



Cincinnati Market

RETAIL LISTING REPORT

OCTOBER 2025

OCTOBER 2025

NORTHERN KENTUCKY



Florence Anchor Boxes

4000 & 5000 Mall Road
Florence, KY 41042

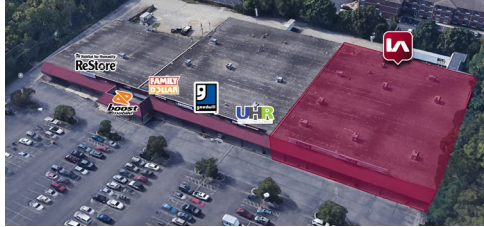
FOR SALE

147,279 & 112,146 SF
\$13,000,000

- Two single-tenant retail anchor boxes (can be sold separately)
- 259,425 Total Square Feet
- Incredible opportunity for reuse or redevelopment
- 3 Traffic Lights
- 13 miles from downtown Cincinnati
- 3 miles from Amazon's largest Air Hub
- Anchor stores to Florence Mall

George Flynn
513.588.1126

Chris Nachtrab
513.588.1841



Bellevue Plaza

15 Donnermeyer Drive
Bellevue, KY 41073

FOR LEASE

40,103 SF Endcap
\$10.00 PSF + \$2.25 PSF NNN

- Kroger shadow anchored with cross access
- Join Family Dollar, UHR Rents, Goodwill, Habitat for Humanity, Boost Mobile, McDonalds and Donato's.
- Pylon Signage
- Good visibility in a well-established retail center
- Ample parking and multiple access points for customer convenience.

TC Bartoszek
513.588.1840

Chris Nachtrab
513.588.1841

Katie Crowl
513.588.1138



Oakbrook Marketplace

6066 Limaburg Road
Burlington, KY 41005

FOR LEASE

4,023 SF
\$6,202.13 / 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
513.588.1115

George Flynn
513.588.1126



2549 North Bend Road

2549 North Bend Road
Hebron, KY 41048

FOR SALE

2,736 SF
\$985,000

- Pylon Signage available
- Located just off I-275
- New Publix Grocery Store being constructed 3.0 miles from site
- Drive Thru capabilities
- Excellent Ingress & Egress
- Heavy retail corridor
- Various other retailers in the area including Skyline, Kroger Marketplace, Chipotle and McDonalds

TC Bartoszek
513.588.1840

Chris Nachtrab
513.588.1841

OCTOBER 2025

KENTUCKY / INDIANA



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

[Stan Falk](#)

513.900.7509

[Chris Kinnard](#)

513.387.0056



Dollar General

4502 Shadeland Avenue
Indianapolis, IN 46226

INVESTMENT SALE

9,014 SF | 1.17 Acres
\$1,192,000

- High Traffic Exposure
- Strategic Location: Situated just west of I-465
- Corner Lot Advantage
- Dense Residential Area: 211,839 residents within a 5-mile radius.
- Retail Corridor: Located in a well-established retail corridor, with nearby tenants including national brands like Walgreens, Pizza Hut, and Family Dollar

[Chris Nachtrab](#)

513.588.1841



607 Madison Avenue

607 Madison Avenue
Covington, KY 41011

FOR SALE

2,916 SF
Call for details

- Incentives available through City of Covington
- Located in the heart of Covington
- Walking distance to Ohio River, Roebling Bridge, and Mainstrasse Village
- Surrounded by popular destinations
- High surrounding household income

[Katie Crowl](#)

513.588.1138

[TC Bartoszek](#)

513.588.1840

OCTOBER 2025

CBD / OTR



Former Walgreens

601 Race Street
Cincinnati, OH 45202

FOR LEASE

18,522 SF
\$25.00 PSF + NNN

- Former build-to-suit Walgreens
- Hard corner, signalized intersection with excellent visibility
- Part of 3CDC's new Fountain District
- Within walking distance of almost \$2 billion in redevelopment projects
- Luxury apartments located above
- Prime downtown location is walkable to 3 major league stadiums and other popular attractions

[TC Bartoszek](#)

513.588.1840



Knox Joseph Distillery

1820 Central Parkway
Cincinnati, OH 45214

FOR SALE OR LEASE

32,026 SF
Call for Details

- +/- 19,100 SF Indoor/Outdoor Venue
- +/- 12,926 SF Offices
- LIVE music and entertainment ready, including indoor/outdoor stage, green room & dedicated load-in area
- VIP lounge overlooking the lawn
- Estimated capacity of 1,900
- Available off-street parking
- Near TQL Stadium, Findlay Market, Washington Park & more!

