenant building available for lease, including one drive-thru endcap
- 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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FOR SALE/GROUND LEASE



FLORENCE

• .56 AC

7303 Turfway Road,
Florence, KY 41042

- Grocery-Anchored Center Outparcel
- .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/Retail
• 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 traveled 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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NEW LISTING



FLORENCE

New Development at Signalized
Intersection
• 3.944 AC

7958-7960 U.S. 42,
Florence, KY 41042

- 2+ Usable Acres
- Signalized Intersection
- Over 400' U.S. 42 Frontage
- Excellent Residential and Commercial Growth
- Directly Across from Brand New Drury Inn
- Zoning C-3 Commercial Services
- Traffic Counts: 27,801 ADT U.S. 42

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CURRENT PROPERTY LISTINGS

February 2025

CINCINNATI DAYTON **KENTUCKY** INVESTMENTS BUSINESSES



AVAILABLE



HEBRON

Daycare Facility
• 15,000 SF

2151-2161 N. Bend Road.,
Hebron, KY 41048

- Up to 15,000 SF of Retail/Office/Medical Office/Day Care
- Tight Market with Minimal Vacancy
- Convenient & Immediate Access to I-275
- Visible Monument Signage
- Outstanding Area Household Incomes and Population Density

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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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FOR SALE



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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FOR LEASE



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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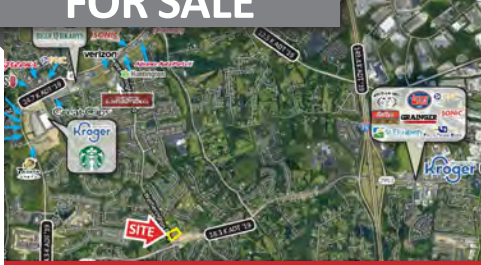
CURRENT PROPERTY LISTINGS

February 2025

CINCINNATI DAYTON **KENTUCKY** INVESTMENTS BUSINESSES



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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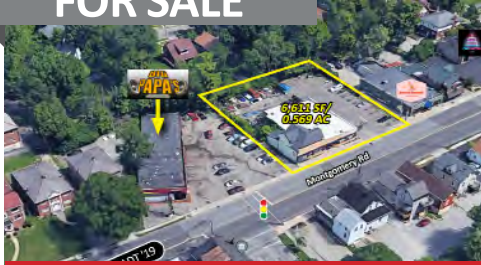
CURRENT PROPERTY LISTINGS

February 2025



CINCINNATI DAYTON KENTUCKY **INVESTMENTS** BUSINESSES

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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AVAILABLE



DAYTON

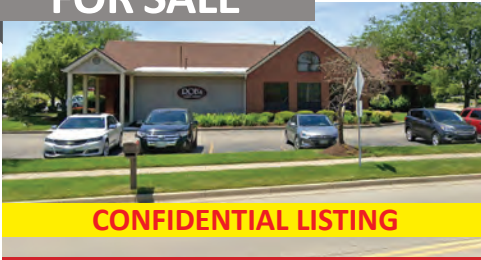
Restaurant Building For Sale/Lease
• 2,811 SF/0.88 AC

1420 Cincinnati Street,
Dayton, OH 45417

- Conveniently Positioned Right off I-75 with 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



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

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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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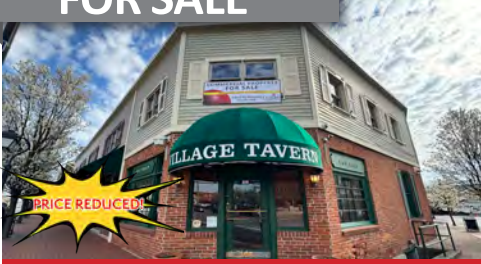
CURRENT PROPERTY LISTINGS

February 2025



CINCINNATI DAYTON KENTUCKY INVESTMENTS **BUSINESSES**

FOR SALE



MONTGOMERY

Village Tavern

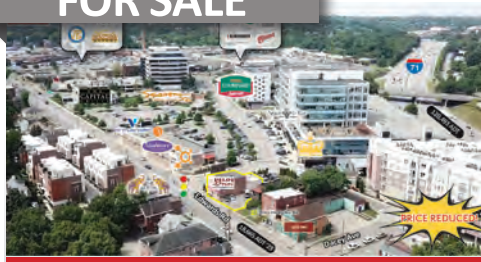
• 10,476 SF/0.227 AC

9390 Montgomery Road,
Cincinnati, OH 45242

- Historic Bar + Restaurant For Sale, Real Estate + Business
- Pinpoint Location in the Heart of Downtown Montgomery's DORA District
- Signalized Intersection at the Premier Corner of Montgomery & Cooper
- 4,760sf Bar/Restaurant + Patio with Two 2nd Floor Tenant Suites
- On-Site Parking Lot with Thru Access to Cooper Rd. & Snider St.
- Only Steps Away from \$150M Montgomery Quarter Mixed-Use Project
- Well Known, Beloved Neighborhood Bar with Live Music

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FOR SALE



NORWOOD

Pilot Inn, Mixed-Use Bar/Restaurant Building

• 3,072 SF/0.223 AC

3921 Edwards Road,
Norwood, OH 45206

- Dynamite Location in Highly Sought-After Trade Area
- Mixed-Use Restaurant Building with Apartments and Parking
- Liquor License, Furniture, Fixtures & Equipment Included
- Signalized Corner with On-Site Parking at Rookwood's Entrance
- Directly off I-71 at Hyde Park/Norwood/Oakley's Exit
- Surrounded by Top Area Retailers and Restaurants
- A Cincinnati Favorite Neighborhood Tavern Since 1937

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