Cincinnati Market

LAND LISTING REPORT

OCTOBER 2022

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

OCTOBER 2022

BEECHMONT / OWENSVILLE / UNION TWP.

5315 Beechmont Avenue

5315 Beechmont Avenue
Cincinnati, OH 45244

FOR LEASE

1.918 Acres
$7,500 / Month ($1.08/SF)

- *Ground Lease or BTS*
- *2 parcels totaling 1.918 acres*
- *Zoned Business District E*
- *Suitable for multitude of retail uses – drive-thru potential*
- *Located across the street from the Skytop- $32 Million apartment development*

Gary Fisher
513.588.1125

8074 Beechmont Avenue

8074 Beechmont Avenue
Cincinnati, OH 45255

FOR SALE

2.43 Acres
$1,750,000

- *Rare development opportunity*
- *Located in a very dense infill market*
- *Strong traffic counts*
- *Easy ingress and egress with multiple curb cuts*
- *Access to 2 traffic lights*

John Thompson
513.588.1842

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*

Stewart Devitt
513.588.1115

Dan McDonald
513.588.1113

Clepper Lane & Glen Este Withamsville Road

Union Township, OH 45245

FOR SALE

5 Acres
$525,000 / Acre

- *5 - 10 Acres at the corner of Clepper Lane and Glen Este Withamsville Road in Union Township*
- *Corner traffic light*
- *Huge customer traffic day and night!*
- *Adjacent to recently expanded Aldi Grocery*

John Thompson
513.588.1842

Chris Nachtrab
513.588.1841

OCTOBER 2022

OAKLEY

3000 Disney Street

3000 Disney Street
Oakley, OH 45209

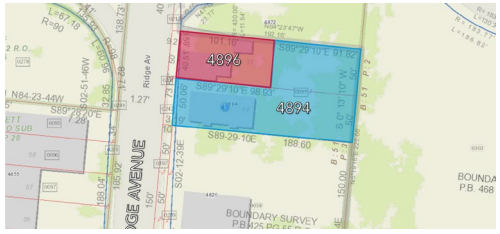
FOR SALE

13.26 Acres
Subject to Offer

- *13.26-acres of land available for development with almost 1/2 mile of highway frontage. (Highway Signage Available)*

George Flynn
513.588.1126

TC Bartoszek
513.588.1840



4894 Ridge Avenue

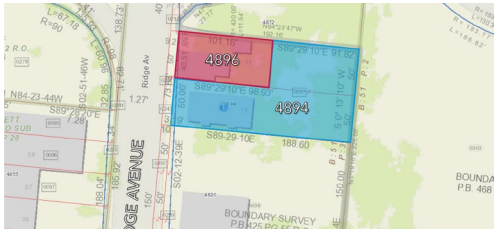
4894 Ridge Avenue
Cincinnati, OH 45209

FOR SALE

0.324 Acres
$295,000

- *.324-.429 acre site available for Auto repair, medical, office, retail in bustling Oakley, Ohio!*
- *Excellent traffic, location at the Kennedy Connector Interchange ramp to I-71 S and OH-562*
- *Neighboring .105 acres available for long-term lease.*

Gary Fisher
513.588.1125



4896 Ridge Avenue

4896 Ridge Avenue
Cincinnati, OH 45209

FOR SALE

0.117 Acres
Call for Details

- *Land site available for small office or retail development opportunity in bustling Oakley, Ohio!*
- *This site boasts an excellent location at the Kennedy Connector Interchange where Ridge Avenue meets I-71 and OH-562 (Norwood lateral)*

Gary Fisher
513.588.1125

OCTOBER 2022

COLLEGE HILL

1857 Dreman Avenue

1857 Dreman Avenue
Cincinnati, OH 45223

FOR SALE

5.16 Acres
$400,000

- *Located in an Opportunity Zone*
- *Utilities to the site*

6825 Hamilton Avenue

6825 Hamilton Avenue
College Hill, OH 45224

FOR SALE

1.03 Acres
$825,000

- *Deed Restrictions on sale of gas, ice cream, tobacco, beer/wine, and coffee*

Stewart Devitt
513.588.1115

William Schneller
513.5881108

Stewart Devitt
513.588.1115

Dan McDonald
513.588.1113

OCTOBER 2022

MASON / LOVELAND

10776-10802 Loveland Madeira Road

Loveland, OH 45140

FOR SALE

37 Acres
$2,761,850

- *37-Acre Development Site*
- *PID 0160-00: +/- 5.5 Acres; Zoned Light Industrial*
- *PID 0185-00: +/- 31 Acres (Potential for two lots: +/-7.41 Acres; +/-23.44 Acres); Zoned Retail Sales and Service*