[Gary Fisher](#)

513.658.3411

OCTOBER 2025

CLIFTON / AVONDALE / SPRING GROVE



The Hub

350 Straight Street
Cincinnati, OH 45219

FOR LEASE

2,486 SF
\$25.00 PSF + NNN

- 1st Floor retail space
- 1,112 Beds above
- 171 key hotel adjacent
- Parking garage with 115 spaces

[TC Bartoszek](#)

513.588.1840



Avondale Town Center

3539-3559 Reading Road
Cincinnati, OH 45229

FOR LEASE

1,129 - 2,374 SF
\$15.50 PSF + NNN (\$3.89 PSF)

- Located on the bus line, servicing both a customer and employee base.
- Direct traffic light access enables easy ingress and egress to the center
- Just minutes away from many of the nation's top hospitals and situated between two of the area's largest universities, offering an enormous customer base.
- Close proximity to I-71

[Dan McDonald](#)

513.588.1113

[Dean Misleh](#)

513.588.1843



Spring Grove Market

4645 Spring Grove Ave
Cincinnati, OH 45232

FOR LEASE

2,000 SF & 2,073 SF
\$35.00 PSF Net + \$6.76

- New multi-tenant development
- 2 spaces available: 2 Endcaps with Drive Thru
- Gas stubbed, with 1- inch water line, 4- inch sanitary and 4- inch grease with 500 -gallon grease trap
- 6- ton new HVAC; 200 Amps
- Pylon Signage
- Good visibility along Spring Grove Ave
- Ample parking with canopy

[TC Bartoszek](#)

513.588.1840

[Katie Crowl](#)

513.588.1138

OCTOBER 2025

MT. CARMEL / MILFORD



550 Old SR 74

550 State Route 74
Cincinnati, OH 45244

FOR LEASE OR SALE

0.96 & 1 Acres Available
\$110,000 / Year for each pad

- **FOR GROUND LEASE OR FOR SALE**
- 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

[TC Bartoszek](#)

513.588.1840



Meijer Drive

550 State Route 74
Cincinnati, OH 45244

FOR LEASE OR SALE

0.96 & 1 Acres Available
\$110,000 / Year for each pad

- **FOR GROUND LEASE OR FOR SALE**
- 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

[TC Bartoszek](#)

513.588.1840

OCTOBER 2025

AMELIA / CHERRY GROVE



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

TC Bartoszek

513.588.1840



1706 Ohio Pike

1706 Ohio Pike
Amelia, OH 45102

FOR LEASE OR SALE

1,436 SF
\$4,500 + NNN | Call for Sale Details

- Freestanding restaurant space available for sale or lease
- Existing drive-thru
- Walk-in and hood included
- Pylon Sign facing east on Ohio Pike
- Located down the street from Walmart Supercenter
- Frontage on Ohio Pike
- Two full curb cuts

TC Bartoszek

513.588.1840

Dean Misleh

513.588.1843



B-Center

8316 Beechmont Avenue
Cincinnati, OH 45255

FOR LEASE

1,100 SF
\$20.00 PSF (MG)

- Offers excellent road frontage exposure with glass store fronts
- Just west of the traffic light intersection of 8 Mile
- Easy left turn onto Beechmont Avenue

