



Cincinnati Market

# RETAIL LISTING REPORT

JULY 2024



# JULY 2024

## KENTUCKY



### 7688 Mall Road

7688 Mall Road  
Florence, KY 41043

#### FOR SALE

5,220 SF | 0.75 Acres  
\$2,200,000

- Corner Traffic light
- Dedicated Turn Lane
- 692' of Frontage on Mall Road
- Anchors at the mall include Macy's, Macy's Furniture, Cinemark Theater, JCP, BJ's Brewhouse, Olive Garden, Smokey Bones and Quaker Steak as well as many other retail and restaurant users
- 2 minutes to I-75

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### Oakbrook Marketplace

6066 Limaburg Road  
Burlington, KY 41005

#### FOR LEASE

4,212 SF  
\$6,493.50 / Month (MG)

- In-line retail space available in popular Oakbrook Marketplace anchored by United Dairy Farmers
- Available Parking: 4.44/1,000 SF
- Frontage: 812" on Limaburg Road (with 3 curb cuts)
- Located in the county seat of Boone County, KY

[Stewart Devitt](#)

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### Village Strip Center

955 N Wilson Road  
Radcliff, KY 40160

#### INVESTMENT SALE

20,602 SF | 2.27 Acres  
\$1,738,000

- 8/10 Leases Have Less Than 1yr Left | 8yrs Avg Occupancy | \$9.2 Avg Rent/SF Gross
- Potential \$200k+ Upside Value in Vacancy Backfill | Min. 6 Tenants Have Never Increased Rent
- Priced Well Below Replacement Cost
- Higher VPD Than WMT Side of Intersection | Excellent Visibility

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# JULY 2024

CBD / CLIFTON



## 8 E 4<sup>th</sup> Street

8 E 4<sup>th</sup> Street  
Cincinnati, OH 45202

### FOR LEASE

3,919-9,199 SF  
3<sup>rd</sup> floor- \$21.00 PSF / Year (MG)

- 2<sup>ND</sup> Floor- 5,280 SF
- 3<sup>RD</sup> Floor- 3,919 SF
- Divisible by floor
- Floor-to-ceiling windows allow ample natural light
- Building signage available
- Opportunity to join Sleepy Bee Café  
Located near prime downtown corner of 4th & Vine Streets in the heart of the Central Business District

Dan McDonald  
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Stewart Devitt  
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## The Hub

350 Straight Street  
Cincinnati, OH 45219

### FOR LEASE

2,486 SF  
\$25.00 PSF NNN

- The Hub Cincinnati is a part of The District at Clifton Heights. This urban development blends the fast-growing University of Cincinnati community with Cincy locals, bringing together a diverse mix of young professionals, lifelong residents, educational faculty, healthcare professionals, students and more.
- 850 student housing beds & 400 apartments added

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# JULY 2024

## COLUMBIA TUSCULUM / MARIEMONT



### Columbia Square

3545 Columbia Parkway  
Cincinnati, OH 45226

#### FOR LEASE

2,541 SF  
\$26.00 PSF / Year + NNN

- Available July 2024
- Strong daytime population
- Numerous walkable amenities
- On Columbia Parkway with prime visibility
- Free parking
- Minutes from downtown

John Thompson

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### Madison Place

6896 Murray Avenue  
Cincinnati, OH 45227

#### FOR LEASE

1,740 SF  
Call for Details

- 7-minute walk from Mariemont Square
- Two-Story Building
- Seeking a creative deal for the right user
- Part of an investment effort bringing activity and excitement to the heart of Madison Place

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### Tower Optical

2057 Beechmont Avenue  
Mt. Washington, OH 45230

#### FOR SALE OR LEASE

1,269 SF  
\$595,000 | \$60,000 / Year

- Traffic light corner parcel
- 1,269 SF on 0.33 acres
- Existing canopy drive thru
- 10-15 car parking spots
- Located in heavily populated area

