



Cincinnati Market

RETAIL LISTING REPORT

MAY 2025

MAY 2025

NORTHERN KENTUCKY



7688 Mall Road

7688 Mall Road
Florence, KY 41043

FOR SALE

5,220 SF | 0.75 Acres
\$1,825,000

- 10-Year NNN Lease
- Part of Macquarie's portfolio, Altafiber—is a key telecommunications asset for the Group

CREDIT RATINGS:

- Moody's: A1 (Stable) for long-term senior unsecured debt
- S&P Global Ratings: BBB+/Stable/A-2
- Fitch Ratings: A (Stable) for long-term IDR

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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

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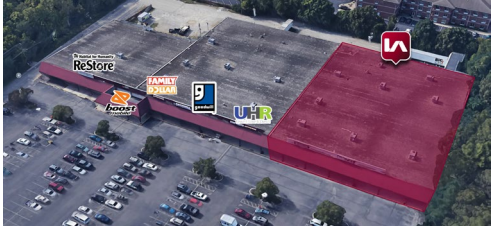
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MAY 2025

NORTHERN KENTUCKY



Bellevue Plaza

15 Donermeyer 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.

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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

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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

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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

Stan Falk

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Chris Kinnard

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MAY 2025

CLIFTON / CBD / 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

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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

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The Verge

165 W McMillan Street
Cincinnati, OH 45219

FOR LEASE

1,526 - 4,436 SF
\$25.00 PSF + NNN

- 1,526 SF (Former Bank of America)
- 4,436 SF (2nd Generation Restaurant Space)
- Close proximity to University of Cincinnati
- Located in a vibrant retail corridor and surrounded by dense residential areas
- High foot traffic
- Strong day and night activity
- Growing, diverse population nearby

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Spring Grove Market

4645 Spring Grove Ave
Cincinnati, OH 45232

FOR LEASE

1,486 SF, 1,562 SF & 1,571 SF
\$32.00 PSF Net + \$6.76

- New multi-tenant development
- 3 spaces available: 2 Endcaps with Drive Thru & 1 Inline space
- 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

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MAY 2025

MT. LOOKOUT / HYDE PARK / OAKLEY



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

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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

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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

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Mariemont Promenade

7201 Wooster Pike
Cincinnati, OH 45227

FOR LEASE

1,938 SF
\$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, Eyecare on the Square, Mango Tree, and Magic Wok

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MAY 2025

CHERRY GROVE / MT. WASHINGTON



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

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Tower Optical

2057 Beechmont Avenue
Mt. Washington, OH 45230

FOR LEASE

1,269 SF
\$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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MAY 2025

AMELIA / MT. CARMEL



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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1706 Ohio Pike

1706 Ohio Pike
Amelia, OH 45102

FOR LEASE OR SALE

1,436 SF
\$4,441/Month Gross | 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

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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

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MAY 2025

KENWOOD / SILVERTON



Kenwood Galleria

8118 Montgomery Road
Cincinnati, OH 45236

FOR LEASE

1,662 & 4,775 & 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

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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

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Kenwood Plaza

7322-7400 Kenwood Road
Cincinnati, OH 45326

FOR LEASE

1,415 SF
\$30.00 PSF + \$7.98 NNN

- 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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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

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MAY 2025

MONTGOMERY



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!
- Negotiable tenant improvement allowance
- Public spaces often hosts community events
- 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

- Great signage on Montgomery Road
- High demand space in the desirable Kenwood market
- Minutes from Kenwood Towne Center and Montgomery Quarter
- Convenient proximity to I-75

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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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MAY 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

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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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[Crystal View Plaza](#)

11974 Lebanon Road
Sharonville, OH 45241

FOR LEASE

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

- Dollar Tree now open!
- Only one space left!
- Outstanding location - just off I-275 centered between I-71 and I-75. Across from Gabe's and new Kroger fuel station.
- Excellent traffic generated by Chipotle
- Unique tenant mix provides an international flare
- Access to two traffic lights