Stewart Devitt

513.588.1115

Dan McDonald

513.588.1113

OCTOBER 2025

MT. LOOKOUT / HYDE PARK / MARIEMONT



3152 Linwood Avenue

3152 Linwood Avenue
Cincinnati, OH 45208

FOR LEASE

Retail: 888 - 1,776 SF
Office: 1,259 SF
Call for Details

- First floor retail 2 suites, each (888 SF)
- Second floor office (1,259 SF)
- Located in the heart of popular Mount Lookout Square
- Walking distance to Hyde Park Square
- Average 1-mile household income: \$186,169
- In close proximity to I-71 & US-50

[TC Bartoszek](#)
513.588.1840



3340 Erie Avenue

3340 Erie Avenue
Cincinnati, OH 45208

FOR LEASE

4,968 SF
Call for Details

- Turnkey Restaurant Opportunity
- Prime Location on Erie Avenue
- Formerly Established Restaurant Location
- Includes D5/D6 liquor license with Sunday sales
- Fully Equipped Kitchen & Bar
- Dedicated parking spaces available behind the building

[Stewart Devitt](#)
513.588.1115

[Dan McDonald](#)
513.588.1113



Mariemont Promenade

7201 Wooster Pike
Cincinnati, OH 45227

FOR LEASE

1,300 SF, 1,938 SF, 3,350 SF
\$18.00 - \$22.00 PSF + NNN

- Direct traffic light access to Wooster Pike
- Abundant parking
- Upscale market with very strong rush hour traffic
- Walking distance to all of Mariemont and Mariemont schools
- Co-tenants include Ace Hardware, Anytime Fitness, Mango Tree, and Magic Wok

[TC Bartoszek](#)
513.588.1840

OCTOBER 2025

OAKLEY / MONTGOMERY



[Oakley Center](#)

3235 Madison Road
Cincinnati, OH 45209

FOR LEASE

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

- Endcap space in popular Oakley retail market
- Nicely Furnished Retail Showroom
- Lots of new housing and mixed-use developments in this bustling market
- Great access, visibility and parking
- Perfect for boutique retail
- Close proximity to many national retailers including Kroger, Target, At Home, & Meijer

[TC Bartoszek](#)

513.588.1840



[Former At Home](#)

4825 Marburg Avenue
Cincinnati, OH 45209

FOR LEASE OR SALE

130,592 SF
\$16.00 PSF + NNN | Contact Agent

- 130,592 SF Building
- Rare opportunity in one of Cincinnati's best markets
- Incredible I-71 Visibility
- Surrounded by national & local retailers and restaurants
- Densely populated, affluent regional trade area
- Prominent building and highway pylon signage

[Chris Nachtrab](#)

513.588.1841

[TC Bartoszek](#)

513.588.1840

OCTOBER 2025

KENWOOD / SILVERTON



[Kenwood Galleria](#)

8118 Montgomery Road
Cincinnati, OH 45236

FOR LEASE

1,662 & 5,093 SF
\$25.00 - \$28.00 PSF NNN

- Rare opportunity to join the highly desirable Kenwood market
- Strong tenant mix
- Signage opportunities available along both Montgomery & Hosbrook Roads
- Ample parking available throughout the property
- Located in busy Kenwood retail corridor

[TC Bartoszek](#)

513.588.1840

[Dan McDonald](#)

513.588.1113



[Kenwood Exchange](#)

8154 Montgomery Road
Cincinnati, OH 45236

FOR LEASE

4,433 SF
\$32.00 PSF + \$4.25 NNN

- 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

[Dan McDonald](#)

513.588.1113

[TC Bartoszek](#)

513.588.1840



[7400 Kenwood Road](#)

7400 Kenwood Road
Cincinnati, OH 45236

FOR LEASE

4,844 SF
\$30.00 PSF + NNN (\$9.57 PSF)

- Outstanding visibility
- Strong daytime and residential population
- Rare vacancy in the Kenwood market
- Active retail center
- One of Cincinnati's best retail markets
- Two (2) 7.5 ton HVAC units serving the building

[TC Bartoszek](#)

513.588.1840

[Chris Nachtrab](#)

513.588.1841



[7420 Montgomery Road](#)