Dan McDonald
513.588.1113

Stewart Devitt
513.588.1115

Land at Deerfield Town Center

Mason Montgomery & Irwin Simpson Rds
Mason, OH 45040

FOR SALE

2 Acres
$1,250,000

- *Excellent site for bank, office, medical*
- *All utilities available at site*
- *Currently zoned residential will require re-zoning*

John Thompson
513.588.1842

Parkside Drive & SR- 741

Parkside Drive & SR- 741
Mason, OH 45040

FOR SALE

2.157 Acres
$850,000

- *800" Frontage on State Route 741*
- *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.*
- *Across the street from Mason Grand & Villages of Mason, two new residential developments featuring 500+ units.*

Stewart Devitt
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Dan McDonald
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OCTOBER 2022

MILFORD

Wolfpen Pleasant Hill Road

Wolfpen Pleasant Hill Road
Milford, OH 45150

FOR SALE

3.45 Acres
$425,000

- *Land for sale on Wolfpen Pleasant Hill Road*

Chris Nachtrab
513.588.1841

TC Bartoszek
513.588.1840

745 Round Bottom Road

745 Round Bottom Road
Milford, OH 45150

FOR SALE

5.006 Acres
$1,250,000

- *Site can support up to 50,000 SF building*
- *Zoning: PD Planned Development*
- *Delivery of custom building in 15-18 months*
- *Utilities in place*
- *Corner site located at a signalized intersection*
- *Approx. 1.3 miles to Interstate 275*
- *Retail and restaurants located nearby*

George Stinson
513.588.1136

9108 Sutton Place

9108 Sutton Place
Hamilton, OH 45011

FOR LEASE

Trailer Parking
Call for Details

- *Trailer Parking for Lease close to I-275 and I-75*

Paul Schmerge
513.305.5690

9598 Civic Center Boulevard

9598 Civic Center Boulevard
West Chester, OH 45069

FOR LEASE

10,000 SF
$115,000 / Year (Gross)

- *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*

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843

OCTOBER 2022

FAIRFIELD / WEST CHESTER / HAMILTON

Parkland Hills Dr & Gilmore Rd

Parkland Hills Drive & Gilmore Road
Fairfield, OH 45014

FOR LEASE

0.982 Acres
Call for Details

- *Dixie Hwy. business corridor behind Superior Acura, south of Jungle Jims*
- *Zoned General Business C-3A [potential drive-thru]*
- *Traffic count Dixie Hwy & Gilmore 34,187*
- *Average HH Income 3 mile $77,855*
- *Est 2021 Population 5 mile 162,025*
- *Strong traffic, demographics, daytime population*

Gary Fisher
513.588.1125

9510 Seward Road

9510 Seward Road
Fairfield, OH 45014

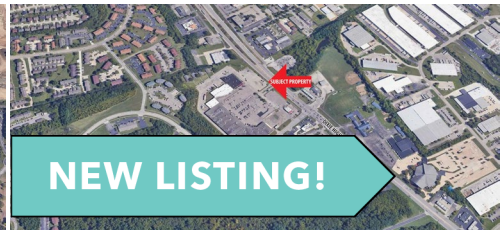
FOR SALE

2.3 Acres
$320,000

- *Zoning: M-2 General Industrial*
- *Close access to I-275 and I-75*
- *Multiple Parcels*

Paul Schmerge
513.305.5690

Chas Cook
513.588.1132



7245 Dixie Highway

7245 Dixie Highway
Fairfield, OH 45014

FOR SALE

Up to 1 Acre
Call for Details

- *Located in a great area off of Dixie Highway in Fairfield, this site is available for sale or build to suit up to 1 acre.*

Gage Wiethorn
513.588.1139

Matthew Johnson
513.588.1844

Courtney Champa
513.588.1134

OCTOBER 2022

LEBANON / MAINVILLE

State Route 48 & I-71

State Route 48 & I-71
Lebanon, OH 45036

FOR SALE

10.9 Acres
$949,000

- *Zoning: GC - General Commercial*
- *Parcel: #1202200007*
- *Price Reduced: $949,000 ($87,064/acre)*