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MAY 2025

FIELDS ERTel / LOVELAND / MAINEVILLE



McCabe Crossing

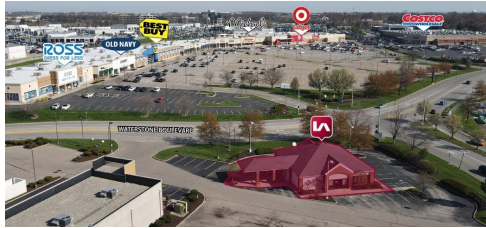
9521 Fields Ertel Road
Cincinnati, OH 45249

FOR LEASE

1,875 SF
\$16.00 PSF + \$3.00 NNN

- 1,875 SF Retail Space for Lease
- 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

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.

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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

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Landen Square

2902 US 22
Maineville, OH 45039

FOR LEASE

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

- Kroger anchored shopping center
- Internet-resistant tenant base
- Located in close proximity to popular Fields Ertel and Deerfield Township retail corridors
- Less than 3 miles to I-71 and Kings Island
- Excellent demographics
- Highly accessible
- Traffic Light Access via Landen Drive

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MAY 2025

COLERAIN / WESTERN HILLS / HAMILTON



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

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Glenbridge Crossing

5527 Bridgetown Road
Cincinnati, OH 45248

FOR LEASE

10,836 SF: \$10.00 PSF + NNN
1,000 & 1,300 SF: \$15.00 PSF + NNN

- \$3.50 NNN
- Pylon Signage available along busy Glenway Ave
- Full access via Glenway Avenue or Bridgetown Road
- Large parking lot
- Street visibility along Bridgetown Road
- Heavy residential area
- Various other retailers in the area including Skyline, Raising Cane's, Ron's Roost, and many others.

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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

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MAY 2025

FAIRFIELD / TRI-COUNTY



Nilles Road Shopping Center

765 Nilles Road
Fairfield, OH 45014

FOR LEASE

1,108 SF & 1,253 SF
\$12.00 PSF + NNN

- Well located CORNER site in Fairfield market
- Affordable, attractive space
- Pylon signage available
- Great co-tenancy
- Strong daytime residential populations

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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

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MAY 2025

MASON / LEBANON / MORROW



White Blossom Center

7872 Mason Montgomery Road
Mason, OH 45040

FOR LEASE

1,100 & 2,700 SF
\$25.00 PSF + NNN (\$5.42)

- 1,100 SF in-line space
- 2,700 SF endcap space (available May 31st)
- Easy access and parking
- High traffic corridor on Mason
- Montgomery Road north of I-71
- Located in highly trafficked Deerfield Township/Fields Ertel retail corridors
- Close to the Deerfield Towne Center and the P&G Research Park

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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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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

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MAY 2025

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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MAY 2025

WEST CHESTER



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

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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.

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MAY 2025

LIBERTY TWP. / 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

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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

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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

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MAY 2025

MIDDLETOWN



4421 Roosevelt Boulevard

4421 Roosevelt Boulevard
Middletown, OH 45044

FOR LEASE

2,922 SF
\$14.00 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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Kittyhawk Plaza

4461-4489 Marie Drive
Middletown, OH 45044

FOR SALE OR LEASE

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

- *Suites 4470, 4474 & 4480 could be combined*
- *Suites 4482, 4484, 4488, 4490 & 4492 could 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*

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MAY 2025

DAYTON / XENIA



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

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1028 N Gettysburg Avenue

1028 N Gettysburg Avenue
Dayton, OH 45417

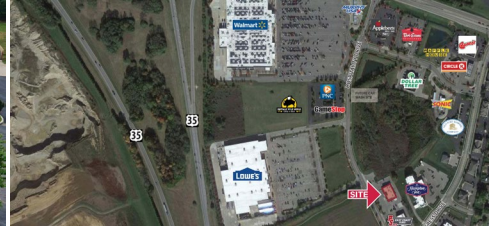
FOR SALE OR LEASE

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

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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