7420 Montgomery Road
Cincinnati, OH 45236

FOR LEASE

1,480 SF Retail (\$14 PSF+\$4.25 NNN)
0.39 Acre Parcel | Call for Details

- SITE 1: 1,480 SF Retail Space
Attractive office/retail space
- Site 2: 0.39 Acres Land for development
- Minutes from the popular Kenwood retail corridor
- New Wawa under construction across the street
- Construction starts Q1 2025 on +119 luxury apartment units at AG47

[Chris Nachtrab](#)

513.588.1841

[TC Bartoszek](#)

513.588.1840

OCTOBER 2025

LOVELAND / MONTGOMERY



Former Loveland Fire Station

100 East Loveland Avenue
Loveland, OH 45140

FOR SALE OR LEASE

6,692 SF
Call for Pricing Details

- Two-Story Fire Station
- 4 Garage Doors
- Full Commercial Kitchen
- Located in bustling Downtown Loveland

[TC Bartoszek](#)
513.588.1840



8161 Camargo Road

8161 Camargo Road
Madeira, OH 45243

FOR SALE OR LEASE

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

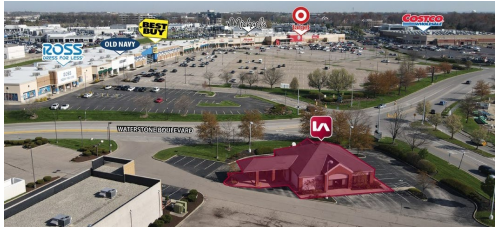
- One of Cincinnati's best suburbs.
- Affluent community
- Rare pick-up window in Madeira
- Suitable for retail, office, or medical uses
- 1-mile average household income: \$207,765

[Chris Nachtrab](#)
513.588.1841

[TC Bartoszek](#)
513.588.1840

OCTOBER 2025

FIELDS ETEL / DEERFIELD / MASON



Former US Bank

9934 Waterstone Boulevard
Cincinnati, OH 45249

FOR SALE OR LEASE

3,084 SF
\$35.00 PSF + NNN

- 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.

[TC Bartoszek](#)
513.588.1840



Former At Home

9570 Fields Eitel Road
Cincinnati, OH 45140

FOR LEASE OR SALE

129,414 SF
\$13.00 PSF + NNN | \$13,000,000

- 129,414 SF building at Fields Eitel & Montgomery Roads
- Rare opportunity in one of Cincinnati's best markets
- Rooftop solar = lower operating costs
- Surrounded by national & local retailers and restaurants
- Affluent regional trade area
- Near the King's Automall
- Potential outparcel opportunity

[Chris Nachtrab](#)
513.588.1841

[TC Bartoszek](#)
513.588.1840



White Blossom Center

7872 Mason Montgomery Road
Mason, OH 45040

FOR LEASE

1,100 SF, 1,500 SF
\$25.00 PSF + NNN (\$5.42)

- 1,100 SF in-line space
- 1,500 SF in-line space (business still operating)
- Easy access and parking
- High traffic corridor on Mason
- Montgomery Road north of I-71
- Located in highly trafficked Deerfield Township/Fields Eitel retail corridors
- Close to the Deerfield Towne Center and the P&G Research Park

[Katie Crowl](#)
513.588.1138



Restaurant Opportunity

9890 Escort Drive
Mason, OH 45040

FOR SALE

5,571 SF | 1.86 Acres
\$2,200,000

- Renovated in 2018 with a new roof
- 60 ft x 15 ft flex-faced highway sign
- Highway visibility
- Located in a heavy retail corridor
- Lighted access into site from Escort Drive
- Dense community with great household incomes

[Chris Nachtrab](#)
513.588.1841

[TC Bartoszek](#)
513.588.1840

[Katie Crowl](#)
513.588.1138

OCTOBER 2025

MAINEVILLE / LEBANON / MORROW



Landen Square

2902 US 22
Maineville, OH 45039

FOR LEASE

1,200 SF, 3,200 SF, 3,587 SF
\$20.00 - 22.00 PSF + NNN

- Kroger anchored shopping center
- Two newly white boxed units available
- Internet-resistant tenant base
- Close proximity to popular Fields Ertel & Deerfield Township retail corridors
- Less than 3 miles to I-71 and Kings Island
- Excellent demographics
- Highly accessible
- Traffic Light Access via Landen Drive