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# JULY 2024

O'BRYONVILLE / OAKLEY



## Former Pack Pharmacy

2112 Madison Road  
Cincinnati, OH 45208

### FOR SALE

9,120 SF  
\$1,495,000

- 1st Floor Retail Store 2,946 SF
- 2nd Floor Office 2,946 SF
- Under the Parking Lot there is 3,228 SF with delivery entrance
- The lot is .49 ac or 21,344 SF consisting of four parcels
- Zoned (CN-M) Commercial Neighborhood- Mixed
- 21 off street parking spaces
- Two curb cuts

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## Oakley Center

3235 Madison Road  
Cincinnati, OH 45209

### FOR LEASE

12,950 SF  
\$14.00 +\$4.25 NNN

- Retail Space for Lease
- Nicely furnished retail showroom
- Retail in HOT Oakley market
- Perfect for home furnishing, retail hard/soft goods
- Cannot divide

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# JULY 2024

AMELIA / BATAVIA / MT. CARMEL



## 1143 Ohio Pike

1143 Ohio Pike  
Amelia, OH 45102

### FOR LEASE

1,800 - 5,236 SF | 0.83 Acres  
\$16.50 + NNN

- Excellent location in growing market
- Functional retail/office building or redevelopment
- 22+ parking spaces
- Possible traffic light access
- Permanent signage on billboard
- GB- General Business Zoning
- Pierce Township location- no city income tax
- Building divisible to 1,800 SF

Chris Nachtrab  
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## 606 Ohio Pike

606 Ohio Pike  
Amelia, OH 45102

### FOR GROUND LEASE

8,685 SF | 1.29 Acres  
\$150,000 / Year

- Ground lease available
- Excellent location and visibility on Ohio Pike
- Traffic light access
- Numerous national retailers and traffic drivers in the area
- Seconds to I-275

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George Stinson  
513.588.1136



## 497-503 W Main Street

497-503 W Main Street  
Batavia, OH 45103

### FOR LEASE

1,600 SF  
\$12.00 PSF / Year + NNN

- Dollar General anchored strip center
- Included Equipment:
  - Pizza Oven Hood System
  - Walk-in Cooler
- 3 Compartment and Hand Sinks

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## 550 Old SR 74

550 State Route 74  
Cincinnati, OH 45244

### FOR LEASE OR SALE

0.96 - 1.34 Acres Available  
\$110,000 / Year for each pad

- **FOR GROUND LEASE OR FOR SALE**
- Option 1: 1.34 acres, Option 2: 0.96 acre, Option 3: 1 acre
- Available for ground lease with Wawa co-tenancy
- Traffic Light Access
- Under 1 mile from I-275
- 1.5 miles from Eastgate Mall and surrounding concepts and many national tenants

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# JULY 2024

BLUE ASH



## 9648 Kenwood Road

9648 Kenwood Road  
Blue Ash, OH 45242

### FOR LEASE

1,596 SF  
\$30.00 PSF + NNN

- Join Starbucks Coffee!
- Excellent visibility on Kenwood Road
- Minutes from Ronald Reagan Highway & I-71
- Directly across from The Blue- a new mixed-use development with retail, office, 250 apartment units, and a public parking garage (coming soon!)

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## Former Blue Ash Arby's

4951 Cornell Road  
Blue Ash, OH 45242

### FOR LEASE

2,967 SF  
\$85,000 / Year + NNN

- **Lease Pending**
- Blue Ash fast food site with drive thru zoning
- Traffic light access to both Kenwood and Cornell Roads
- Located in Cincinnati's highest rated suburban office market
- Ground lease or build to suit for qualified tenant

[John Thompson](#)

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## City Centre

9594 Kenwood Road  
Cincinnati, OH 45242

### FOR LEASE

1,774 SF  
\$25.00 PSF + NNN (As Is)

- Endcap space on high visibility corner
- Minutes from Ronald Reagan Highway & I-71
- Signage Available on Cooper Road
- Directly across from The Blue- a new mixed-use development with retail, office, 250 apartment units, and a public parking garage (coming soon!)