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MAY 2025

INDIANA



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

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Plaza East

124 Indiana 66
Tell City, IN 47586

INVESTMENT SALE

30,185 SF | 2.43 Acres
\$1,050,000

- *Redevelopment Opportunity*
- *\$35 Price PSF versus \$250 PSF Replacement Value*
- *40% Current Vacancy Upside*
- *Rugged Standing-Seam Roof | Very Good Condition*
- *Situated along US Hwy. 66 with Heavy Traffic Count of Over +18K*
- *Just 30 Miles from Owensboro KY | +60K Population*

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MAY 2025

TENNESSEE



Bradford Square

321 E Main Street
Brownsville, TN 38012

INVESTMENT SALE

81,570 SF | 8.5 Acres
\$3,516,000

- Low, 3-Yr WALT | 11yrs Avg Occupancy
- \$4.9 Weighted Average Rent/SF
- Only 2 Tenants Under Gross Leases
- 15% GLA Vacancy Upside - 12,120 SF Dark Kroger Space
- Priced Well Below Replacement Cost \$44/SF | Low Deferred Maintenance
- Situated Just 20 Minutes from the New Ford Blue Oval SK Battery Park

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Tullahoma KFC

1701 N Jackson Street
Tullahoma, TN 37388

INVESTMENT SALE

3,922 SF | 1.07 Acres
\$1,329,000

- 6+ years Remaining on NNN Lease
- Built in 1988 | Renovated 2006 & 2018
- Strong Franchisee Guarantee
- #60 Largest Franchisee in the U.S. (Via Franchise Times)
- 7.50% Rent Increases Every 5 Years
- Located in Busy Retail Corridor
- Five(5), Five (5)-Year Options to Renew
- Strong Demographics

Matt Johnson
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Gage Wiethorn
513.588.1139



Brookmeade Town Center

2101 Brookmeade Drive
Columbia, TN 38401

INVESTMENT SALE

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

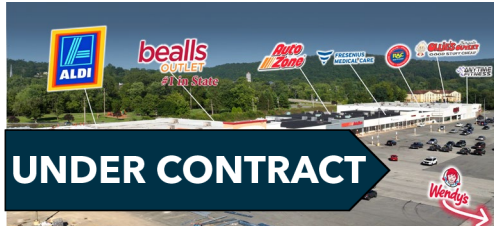
- Fastest Growing Municipality in the Nashville MSA
- This Shopping Center has Never Lost a Tenant
- Current Rents at Deep Discounts to Market
- At \$121/sf, Available at a Fraction of Replacement Cost
- Features a Combination of Standing Seam & TPO Roofing
- Most Tenants in Final Option Period

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MAY 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

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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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North Pointe Shopping Center

2605 Philadelphia Avenue
Chambersburg, PA 17201

AUCTION

78,462 SF | 12 Acres
Auction

- AVG Occupancy 10.8yrs
- Mix of Long-Term Leases on Larger Spaces, Short-Term on Smaller Spaces
- Large Parking Lot with Room for Outlots | McDonald's (NAP) Located Adjacent
- 2021 Roof (15yr Warranty) | Little Nearby Competing Retail
- Nearest Retail to Letterkenny Army Depot

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MAY 2025

WEST VIRGINIA / VIRGINIA



Battleground Crossing

198 Pocahontas Trail
White Sulphur Springs, WV 24986

INVESTMENT SALE

44,899 SF | 6.2 Acres
\$3,325,000

- Food Lion Anchored Shopping Center
- Food Lion is the ONLY Grocer in City | High Performing Location
- Entering 2nd Generation Tenant Lineup | Only 3 Tenants Turned Over Since Built 1990
- Low Deferred Maintenance | AVG Weighted Occupancy of 25yrs
- 2-Miles From The Greenbrier Resort | \$382M Economic Impact, 2k Employees, 11k Acres

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Dunbar Village Plaza

981 Dunbar Village Plaza
Dunbar, WV 25064

INVESTMENT SALE

107,222 SF
\$9,641,000

- Kroger Anchored Shopping Center
- High Performing Kroger in One of Kroger's Strongest Markets
- Charleston Has One of The Lowest Market Vacancy Rates in The Country
- Low Rents | AVG \$9.36 Rent/SF | Priced Well Below Replacement Cost
- 4,000 SF Vacancy Upside | Ability to Recapture More Expenses
- Excellent Tenant Retention | Over 24yrs AVG Occupancy