Katie Crowl
513.588.1138

TC Bartoszek
513.588.1840

Dean Misleh
513.588.1843



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

TC Bartoszek
513.588.1840

Katie Crowl
513.588.1138



Morrow Plaza

535 W Pike Street
Morrow, OH 45152

FOR LEASE

3,383 - 16,365 SF
\$10.00 PSF + NNN

- 3 Spaces Available
- 55,000 SF Center along major roadway (SR22/3)
- Planned total renovation (Façade, roof, parking lot, etc.)
- Good existing tenants (US Post Office and Family Dollar)
- Growing residential area with great household incomes

George Flynn
513.588.1126

OCTOBER 2025

COLERAIN / TRI-COUNTY



Colerain Towne Center

10160-10240 Colerain Avenue
Cincinnati, OH 45251

FOR LEASE

1,600, 15,328, 23,500, & 25,000 SF
\$14.00 PSF + \$3.87 NNN

- Available: 1,600 SF; 15,328 SF; 23,500 SF; 25,000 SF
- Anchored by Walmart Supercenter, Dick's Sporting Goods, PetSmart, Dollar Tree, and a new HomeBuys!
- The center has 3.4 million annual visitors and is rank #10 out of the 311 Neighborhood centers in Ohio
- Heavily populated Northgate market
- Traffic light access & plenty of parking
- Highway visibility

[TC Bartoszek](#)
513.588.1840



Kemper Square

111 - 139 W Kemper Road
Cincinnati, OH 45246

FOR LEASE

1,196 - 6,519 SF
\$13.50 PSF / + NNN (\$4.75 PSF)

- Retail space available in Springdale
- ¼ mile west of the \$1 Billion City Center Springdale redevelopment project
- Outstanding visibility

[TC Bartoszek](#)
513.588.1840

[Katie Crowl](#)
513.588.1138



Cassinelli Square

125 - 139 W Kemper Road
Cincinnati, OH 45246

FOR LEASE

2,688 SF
\$18.00 PSF + NNN

- 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

[Katie Crowl](#)
513.588.1138

[TC Bartoszek](#)
513.588.1840

OCTOBER 2025

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
513.588.1115

Dan McDonald
513.588.1113

Crystal View Plaza

11974 Lebanon Road
Sharonville, OH 45241

FOR LEASE

1,667 SF & 1,921 SF
\$15.00 PSF + \$3.50 NNN

- Outstanding central location - just off I-275 centered between I-71 and I-75. Across from Gabe's and Kroger fuel station.
- Unique tenant mix provides an international flare
- Access to two traffic lights

Chris Nachtrab
513.588.1841

TC Bartoszek
513.588.1840

OCTOBER 2025

WEST CHESTER



Highlands Retail Center II

8218 Highland Pointe Drive
West Chester, OH 45069

FOR LEASE

2,015 SF, 4,051 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

[TC Bartoszek](#)

513.588.1840



Highlands Retail Center III

7060 Ridgetop 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

[TC Bartoszek](#)

513.588.1840



Beckett Commons

8136 - 8238 Princeton Glendale Rd
West Chester, OH 45069

FOR LEASE

24,587 SF
\$16.00 PSF + \$3.64 NNN

- 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

[TC Bartoszek](#)

513.588.1840



9324 Union Centre Boulevard

9324 Union Centre Boulevard
West Chester, OH 45069

FOR LEASE

1,497 SF
\$25.00 PSF + NNN

- Join Great Co-Tenants Chipotle, Smoothie King, FedEx Office, Tom & Chee, and Sushi Samurais.
- High visibility space with convenient customer access.
- Growing Residential Base: A 335-unit luxury apartment complex is being built nearby
- Located in a business-friendly hub with a high concentration of offices, hotels, and destination retailers.