[Katie Crowl](#)

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## 9461 Kenwood Road

9461 Kenwood Road  
Cincinnati, OH 45242

### FOR LEASE

2,552 SF  
\$25.00 PSF + NNN

- Freestanding single tenant office/retail building
- Located at the key signalized intersection of Hunt Rd and Kenwood Rd
- Dedicated parking lot with 12 spaces
- Minutes from I-275 and I-71
- Potential space for a drive thru to be added

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# JULY 2024

MONTGOMERY / MADEIRA



## 8161 Camargo Road

8161 Camargo Road  
Madeira, OH 45243

### FOR SALE OR LEASE

2,500 SF  
\$679,000 | \$26.00 + NNN

- One of Cincinnati's best suburbs.
- Affluent community
- Rare pick-up window in Madeira
- Suitable for retail, office, or medical uses
- 1-mile average household income: \$207,765

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## Montgomery Quarter

9300 Montgomery Road  
Cincinnati, OH 45242

### FOR LEASE

1,382 & 3,190 SF  
\$30.00 PSF + NNN

- Join Deeper Roots, Kitchen Social, Hellman's, The Livery, Kozue, & Bru Burger Bar!
- Tenant improvement allowance is negotiable
- Public spaces often host community events
- Excellent visibility
- Located adjacent to Montgomery's historic downtown
- Convenient traffic light access

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## Montgomery Point Plaza

8740 Montgomery Road  
Cincinnati, OH 45236

### FOR LEASE

5,296 & 6,379 SF  
Call for Details

- High demand retail space in the desirable Kenwood market.
- Great signage on Montgomery Road.

[Molly Hoffman](#)

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# JULY 2024

KENWOOD



## Kenwood Plaza

7322-7400 Kenwood Road  
Cincinnati, OH 45326

### FOR LEASE

1,306 SF, 1,424 SF  
\$30.00 PSF + \$7.98 PSF NNN

- Currently operating as a Nail Salon
- Outstanding visibility
- Strong daytime and residential population
- Rare vacancy in Kenwood market
- Active retail center
- One of Cincinnati's best retail markets

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## Kenwood Exchange

8154 Montgomery Road  
Cincinnati, OH 45236

### FOR LEASE

4,500 SF  
\$32.00 PSF Year (NNN; MG) + \$6.75

- Highly visible location in Cincinnati's premier retail trade area within close proximity to Kenwood Towne Center
- Multiple access points to Montgomery Road and Hosbrook Road
- Solid demographics in nearby Madeira, Indian Hill, Montgomery, and Kenwood neighborhoods

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## Hosbrook Center

8000-8022 Hosbrook Road  
Cincinnati, OH 45236

### FOR LEASE

1,234 SF  
\$28.00 PSF + \$8.64 PSF NNN

- CONFIDENTIAL - BUSINESS STILL OPERATING
- Pylon signage available
- Strong daytime and residential population
- Prestigious Kenwood Market
- Traffic light access

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# JULY 2024

## SHARONVILLE



### John Hauck Summer Home

12171 Mosteller Road  
Cincinnati, OH 45241

#### FOR SALE

10,000 SF  
\$995,000

- The original 10,000 SF John Hauck summer home on 3.4 acres
- Totally updated w/central air
- Great Tri-county location
- Rare chance to own an impressive piece of history
- Historic Restoration

Stewart Devitt  
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### 11186 Reading Road

11186 Reading Road  
Sharonville, OH 45241

#### FOR SALE OR LEASE

3,600 SF  
\$650,000 | \$22.00 PSF + \$4.50 NNN

- 1,800 SF First Floor
- 1,800 SF Second Floor Office Space
- Front Door corner of Sharonville
- Ample parking
- Easy expressway access
- Approximately .56 acres
- Three drive-thru lanes
- 258' of frontage on Reading Rd
- 3 curb cuts

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# JULY 2024

COLERAIN / TRI-COUNTY / WESTERN HILLS



## Colerain Towne Center

10160-10240 Colerain Avenue  
Cincinnati, OH 45251

### FOR LEASE

12,800 SF  
\$14.00 PSF + \$3.87 NNN

- 12,800 SF Available adjacent to Dick's
- Join Wal Mart, Dick's Sporting Goods, Party City, American Freight Furniture, Home Buys, Petsmart, and others!

