



Cincinnati Market

# LAND LISTING REPORT

FEBRUARY 2025

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MT. ORAB / OWENSVILLE



## [Mt. Orab Pike & S High Street](#)

Mt. Orab Pike & S High Street  
Georgetown, OH 45121

### FOR GROUND LEASE

1.5 - 2 Acres  
\$45,000 / Acre

- Rapidly Growing Market
- Corner Lot
- Adjacent to Future Mercy Health Convenient Access
- 41-Acre Industrial Park: The Georgetown Port Authority, with support from REDI Cincinnati's Site Revolving Loan Fund, is developing a 41-acre industrial park in the Georgetown area.

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## [212 S Broadway Street](#)

212 S Broadway Street  
Owensville, OH 45160

### FOR SALE

0.755 Acres  
\$425,000

- Pad ready retail site.
- 150' of street frontage.
- Across from Owensville Police Department & Post Office.
- Retail - PUD

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# FEBRUARY 2025

MILFORD / UNION TOWNSHIP



## Wolfpen Pleasant Hill Road

Wolfpen Pleasant Hill Road  
Milford, OH 45150

### FOR SALE

3.45 Acres  
\$425,000

- 440' Frontage on Wolfpen Pleasant
- Currently zoned R-1
- Near Milford High School/Junior High (over 2,900 students)
- Possible zone change to commercial
- Close to CVS, Family Dollar and UDF
- Surrounded by rooftops

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## Clepper Lane & Glen Este Withamsville Road

Union Township, OH 45245

### FOR SALE

5.064 Acres  
Developer Looking for Users,  
Please Call.

- 5 Acres at the corner of Clepper Lane and Glen Este Withamsville Road in Union Township
- Seeking anchor tenants for build-to-suit: 10,000 - 60,000 SF
- Corner traffic light

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### Kings Mills Development

Kings Mills Road  
Mason, OH 45040

#### FOR SALE

4 Lots | 1.2 - 10 Acres  
\$400,000 - \$1,000,000/Acre

- Highly visible location within close proximity to I-75
- Signalized access along Kings Mills Road
- Several parcels available for sale

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### Mason-Montgomery & Bethany Roads

Mason, OH 45040

#### FOR SALE

2.2 Acres  
BTS

- Pad-ready parcel with all utilities to site; share drive with new UDF
- Prime location in Mason, the largest city in Warren County and home to a prestigious local business community
- Vast customer base to draw from
- Mason offers creative innovation centers to help grow business including The Campus Technology District & Business Accelerator

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### Tower Park Retail Devel.

710 Tylersville Road  
Mason, OH 45040

#### FOR SALE

1-4 Acres  
Subject to Offer

- Multiple lots available
- Strong Mason retail market
- Multiple access points
- Retailers in the area include TJ Maxx, Target, Home Depot, Kohl's, Meijer, Menards, JCPenney, LA Fitness, etc.
- Great opportunity for retail, office, restaurant, daycare, gas/convenience, fast food, and more

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### Parkside Drive & SR 741

Parkside Drive & SR 741  
Mason, OH 45040

#### FOR SALE

2.157 Acres  
BTS

- 800" Frontage on State Rte. 741
- Located in Mason, one of Cincinnati's most affluent communities and home to Mason City Schools, #11 in the U.S.
- Situated in the heart of Warren County's popular entertainment district that includes Kings Island, The Beach Waterpark, Great Wolf Lodge & Lindner Family Tennis Center.

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# FEBRUARY 2025

MAINEVILLE / LEBANON



## Stephens Road & SR- 48

Stephens Road & SR- 48  
Maineville, OH 45039

## Union Village Development

Route 741 North of Route 63  
Lebanon, OH 45036

## State Route 48 & I-71

State Route 48 & I-71  
Lebanon, OH 45036

### FOR LEASE

5 Acres  
Negotiable

### FOR SALE OR LEASE

30 Acre Development  
Call for Details

### FOR SALE

10.9 Acres  
\$949,000

- 1-2 Acre Corner Lot
- Up to Four 1 Acre Lots
- (2) Flex Buildings 12,000 SQFT
- Ground Lease or BTS
- Estimates Population (2021 - 5 Mile Radius) 78,934
- Total Businesses (2021 - 5 Mile Radius) 1,777
- Daytime Population (2021 - 5 Mile Radius) 27,319

