ONSITE RETAIL GROUP

A true team of expert agents, we have a combined 100-plus years of knowledge, experience and persistence. We believe that when we combine our individual talents and strengths, we give our clients a truly focused and customized experience.

Scott G. Saddlemire

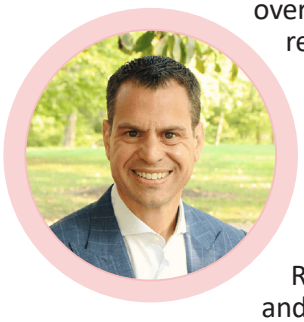
A graduate of The Ohio State University, Scott's real estate career began in 1990 handling a wide variety of corporate real estate transactions across Ohio, Kentucky and Indiana at Fifth Third Bancorp. Scott entered brokerage in 1998, and is a founding member of OnSite Retail Group. He is adept at handling a wide variety of transactions from leasing and sales to dispositions and land assemblage in a wide geographical area covering most of Ohio and Kentucky.



Scott specializes in representation of prominent national and regional retailers and restaurants including The TJX Companies (TJ Maxx, Marshalls, HomeGoods, Sierra and Homesense), Kohl's, Ethan Allen, Popeyes, Dunkin', Culver's, Pet Supplies Plus, and VASA Fitness.

Eric M. Abroms

Eric is a graduate of University of Cincinnati with a Bachelor's degree in both Real Estate and Marketing. For over 30 years Eric has concentrated on retail tenant site selection, portfolio disposition, land assemblage and project development. Eric has his Broker's license in Ohio, Kentucky and Arizona and has completed over 650 career transactions.



Eric is a founding principal of OnSite Retail Group and is a member of ICSC and is a CCIM candidate. Eric provides exclusive tenant representation to The TJX Companies (TJ Maxx, Marshalls, HomeGoods, Sierra and Homesense), Ethan Allen, Kohl's, Buffalo Wild Wings as well as Kirkland's, Tesla Motors, Wilcox Communities, Visual Comfort, Dutch Wheel, VASA Fitness and REVA Dental Implants.

Kristine L. Davidson

A graduate of the University of Dayton, Kristine began her real estate career in 1994 in retail leasing and tenant representation. She then gained extensive experience in corporate real estate managing retail leasing and outlot sales for shopping centers within Ohio, Kentucky, Michigan and Illinois. Kristine returned to the brokerage side of the business in 2004 and concentrates on representing national and regional retailers and restaurants in performing market analysis, site selection and property disposition as well as shopping center owners and developers for project leasing and sales.



Kristine is a founding principal of OnSite Retail Group and has the privilege of providing exclusive representation services for tenants such as Dollar Tree, My Eye Dr., Qdoba Mexican Eats, and Ace Hardware.

Andrew R. Feinblatt

A graduate of the University of Cincinnati, Andrew began his real estate career in 2002. Since then, he has executed a variety of transactions and services including demographic and market analysis, site selection, pre-development due diligence and purchase/sale and lease negotiations. Andrew represents national and regional retailers and restaurants in property acquisition and leasing and is also focused on site assemblages, leasing and sales for owners and developers, and dispositions for retailers and owners. Andrew's geographical coverage includes Cincinnati, Dayton, Columbus, Toledo and the areas in-between.



Andrew is a founding Principal of OnSite Retail Group and is proud to exclusively represent outstanding Clients such as: Aldi, Ace Hardware, Great Clips, Sally Beauty, CosmoProf, Donatos, GNC, GameStop, Miracle-Ear, and CheckSmart.

OnSite Retail Group

MEMBER RETAIL BROKERS NETWORK

OnSite Retail Group

LEASING & SALES TEAM

David P. Sheehy



Dave Sheehy has 30 years of experience in the retail real estate industry with a focus on Tenant Representation. Dave has concentrated on assisting numerous national and regional restaurant chains and franchisees with market analysis and strategy, site selection, lease negotiation and property disposition. His current clients include top producing chains such as BJ's Restaurant & Brewhouse, Condado Tacos, Kitchen Social, DiBella's Subs, Culver's and Sheetz. He has also represented national retailers and restaurants with their initial market entry into the Cincinnati and Ohio markets. These include Trader Joe's, Starbucks Coffee, Smokey Bones BBQ, Chuy's Tex Mex, Joe's Crab Shack, Fox & Hound, Golf Galaxy, Gander Mountain, Sears Hardware and others.

Dave attended Colorado State University and began his real estate career managing and leasing shopping centers for a local Cincinnati developer. Dave is a member of the International Council of Shopping Centers and is a licensed agent in Ohio and Kentucky.

Dave also serves the local community through his many years as Board Chairman of The Cincinnati Concours Foundation, a 501(c) 3, which raises funds for Juvenile Arthritis research and treatment via a nationally recognized collector car show, the Cincinnati Concours d'Elegance at Ault Park.