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## Kemper Square

111-139 W Kemper Road  
Cincinnati, OH 45246

### FOR LEASE

1,196 SF, 1,756-3,543 SF  
\$13.50 PSF / + NNN (\$4.75 PSF)

- Retail space available in Springdale
- ¼ mile west of the \$1 Billion Artisan Village redevelopment project
- Suite 109 Available February 2024

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## Cassinelli Square

125-139 W Kemper Road  
Cincinnati, OH 45246

### FOR LEASE

2,688 SF  
\$18.00 PSF + NNN (\$7.47 PSF)

- Excellent location with high visibility from Kemper Road
- Across from the Tri-County Mall redevelopment
- Traffic light access
- Close proximity to I-275 and I-75
- Several national retailers and traffic drivers in the area

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## Former Supercuts

6365 Glenway Avenue  
Cincinnati, OH 45248

### FOR LEASE

1,800 SF  
\$25.00 PSF + NNN

- Located on traffic light corner on busy Glenway Avenue
- In close proximity to many national retailers such as home Depot, Target, Kroger, and more
- Great access, visibility and parking
- Large pylon sign along Glenway Avenue as well as other signage options on awning, rear and side of building

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# JULY 2024

## WEST CHESTER



### Highlands Retail Center I

8205-8215 Highland Pointe Drive  
West Chester, OH 45069

#### FOR LEASE

2,063 SF  
\$17.50 PSF + NNN (\$10.42)

- Part of a retail development, including Everybody Fitness Center & Wal-Mart Supercenter
- Located at Cincinnati-Dayton Road and I-75, Exit 21
- Growing, affluent Northern Cincinnati community
- Residential center of township
- Great visibility along Cincinnati-Dayton Road

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### Highlands Retail Center II

8218 Highland Pointe Drive  
West Chester, OH 45069

#### FOR LEASE

2,015 SF  
\$17.50 PSF + NNN (\$9.16)

- Part of a retail development, including Everybody Fitness Center & Wal-Mart Supercenter
- Located at Cincinnati-Dayton Road and I-75, Exit 21
- Growing, affluent Northern Cincinnati community
- Residential center of township
- Great visibility along Cincinnati-Dayton Road

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### Highlands Retail Center III

7060 Ridgeway Drive  
West Chester, OH 45069

#### FOR LEASE

8,535 SF  
\$16.00 PSF + NNN

- Part of a 75-acre mixed-use retail development with Wal-Mart Supercenter anchor
- Located at Cincinnati-Dayton Road and I-75 at Exit 21
- Growing, affluent Northern Cincinnati community
- 35,000 SF fitness facility providing daily foot traffic

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# JULY 2024

WEST CHESTER



## 7305 Tylers Corner

7305 Tylers Corner  
West Chester, OH 45069

### FOR LEASE

2,725 SF  
\$15.00 PSF / Year (NNN)

- 2,725 SF Available Immediately
- Very strong demographics
- Outstanding visibility
- Close to New Liberty Towne Center

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## Beckett Commons

8136-8238 Princeton Glendale Road  
West Chester, OH 45069

### FOR LEASE

1,400 & 24,784 - 70,815 SF  
\$12.00 - \$24.00 + NNN (\$3.64)

- Former Kroger anchor space
- Well-located shopping center in an affluent, growing northern Cincinnati market
- Great access and visibility at the major intersection of 747 and Smith Road
- Direct traffic light access
- Pylon signage
- Great mix of retail, food, and services in the area.