- Planned 30-acre retail at the NE corner of Route 741 and 63. Seeking apparel and other shopping center sub-anchors and retailers
- Grocery store coming in Phase 1
- Land at the SE corner of Route 741 and 63, planned Wawa gas/convenience store, other fast food, automotive, banks, car wash and other single tenant users

- State Route 48 at Exit 28 Interchange
- I-71 Visibility and Frontage
- ZONING: GC - General Commercial
- PARCEL #1202200007
- **PRICE REDUCED: \$949,000 (\$87,064/acre)**

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# FEBRUARY 2025

TRENTON / WEST CHESTER / FIELDS ERTEL



## Trenton Industrial Park Phase 2

Kennel Road  
Trenton, OH 45067

### FOR SALE

148.61 Acres  
\$6,687,405

- Phase 2 of the Trenton Industrial Park adds an additional 199 acres to the City of Trenton's planned industrial development. This property is suitable to meet the needs of all industrial users with the ability to offer 100+ acres to a large manufacturing company and a 15-acre parcel to a smaller owner/user or built-to-suit developer.

[George Stinson](#)  
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## Streets of West Chester Parcel

Civic Center Boulevard  
West Chester, OH 45069

### FOR LEASE

Up to 10,000 SF  
\$125,000 / Year (Gross)

- Bass Pro Shop and Sonder Brewing now open!
- Now Open: Chuy's Tex Mex, Duluth Trading Company, Holtman's Donuts, and Matt The Miller's
- Outlot Available for up to 10,000 SF Building

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## McCabe Crossing Outparcel

9521 Fields Ertel Road  
Cincinnati, OH 45249

### FOR LEASE

Up to 8,400 SF Building  
Call for Details

- Planned outparcel development of up to 8,400 SF
- Possible free-standing building or strip center
- Possible drive-thru option
- 54 - 65 parking spaces provided
- Service a fast-growing upscale population

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# FEBRUARY 2025

MIAMISBURG / CENTERVILLE / ENGLEWOOD



## Austin East Development

Springboro Pike Frontage Road  
Miamisburg, OH 45342

### FOR SALE

1.92 Acres  
\$1,750,000

- Across from Austin Landings, a high-end mixed-use development, including Field and Stream, Kohl's, Cinépolis, TJ Maxx, Kroger, hotels, retailers, and residential
- Traffic Signal Access
- Zoned: PD-1

George Flynn  
513.588.1126



## Paragon Road

Paragon Road  
Dayton, OH 45459

### FOR SALE

1.87 Acres  
\$308,550

- AVAILABLE: 1.87 Acre Lot
- PRICING: \$308,550; \$165,000 Per Acre
- TRAFFIC COUNTS: I-675 - 78,608 VPD, Paragon Road - 12,418 VPD
- PD-O2 Zoning
- 14,000 SF building already approved for the site
- No earnings tax!

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## W National Road

W National Road  
Dayton, OH 45322

### FOR SALE

10.892 Acres  
\$1,350,000

- Located in Englewood, Ohio, on the corner of W National Rd. and Union Blvd.
- Property has two curb cuts with 475' of frontage on W National Rd.
- Zoned: C-3 in the City of Englewood.

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# FEBRUARY 2025

URBANA / XENIA



## Scioto Square

1637 Scioto Street  
Urbana, OH 43078

### FOR SALE

0.61 Acres  
Unpriced

- Out lot in Kroger anchored shopping center
- Only one Kroger within 12-mile radius
- Across from Walmart Super Center
- 0.5 miles from planned housing development Dugan Place which will add 513 units
- \$124,950 average income within 1-mile radius
- Located in an opportunity zone

Gage Wiethorn

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Matt Johnson

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## Scioto Square

1637 Scioto Street  
Urbana, OH 43078

### FOR SALE

1.2 Acres  
Unpriced

- Out lot in Kroger anchored shopping center
- Only one Kroger within 12-mile radius
- Across from Walmart Super Center
- 0.5 miles from planned housing development Dugan Place which will add 513 units
- \$124,950 average income within 1-mile radius
- Located in an opportunity zone

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## Xenia Hospitality Center

Hospitality Drive  
Xenia, OH 45385

### FOR SALE

1.25 Acres  
\$650,000

- For Sale, Ground Lease or Build to Suit
- Rapidly Growing Market
- Located in an Opportunity Zone
- B-3 General Business Zoning
- Across the Street from Major Traffic Drivers, Lowe's and Wal-Mart
- Close Proximity to US-35

Chris Nachtrab

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