Jeffrey J. Smith



A graduate of Xavier University, Jeff has been in the corporate real estate world since 2001, having reached the level of Vice President, Regional Real Estate Director, and has extensive experience in strategic retail site selection, acquisition, portfolio disposition and leasing. In his corporate experience, Jeff interfaced directly with market area executive teams, and evaluated and established plans for their growth and re-positioning.

Jeff is a detail-oriented and disciplined professional with insightful creative thinking skills and a strong leader and team player. Jeff has gained experience working across OH, KY, IN, TN and MO over the past 15 years. To be successful Jeff built solid relationships with internal customers and external partners and carries this experience with him to OnSite Retail Group to continue building great relationships with his clients and realizing great results. Jeff specializes in landlord representation, project leasing and dispositions as well as tenant representation.

Zamaris "Z" M. Garcia

A graduate of the State University of New York at Oswego with a bachelor's degree in Accounting and a master's degree in Finance from the University of Puerto Rico, Zamaris "Z" Geleszinski started her career in the banking industry handling commercial transactions as well as real estate investment deals.



After a very successful 20-year career in middle market and business banking, followed by a brief stint in entrepreneurship, Zamaris joined OnSite Retail Group in 2019 to incorporate her skills at OnSite as the investment sales specialist.

Zamaris is fully bilingual (English & Spanish), and has her CCIM Designation. She is also an active member of Commercial Real Estate Women (CREW). Zamaris also serves on the Boards of the Ohio CCIM Chapter and Excel Development Co., Inc., and is a Member of the Alumni Network Executive Committee of the Cincinnati USA Regional Chamber.

Danielle L. Levi



A 2024 graduate of The Ohio State University's Fisher College of Business in Columbus, OH, Danielle (Danni) earned her Bachelor of Science degree in Business Administration specializing in Real Estate and Urban Analysis in just three years. Danni is a lifelong resident of the Cincinnati area and joined OnSite Retail Group as an Associate in 2024, and has since been promoted to Sales and Leasing Agent. Her current clients include Sally Beauty, Donatos, CosmoProf, Dunkin, Popeyes, The Vitamin Shoppe, Cookie Plug, Rush Bowls and Teriyaki Madness. During college, Danni gained valuable experience working for two local real estate brokerage companies in Cincinnati, and in Columbus she served as the Community Assistant at a prominent mixed-use development handling residential leasing and helping the project reach 100% occupancy.

Danni is a member of and is active in the University of Cincinnati Real Estate Roundtable Program and the International Council of Shopping Centers (ICSC). Danni is a confident, self-motivated, resourceful and tenacious individual who is always willing to go the extra mile to achieve the goal at hand. Her positive spirit and competitive nature will undoubtedly ensure her success in a long and prosperous career in commercial real estate.

Haleigh D. Jones



A native of Louisville, KY, Haleigh is a 2023 University of Cincinnati graduate who earned a bachelor's degree in Entrepreneurship and a minor in Real Estate. Haleigh joined OnSite Retail Group in December 2022, and in 2023 she obtained her Ohio Real Estate Sales license and was promoted to Sales and Leasing Agent. She's currently working toward obtaining her Kentucky Real Estate Sales license. While in college, Haleigh gained valuable hands-on experience at Montana Realty in Louisville, KY. At OnSite, Haleigh is tasked to grow the company's third-party property listings, and she is also active in representing retailers in their efforts to expand throughout the region. Haleigh has immersed herself in her profession and her local community and she is a proud member of the Cincinnati chapter of Commercial Real Estate Women (CREW), and is an active member of the University of Cincinnati Real Estate Roundtable Program and the International Council of Shopping Centers (ICSC). Haleigh has exceptional communication skills, boundless energy and her outgoing personality and ability to quickly learn all point to a bright future at OnSite Retail Group.

Samantha Goebel



A 2027 graduate of the University of Cincinnati, Samantha began her commercial real estate career with Phillips Edison & Company in 2021. She began in property management before transitioning to leasing, gaining a comprehensive understanding of shopping center operations, landlord objectives and retail leasing strategy. During her time at Phillips Edison, she worked on leasing transactions across Ohio, Illinois and Wisconsin with national, regional and local tenants.

Her experience working within a publicly traded REIT provides her with valuable insight into retail real estate, ownership strategies and lease negotiations. A lifelong Cincinnati resident, Samantha brings a strong connection to the local market and a commitment to building lasting relationships with clients and industry partners. She joined OnSite Retail Group in 2026 and will focus on Landlord and Tenant Representation.

OnSite Retail Group

MEMBER RETAIL BROKERS NETWORK

BRANDS YOU KNOW AND LOVE

Our clients are retailers who count on us to help find the best locations to increase brand recognition, maximize exposure and out-position the competition in order to achieve optimal sales.


















































REVA
DENTAL IMPLANT CENTER


KS


Holtman's
DONUTS est. 1960


ASPEN CREEK
GRILL


DiBella's
Subs


VISUAL COMFORT


PET
SUPPLIES
PLUS


GameStop


DONATOS
PIZZA SUBS SALADS


Dutch Wheels


Great Clips
IT'S GONNA BE GREAT


TERIYAKI
MADNESS


DOLLAR TREE


goldfish
swim school


myeyeDr.