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## Former Taco Bell

8126 Princeton Glendale Road  
West Chester, OH 45069

### OUTLOT FOR LEASE

0.69 Acres  
\$100,000 Annually

- Current Taco Bell out parcel for lease
- Well located shopping center in an affluent growing northern Cincinnati market
- Great access and visibility at major intersection of 747 and Smith Road
- Direct traffic light access
- Great mix of retail, food, and services in the area
- Former Kroger anchor space at lease

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# JULY 2024

LIBERTY TWP. / HAMILTON



## Princeton Landings

4875-4895 Princeton Road  
Liberty Township, OH 45011

### FOR LEASE

1,620 SF, 1,641 SF  
\$22.00 PSF / Year + \$6.95 NNN

- Available: 1,620; 1,641 SF
- New retail strip center with strong co-tenancy
- Abundant parking
- Easy access and great visibility
- Strong Northern suburban growth market

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## Twinbrook Plaza

1510 Plaza Drive  
Hamilton, OH 45031

### FOR LEASE

2,280 - 3,000 SF  
\$14.50 PSF / Year + NNN

- Ace Hardware & Dollar Tree now open
- Potential Outparcel
- Pylon Signage Available

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# JULY 2024

MIDDLETOWN



## 4421 Roosevelt Boulevard

4421 Roosevelt Boulevard  
Middletown, OH 45044

### FOR LEASE

2,922 SF  
\$12.00 PSF / Year + \$2.50 NNN

- Excellent visibility
- Attractive facade
- Space in move-in condition
- Drive-thru endcap available
- Traffic light access

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## Former Family Dollar

650 N University Boulevard  
Middletown, OH 45042

### FOR SALE OR LEASE

7,800 SF  
\$469,000 | \$8.00 PSF + NNN

- Standalone retail building
- Open floorplan accommodates multiple uses
- Located in busy Middletown corridor
- Pylon signage
- Minimum 5-year lease
- **ONLY \$60 PSF Below replacement cost**

Chris Nachtrab  
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## Kittyhawk Plaza

4461-4489 Marie Drive  
Middletown, OH 45044

### FOR SALE OR LEASE

710 - 2,000 SF  
\$12.00 PSF + NNN

- Easy access from both Marie Drive and Elliott Drive
- Located within one of Middletown's retail corridors
- Approximately 5 minutes from I-75

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Katie Crowl  
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# JULY 2024

FIELDS ERTel / MASON



## White Blossom Center

7872 Mason Montgomery Road  
Mason, OH 45040

### FOR LEASE

1,100 SF  
\$25.00 PSF + NNN (\$5.42)

- Easy access and parking
- High traffic corridor on Mason
- Montgomery Road north of I-71
- Area retailers include: Michaels, Kroger, Walmart, PetSmart, Lowes, Home Depot, Whole Foods & Dick's Sporting Goods
- Close to the Deerfield Towne Center and the P&G Research Park

John Thompson  
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## McCabe Crossing

9521 Fields Ertel Road  
Cincinnati, OH 45249

### FOR LEASE

7,577 SF  
Call for Details

- 1,875 SF - 7,577 SF Retail Space for Lease
- 7,577 SF space, fitness user walk-in ready
- Corner traffic light intersection
- Furniture Fair anchored center across from Meijer and Sam's Club
- **Planned strip center with possible drive-thru on new outparcel**

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## Former US Bank

9934 Waterstone Boulevard  
Cincinnati, OH 45249

### FOR SALE OR LEASE

1,100 SF  
Call for Details | \$25.00 PSF + NNN

- Lease- \$25.00 PSF + NNN (\$5.42)
- Sale- Call for Details
- Former freestanding US Bank building in the regional shopping area of Mason/Symmes Township
- Great for office or retail use
- Easy access to traffic light corner
- Monument signage available
- Close proximity to national retailers including Costco, Target, Meijer, etc.