Paul Schmerge
513.305.5690

Hamilton Township Pointe

SR 22 & SR 48
Mainville, OH 45039

FOR LEASE

1-4 Acres
Negotiable

- *Across from planned new Kroger Marketplace*
- *Zoned: B-2, General Business District*
- *Utilities in SR-48 & Towne Center Blvd right-of-way*
- *Traffic light to SR 48*
- *Planned Road Improvements on SR 48*
- *Outlots available for Sale/Lease/BTS*
- *Fronting planned 312-unit luxury apartment complex*

Chris Nachtrab
513.588.1841

George Flynn
513.588.1126

Stephens Road & SR- 48

Stephens Road & SR- 48
Mainville, OH 45039

FOR LEASE

5 Acres
Negotiable

- *$150,000 Per Acre GL / Flex Pricing TBD*

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843

Union Village Development

Route 741 North of Route 63
Lebanon, OH 45036

FOR LEASE

11,700 SF
$24.00 PSF Year (NNN ($4.50))

- *Planned 30-acre retail at the NE corner of Route 741 and 63. Seeking grocery anchor, apparel and other shopping center retailers*
- *Land at the SE corner of Route 741 and 63, planned United Dairy Farmers, other fast food, automotive, banks, car wash and other single tenant users*

John Thompson
513.588.1842

TC Bartoszek
513.588.1840

OCTOBER 2022

TRENTON / MIDDLETOWN / MASON

Trenton Industrial Park Phase 2

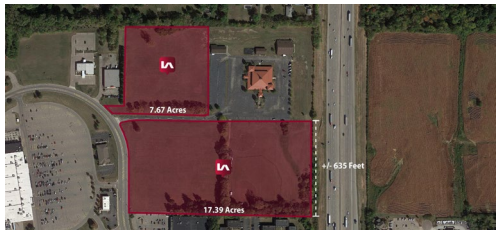
Kennel Road
Trenton, OH 45067

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
513.588.1136



3722 Towne Boulevard

3722 Towne Boulevard
Middletown, OH 45005

FOR SALE

25.06 Acres
$130,000 / Acre

- *25.06 AC Land in Middletown, OH for Sale*

Stewart Devitt
513.588.1115

Dan McDonald
513.588.1113

Mason-Montgomery & Bethany Roads

Mason, OH 45040

FOR SALE

2.2 Acres
$935,000

- *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 costumer 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

1-3 Acres
Subject to Offer

- *Multiple lots available for development*
- *Strong Mason retail market*
- *Multiple access points*
- *Retailers in the area include TJ Maxx, Target, Home Depot, Kohl's, Meijer, Menards, JCPenney, LA Fitness and more*
- *Great opportunity for retail, office, restaurant and more*

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OCTOBER 2022

MIAMISBURG / DAYTON / ENGLEWOOD

Springboro Pike Frontage Rd

Springboro Pike Frontage Road
Miamisburg, OH 45342

FOR SALE

4.7 Acres
Call for Details

- *Across from Austin Landings, a high-end mixed-use development, including Field and Stream, Kohl's, Cinépolis, TJ Maxx, Kroger, hotels, retailers, and residential*
- *Join Chick-fil-a & Flying Ace Car Wash*
- *Traffic Signal Access*
- *High Income and Growth Area*
- *Zoned: PD-1*
- *Frontage along State Route 741*

John Thompson
513.588.1842

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!*

Chris Nachtrab
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Molly Hoffman
513.588.1843

W National Road

W National Road
Englewood, 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.*

Stewart Devitt
513.588.1115

Dan McDonald
513.588.1113

OCTOBER 2022

INDIANA

4805 Kentucky Avenue

4805 Kentucky Avenue
Indianapolis, IN 46221

INVESTMENT SALE

6.62 Acres
Call for Details

- *6.62 acres of land available for sale*
- *Minutes from US-465 and I-70*
- *Site is near several major retailers including Wal-Mart, Speedway, and McDonald's*

1008 N Main Street

1008 N Main Street
Indianapolis, IN 46224

INVESTMENT SALE

1.51 Acres
Call for Details

- *1.51 acres of land available for sale*
- *Minutes from I-70 in Cloverdale, IN*
- *Site is in an opportunity zone*
- *Near several major retailers including Marathon, McDonald's, and Holiday Inn Express*

N State Road 59

N State Road 59
Brazil, IN 47834

INVESTMENT SALE

19.97 Acres
Call for Details

- *19.97 acres of land available for sale*
- *Located seconds form I-70*
- *Traffic light access*
- *Site is in an opportunity zone*
- *Next to major retailers such as McDonald's, Pilot, and Speedway.*

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