[TC Bartoszek](#)

513.588.1840

OCTOBER 2025

LIBERTY TOWNSHIP / HAMILTON



Princeton Landings

4875-4895 Princeton Road
Liberty Township, OH 45011

FOR LEASE

1,620 SF - 3,424 SF
\$22.00 PSF / Year + \$6.95 NNN

- Available: 1,620; 1,641; 3,424 SF
- New retail strip center with strong co-tenancy
- Abundant parking
- Easy access and great visibility
- Strong Northern suburban growth market

[TC Bartoszek](#)
513.588.1840



Twinbrook Plaza

1510 Plaza Drive
Hamilton, OH 45031

FOR LEASE

2,280 - 3,100 SF
\$14.50 PSF / Year + NNN

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

[Chris Nachtrab](#)
513.588.1841

[TC Bartoszek](#)
513.588.1840



Freedom Pointe

Veterans Boulevard
Liberty Township, OH 45044

FOR LEASE

2,250 - 12,000 SF | 3.62 Acres
Call for Details

- 3 buildings available for lease:
- Outlot 1: Restaurant w/ Drive Thru | up to 2,250 SF
- Outlot 2: Restaurant | 5,000 - 5,250 SF
- Strip Center: Retail / Restaurant | 11,800 - 12,000 SF
- Located in highly desirable Liberty Township retail corridor
- Across from brand new Costco
- Quick access to I-75 and OH-129

[TC Bartoszek](#)
513.588.1840



Existing Kroger Box

1474 Main Street
Hamilton, OH 45013

FOR SALE OR LEASE

63,968 SF
\$5,500,000 | \$13.00 PSF + NNN

- Outparcel Opportunity at existing fuel station site
- Proven history as a retail location with strong traffic & accessibility
- Dense surrounding population with favorable income levels and consistent retail demand.
- Co-located near national retailers and community hubs
- Dense surrounding population with consistent retail demand

[Chris Nachtrab](#)
513.588.1841

[TC Bartoszek](#)
513.588.1840

OCTOBER 2025

MIDDLETOWN



4421 Roosevelt Boulevard

4421 Roosevelt Boulevard
Middletown, OH 45044

FOR LEASE

2,922 SF: \$14.00 PSF + \$2.50 NNN
1,810 SF: \$12.00 PSF + \$2.50 NNN

- 1,810 SF Space available beginning August 1st
- Excellent visibility
- Attractive facade
- Space in move-in condition
- Drive-thru endcap available
- Traffic light access

Chris Nachtrab

513.588.1841

TC Bartoszek

513.588.1840



Kittyhawk Plaza

4461-4489 Marie Drive
Middletown, OH 45044

FOR SALE OR LEASE

710 - 16,424 SF
\$12.00 PSF + \$3.50 NNN

- Up to 8,321 contiguous SF can be combined
- Endcap and inline spaces available
- Open floorplan accommodates multiple uses
- Located within one of Middletown's retail corridors
- Approximately 5 minutes from I-75

Katie Crowl

513.588.1138

OCTOBER 2025

DAYTON / XENIA / CENTERVILLE



Airway Shopping Center

4878-4930 Airway Road
Dayton, OH 45431

FOR LEASE

4,000, 9,000, 26,000 SF & 30,000 SF
4,000 & 26,000 SF can be combined
\$10.00 - \$14.00 PSF + NNN

- Excellent leasing opportunity in a well-established retail center
- High visibility with prominent signage opportunities
- Ample parking and multiple access points for customer convenience
- Flexible space design allows for customization to meet specific business needs
- Steady foot traffic from existing tenants and visitors

[TC Bartoszek](#)

513.588.1840

[Katie Crowl](#)

513.588.1138



1028 N Gettysburg Avenue

1028 N Gettysburg Avenue
Dayton, OH 45417

FOR SALE OR LEASE

8,320 SF
\$1,200,000 | \$10.00 PSF + NNN

- Standalone retail building
- Open floorplan accommodates multiple uses
- Pylon signage
- Built in 2012
- City is making significant infrastructure improvements in the area

[Chris Nachtrab](#)