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## 12130 Royal Point Drive

12130 Royal Point Drive  
Cincinnati, OH 45249

### FOR LEASE

5,500 SF  
\$18.00 PSF + NNN

- Free-standing retail building in the heart of Fields Ertel at I-71 market
- 170 parking spots
- 2.9 acres
- Ceiling Height: 21'5" floor to truss, 23' 5" roof to deck
- 1 loading dock, 3 drive-in doors, and a storage area with a drive-in door

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# JULY 2024

LOVELAND / SYMMES TOWNSHIP



## Loveland Madeira Road

10565 Loveland Madeira Road  
Loveland, OH 45140

### FOR LEASE

1,260 SF  
Call for Details

- Join Starbucks, Chipotle, PetCare Animal Hospital and coming soon- Body Alive in this new strip center at traffic light corner
- Strong Weekend traffic to bike trail/kayaking on Little Miami
- Boasting strong demographics with median household incomes over \$88,765 and a total population of 114,885

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## 507 Loveland Madeira Road

507 Loveland Madeira Road  
Loveland, OH 45140

### FOR SALE

23,291 SF | 1.649 Acres  
\$625,000

- Single tenant, warehouse available for sale
- Located on Loveland Madeira Road, 0.3 miles to downtown Loveland
- New roundabout, hard corner, with 100' of frontage on Loveland Madeira Road and 375' of frontage on the new connector road
- Prime location and development capacity

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## Hammer Down Range

1616 State Route 28  
Loveland, OH 45140

### FOR SALE OR LEASE

11,544 + 1,240 SF  
\$1,700,000

- 11,544 SF + 1,240 SF
- Potential Sale/Leaseback on some or all of the building
- Occupant will vacate if buyer prefers
- Flexibility to accommodate retail or industrial uses
- Solid construction with expandable design
- Rear dock door could be added
- Growing market

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[Chris Nachtrab](#)  
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[Chas Cook](#)  
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## 11924 Montgomery Road

11924 Montgomery Road  
Cincinnati, OH 45249

### FOR LEASE

2,725 SF  
\$24.00 PSF + NNN

- Great visibility from Montgomery Rd at Enyart Rd
- Signage available
- Signalized intersection
- Prominent Retail Corridor

[Gary Fisher](#)  
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# JULY 2024

LEBANON / MAINEVILLE



## Union Village

3855 Lower Market Street, Ste. 100A  
Lebanon, OH 45036

### FOR LEASE

11,700 SF  
Negotiable

- Located at the corner of SR-63 & SR-741
- Future retail spaces, starting at 1,000 SF to 7,000 SF
- Seeking: additional restaurants, retail, and small office
- Planned grocery, gas, and convenience, other fast food, automotive, banks, car wash and other single tenant users

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## Maineville Crossing

21 E US Highway 22  
Maineville, OH 45039

### FOR LEASE

2,215 SF  
\$28.00 PSF / Year + NNN

- Pick-Up Window
- Corner Site
- Rapidly growing, high-income area
- Surrounded by national and regional retailers
- Planned Road Improvements on SR 48
- Over \$144,000 average household income

[TC Bartoszek](#)

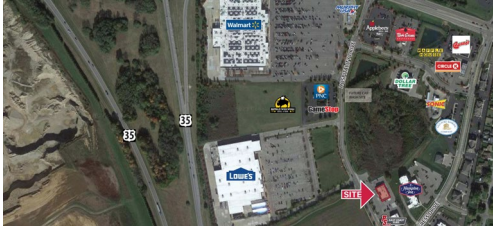
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# JULY 2024

XENIA / ENGLEWOOD



## Xenia Hospitality Center

171 Hospitality Drive  
Xenia, OH 45385

### FOR LEASE

1,000 SF  
\$22.00 PSF + NNN

- *Rapidly Growing Market*
- *Across the street from major traffic drivers, Lowe's and Wal-Mart*
- *Close proximity to US-35*
- *Excellent Signage*
- *Surrounded By New Development*

Chris Nachtrab  
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## 6699 Salem

6699 Salem Avenue  
Englewood, OH 45322

### FOR LEASE

2,200 SF  
\$16.50 PSF (MG)

- *Former United Dairy Farmer's Training Office*
- *Zoned: CMX, Commercial Mixed Use*
- *Mix of offices and training spaces*
- *Will divide 1/2*

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# JULY 2024

## INDIANA



### [Hardee's Logansport](#)

1121 E Market Street  
Logansport, IN 46947

### INVESTMENT SALE

4,270 SF | 0.97 Acres  
\$1,788,600

- Lee & Associates is proud to present the single-tenant net leased Hardee's located in Logansport, Indiana. The property consists of 4,270 SF and is situated on 0.97 acres. The property is operated by Midwest First Star Inc. which operates 30 units.