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Newmarket South

123 Newmarket Square
Newport News, VA 23605

INVESTMENT SALE

355,962 SF | 33.67 Acres
\$17,380,000

- Grocery Anchored Community Center
- Junior Anchor Space Available,
- Low Rents | AVG \$8.6 Rent/SF | 19-Units or 86k SF of Upside | 2 Pads
- Mix of Long-Term Leases on Larger Spaces, Short-Term on Smaller Spaces
- Priced Well Below Replacement Cost | High Leasing Velocity
- Situated Along Major Thoroughfare 40k VPD, 80k at Intersection

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Hupps Mill Plaza

2219 Wilborn Avenue
South Boston, VA 24592

INVESTMENT SALE

173,244 SF | 17.33 Acres
\$6,600,000

- Belk Has Occupied for Over 20 Years | 13 yr avg historical occupancy rate
- Low Rents | AVG \$5.41 Rent/SF | 7-Units or 40,572 SF of Vacancy Upside
- Mix of Long-Term Leases on Larger Spaces, Short-Term on Smaller Spaces
- Majority NNN Leases | Approx. 50% Expense Recapture Even With 23% Vacancy
- Priced Well Below Replacement Cost | Low Deferred Maintenance

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MAY 2025

GEORGIA



Moultrie Plaza

215 6th Street Southeast
Moultrie, GA 31768

INVESTMENT SALE

97,075 SF | 9.95 Acres
\$4,185,000

- Grocery Anchored Shopping Center
- Roses Since 1971 (15/47 in GA), Save-A-Lot Since 2010 (#1 in GA), Dollar Tree New Lease
- Roof Completely Replaced in 2020
\$4.16/SF Avg Weighted Rent | Roses & DT Only Tenants w/ renewal options
- 4,000 SF of Vacancy Upside | Extremely High Historical Occupancy
- Excellent Visibility with | Significantly Below Replacement Cost

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Armuchee Village

3365 Martha Berry Highway NW
Rome, GA 30165

INVESTMENT SALE

120,754 SF | 6.7 Acres
\$6,395,000

- Grocery Anchored Shopping Center
- Excellent Tenant Longevity | Low Rents & Vacancy Upside
- Future Outlot Opportunities | Mix of Credit Term & MTM Mom-and-Pops
- Majority NNN Leases | 3 Tenants Have Scheduled Rent Bumps
- Food Lion #9 in GA, Top 26% in Country (Placer.ai) | Excellent Sales
- 75% of Roof Replaced Eight Years Ago | Priced Well Below Replacement Cost

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Lafayette Plaza

311 N Main Street
Lafayette, GA 30728

INVESTMENT SALE

61,700 SF
\$3,060,000

- Grocery Anchored Shopping Center
- Food City Recent Extension | 2018-19 Expanded by 20% + New Gas Station
- Low Deferred Maintenance | High Historical Occupancy
- Low Rents | Priced Well Below Replacement Cost | High Performing Food City Location
- ½ Hour Drive to Chattanooga & Dalton, 1.5 to Atlanta | Growing Population & Region

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MAY 2025

MISSISSIPPI / OKLAHOMA



Copiah Trade Center

160 Trade Center Lane
Hazlehurst, MS 39083

INVESTMENT SALE

63,278 SF | 5.7 Acres
\$2,568,000

- Grocery Anchored Shopping Center
- Roof Warrantied Through 2031 |
Bumpers Recent Renewal & Remodel
- \$4.54/SF Avg Weighted Rent | Earliest
Expiration is End of 2026 | Few
Options to Renew
- High Historical Occupancy | Low Rents
Ready to Grow
- Excellent Visibility at Signalized
Intersection | \$43/SF Significantly
Below Replacement Cost

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North Park Crossing

1230 E County Line Road
Ridgeland, MS 39157

INVESTMENT SALE

11,380 SF
\$2,100,000

- 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

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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

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