513.588.1841



Xenia Hospitality Center

171 Hospitality Drive
Xenia, OH 45385

FOR LEASE

1,000 SF
\$22.00 PSF + \$5.15 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](#)

513.588.1841



Centerville Shoppes

9130 - 9152 Dayton Lebanon Pike
Centerville, OH 45458

FOR LEASE

1,840 SF & 2,800 SF
\$17.50 PSF + NNN

- Current restaurant space - 2,800 SF
- Current salon space - 1,840 SF
- Both spaces available fall 2025
- Prime location in one of Centerville's most active retail zone with regional and national co-tenants driving constant foot traffic
- Located along Dayton Lebanon Pike, offering excellent visibility and high daily traffic counts
- Convenient access with ample parking

[TC Bartoszek](#)

513.588.1840

OCTOBER 2025

PENNSYLVANIA



Huntingdon Plaza

7505 Huntingdon Plaza
Huntingdon, PA 16652

INVESTMENT SALE

138,695 SF | 16.04 Acres
\$8,540,000

- Aldi Anchored Shopping Center
- Low Rents | AVG \$7.00 Rent/SF | 2-Units or 12,850 SF of Vacancy Upside
- Mix of Long-Term Leases on Larger Spaces, Short-Term on Smaller Spaces
- Mix of NNN & Gross Leases | Room For Additional Outlot(s)
- Well Below Replacement Cost | Low Deferred Maintenance | Scheduled Bumps

Chris Kinnard
513.387.0056

Stan Falk
513.900.7509



Berkshire Hathaway

70 W King Street
Chambersburg, PA 17201

INVESTMENT SALE

7,800 SF
\$1,527,552

- 7,800 Square-Foot Single-Tenant Berkshire Hathaway Realty Office
- Long-Term Triple Net Lease | Little-to-No Landlord Responsibility
- 2% Annual Rent Escalations | Backed by Homesale Real Estate Services, Inc.
- Over \$600k in Renovations Since 2018
- Extended 3 Years Early to Maximum Term Allowable by Parent Co.
- Chambersburg #22/962 Largest Boroughs in PA | Growing Community

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OCTOBER 2025

TENNESSEE / MISSISSIPPI / GEORGIA /
OKLAHOMA



Brookmeade Town Center

2101 Brookmeade Drive
Columbia, TN 38401

INVESTMENT SALE

148,403 SF | 11.7 Acres
\$17,975,000

- Fastest Growing Municipality in the Nashville MSA
- This Shopping Center has Never Lost a Tenant
- Current Rents at Deep Discounts to Market
- At \$121/sf, Available at a Fraction of Replacement Cost
- Features a Combination of Standing Seam & TPO Roofing
- Most Tenants in Final Option Period

[Stan Falk](#)

513.900.7509

[Chris Kinnard](#)

513.387.0056



North Park Crossing

1230 E County Line Road
Ridgeland, MS 39157

INVESTMENT SALE

11,380 SF
\$2,037,000

- GSA Only Tenant With Options | 5.5yrs AVG Occupancy | 4.8 WALT
- Newest Strip Center Built On E. County Line Rd. | Rents Significantly Below Competitors
- Recent Renewals from Plato's Closet, Once Upon a Child, & Coast Guard
- Little to No Deferred Maintenance | Second Gen Center, Third Gen Rents
- Mississippi Soon to be Income Tax Free State | Non-Disclosure State

[Stan Falk](#)

513.900.7509

[Chris Kinnard](#)

513.387.0056



Westside Plaza

901 West Ward Street
Douglas, GA 31533

INVESTMENT SALE

56,080 SF | 4.67 Acres
\$8,130,000

- Aldi Anchored Shopping Center
- All Inline Units Leased to Medical Tenants
- 23yrs Average Historical Occupancy
- Adjacent to Regional Medical Center
- Low Deferred Maintenance
- Two Signalized Intersections | Located on High VPD Road
- County Seat Location | Growing Population, Workforce, Industry, Retail Demand

[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
\$1,723,000

- 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](#)

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[Chris Kinnard](#)

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