[Gage Wiethorn](#)

513.588.1139

[Matthew Johnson](#)

513.588.1844



### [Hardee's Elwood](#)

2820 Main Street  
Elwood, IN 46036

### INVESTMENT SALE

2,860 SF | 0.63 Acres  
\$1,788,600

- Lee & Associates is proud to present the single-tenant net leased Hardee's located in Elwood, Indiana. The property consists of 2,860 SF and is situated on 0.63 acres. The property is operated by Midwest First Star Inc. which operates 30 units.

[Gage Wiethorn](#)

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# JULY 2024

OKLAHOMA / ARKANSAS / TENNESSEE



## Covington Corner

1603 Highway 51S  
Covington, TN 38019

### INVESTMENT SALE

30,082 SF | 2.55 Acres  
\$5,575,000

- Walmart-Shadow Shopping Center
- Priced Below Replacement Cost
- Under Market Rents
- 60% of the GLA Rolls Without Options in the Next 5 Yrs, 90% Rolls in 10 Yrs
- Metal Roof in Very Good Condition, No Major CapEx Required
- Located 15 minutes from, Ford's "Blue Oval" City Factory
- Excellent Ingress/Egress, Signage, Superb Visibility

Stan Falk

513.900.7509

Chris Kinnard

513.387.0056



## Veteran's Affairs Clinic

2414 E Shawnee Road  
Muskogee, OK 74403

### INVESTMENT SALE

8,031 SF | 0.58 Acres  
\$1,828,000

- 8,031-SF Freestanding VA Clinic
- 3% MGMT Fee Expense Included | High \$0.50/SF Insurance Expense | \$0.25/SF Reserve
- \$200K in Improvements by Tenant
- No Options After Sept. 2030 | \$0.50/SF Rent Bumps in 2025 & 2027
- Outlot to 170,000 SF Center with VA Admin Offices & Warehouse Spaces
- Situated Along Shawnee Bypass & York Street Intersection 29,700 VPD

Stan Falk

513.900.7509

Chris Kinnard

513.387.0056



## North Pointe Shopping Center

2408 E Shawnee Road  
Muskogee, OK 74403

### INVESTMENT SALE

170,000 SF | 19.54 Acres  
\$10,200,000 (\$60.00 PSF)

- 30,330 SF Vacancy Upside
- 81% Total Income from Credit Tenants
- 50% Income With 5+yrs Left on Lease
- Over \$3.5M in Recent LL & Tenant Renovations (2023) | All Roof Sections New or Recently Repaired
- \$2.5M+ Value Add Upside | Diverse Consumer Base
- Situated Along Shawnee Bypass & York Street Intersection 41,800 VPD

Chris Kinnard

513.387.0056

Stan Falk

513.900.7509

# JULY 2024

MISSOURI / TEXAS



## Dollar General

807 W Main Street  
Fredricktown, MO 63645

### INVESTMENT SALE

9,012 SF | 1.18 Acres  
\$1,250,000

- The property is located right off West Main Street, which sees over 6,772VPD.
- Dollar General is located between the retail areas and residential areas, providing a convenient shopping location for residents.

Gage Wiethorn

513.588.1139

Matthew Johnson

513.588.1844



## Family Dollar

4947 Singleton Boulevard  
Dallas, TX 75212

### INVESTMENT SALE

8,000 SF | 0.94 Acres  
\$1,027,000

- Excellent frontage and signage
- Oversized Parking Lot
- In area of redevelopment
- Near Interstate 30 that is less than 10 miles from Downtown Dallas
- Extremely dense population-surrounding area has many new homes, apartment buildings, retail, and restaurants
- This location ranks in the top 14% of all Family Dollar stores (Placer.ai)

Chris Nachtrab

513.588.1841