Miracle-Ear


FRESH FOOD
SHEETZ
MADE TO ORDER


Rainbow


GNC
LIVE WELL


Check$mart
Life Happens. Checksmart Helps.


wilcox
COMMUNITIES


SALLY
BEAUTY


COSMO
PROF


jiffy lube


SMITH/PACKETT
RE-INVENTING HEALTH CARE DEVELOPMENT


SILVERMAN
and COMPANY, INC.

OnSite Retail Group

SITE SELECTION



Finding the right site begins with customer understanding. OnSite Retail Group's approach to site selection is customer-centered and data-driven. Our clients have an intimate understanding of *who* their customers are, so we listen first and then gather data in a deep analysis to accurately determine *where* the customers live and work, where they like to eat and shop, and their preferred travel routes. We take the time to understand and assess the competition; evaluating store performance, number of locations and positioning in the market to determine the strengths and weaknesses of every site in consideration.

LOCAL EXPERTISE

Our in-depth knowledge of the local markets is one of the most valuable benefits we offer clients. Not only do we advise on current conditions, we deliver proprietary data on how the region has developed over time and what factors are likely to impact locations in the future.

This 360° perspective enables us to execute a strategy that optimally positions retailers to capture maximum sales while minimizing risk.

LEADING-EDGE TECHNOLOGY

OnSite Retail Group uses industry-leading technology to facilitate the approval and execution of real estate deals. We generate customized demographic reports that are enhanced by maps and aerial photographs that bring those demographics and data to life, and in addition we provide:

- Trade area maps
- Dot-density maps
- Demographic variable maps
- Custom maps
- Drive-time reports
- Aerial photography
- Location Intelligence Analytics



ACQUISITION & DISPOSITION SERVICES

OnSite Retail Group provides a breadth of services to its clients in the acquisition and disposition of real estate. We are experienced in every transaction type from fee simple purchases and sales, to the leasing of retail space, land contracts, ground leases, build-to-suits and reverse build-to-suits, options and investment sales. We are also experienced in all types of retail real estate properties, including big boxes, small-shops, strip centers, power centers, enclosed malls, lifestyle centers, restaurants, banks, downtown storefronts, automotive facilities, fitness centers and entertainment venues.

We provide site selection and acquisition services for property owners and developers. Whether you have a need to acquire the property next-door for expansion, or a multi-property assemblage for redevelopment, OnSite Retail Group can handle the task. We are experienced in each step of the process, including due diligence, financing and entitlement.

OnSite Retail Group also provides disposition services to retailers and property owners. We handle sales, leasing and subleasing, as well as portfolio dispositions. OnSite Retail Group can assist with valuation analysis, development and implementation of a marketing strategy for maximum exposure to the top prospects, and help our clients achieve the maximum price in the shortest period of time. We work with our clients through the entire disposition process, keeping deals on track and staying involved through closing.

OWNER, DEVELOPER & LANDLORD REPRESENTATION SERVICES

Many retail property owners, developers and landlords recognize and appreciate the experience OnSite Retail Group has acquired in representing retailers and restaurants for many years. We understand the wants and needs of retailers and use the knowledge we've gained through this experience to advise our clients.

OnSite Retail Group provides representation to developers and landlords of all types and sizes, from private local owners to real estate investment trusts.





CLIENT TESTIMONIALS

I think the world of Eric. He is a premier real estate person, a real pro. Eric is a natural with the relationship aspect of deal making. We always know that Eric's deals will be managed proactively and thoroughly, with outstanding knowledge of his markets. We value our relationship with Eric and look forward to future projects with him.

Pete Sorensen, Director of Real Estate, Buffalo Wild Wings
Represented By: Eric M. Abroms

Kristine has worked on the Dollar Tree account for more than eighteen years and I have been extremely impressed with her market knowledge, negotiating capabilities and the ability to get the job done. Kristine has been instrumental in the growth and success of Dollar Tree stores in Southern Ohio. We at Dollar Tree would strongly recommend her and OnSite Retail Group to anyone looking for a professional team to help with their real estate needs.

Lori Teeter, Real Estate Director, Dollar Tree
Represented By: Kristine L. Davidson

I have worked closely with Andrew over the past nineteen years and value his dedication to his clients and the world of real estate. Together, we are pioneering new strategies for market analysis and site selection. I truly appreciate the relationship created between Andrew and Aldi and am confident this will lead towards Aldi's continued success.

Russ White, Director of Real Estate, ALDI
Represented By: Andrew R. Feinblatt

I have worked with Eric and Scott for twenty years and they have provided me excellent service. Their market knowledge and negotiating skills are, in my opinion, unmatched in the region. They are the best. That is why I work with them.

Mark Hernon, Regional Real Estate Director, The TJX Companies, Inc., T.J. Maxx
Represented By: Eric M. Abroms & Scott G. Saddlemire