



Cincinnati Market

RETAIL LISTING REPORT

MARCH 2023

MARCH 2023

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

TC Bartoszek
513.588.1840

Chris Nachtrab
513.588.1841



Oakbrook Marketplace

6066 Limaburg Road
Burlington, KY 41005

FOR LEASE

3,120 SF
\$4,810 / 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
- Will divide square footage (2,080 SF)

Dan McDonald
513.588.1113

Stewart Devitt
513.588.1115

George Flynn
513.588.1126



Family Dollar

12145 S Preston Highway
Lebanon Junction, KY 40150

FOR SALE & LEASE

9,180 SF
\$750,000 | \$8.50 PSF NNN

- Room for expansion
- Built in 2006
- 23 Parking spaces

Chris Nachtrab
513.588.1841



3608 Turfway Road

3608 Turfway Road
Erlanger, KY 41018

FOR LEASE

1,100 SF
Call for Details

- Endcap on New Build Available for Lease
- Signage Available
- Drive-Thru
- Located Near a Strong Retail Corridor With Target, Sam's Club, Best Buy, Walmart, Lowe's, And Other National Retail And Hospitality Users Nearby.
- Proximity To I-71, I-75, And I-275
- Minutes to CVG Airport

Gage Wiethorn
513.588.1139

Matthew Johnson
513.588.1844

Courtney Champa
513.588.1134

MARCH 2023

OTR / WESTERN HILLS / MT. WASHINGTON



8 E 4th Street

8 E 4th Street
Cincinnati, OH 45202

FOR LEASE

3,919-9,199 SF
3rd floor- \$18.75 PSF / Year (MG)

- 2ND Floor- 5,280 SF
- 3RD 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
513.588.1113

Stewart Devitt
513.588.1115



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

John Thompson
513.588.1842



6584 Glenway Avenue

6584 Glenway Avenue
Cincinnati, OH 45238

FOR LEASE

1,250 SF
\$3,125 / Month

- 1250 SF (36' wide x 33' deep) former Boost Mobile
- Front room / back room, washroom and rear exit door.
- Located on busy Glenway Avenue
- Great access, visibility and parking
- Perfect for retailers, small food users, offices.
- Huge pylon sign

John Thompson
513.588.1842

MARCH 2023

COLUMBIA TUSCULUM / BATAVIA



Columbia Square

3545 Columbia Parkway
Cincinnati, OH 45226

FOR LEASE

1,602 SF
\$24.00 PSF / Year (NNN)

- Existing buildout perfect for salon use
- Strong daytime population
- Numerous walkable amenities
- On Columbia Parkway with prime visibility
- Free parking
- Minutes from downtown

John Thompson
513.588.1842

Molly Hoffman
513.588.1843



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

John Thompson
513.588.1842

Molly Hoffman
513.588.1843



497-503 W Main Street

497-503 W Main Street
Batavia, OH 45103

FOR LEASE

1,600 SF
\$12.00 PSF / Year (Gross)

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

Chris Nachtrab
513.588.1841

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843



883 SR-28

883 SR-28
Milford, OH 45150

FOR SALE

3,604 SF | 0.5 Acres
\$495,000

- 6-bay auto repair shop
- Built 1976
- Excellent owner/operator opportunity
- Across SR-28 from Scene 75
- Convenient to I-275
- Annual taxes - \$6,874.58 (\$1.91 PSF)

Gary Fisher
513.658.3411

MARCH 2023

KENWOOD / MONTGOMERY / BLUE ASH



10738 Kenwood Road

10738 Kenwood Road
Cincinnati, OH 45242

FOR SALE

2,484 SF
\$900,000

- Rare Blue Ash Location
- Traffic Light Corner
- Extreme High Daytime Traffic
- Near Major Highways
- High Visibility - Prime Corner - Two Entrances
- 1+ Acre available for Sale
- Includes existing, as-is, 2,484 SQ FT Brick Building

TC Bartoszek
513.588.1840

Katie Crawl
513.588.1138



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

TC Bartoszek
513.588.1840

Dan McDonald
513.588.1113



Former Blue Ash Arby's

4951 Cornell Road
Blue Ash, OH 45242

FOR LEASE

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

- 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
513.588.1842



Tollgate Square

9729 Montgomery Road
Montgomery, OH 45242

FOR LEASE

2,757 SF
\$15.00 PSF Gross

- In-Line Retail Space
- 2 Minute drive from Downtown Montgomery
- Monument Signage on Montgomery Road
- 133,259 population within a 5-mile radius
- \$198,701 average household income within a 1-mile radius

Molly Hoffman
513.588.1843

MARCH 2023

SHARONVILLE / SPRINGDALE



Kemper Square

111-139 W Kemper Road
Cincinnati, OH 45246

FOR LEASE

1,756-3,543 SF
\$13.50 PSF / Year (NNN)

- Retail space available in Springdale
- Close proximity to Tri-County Mall redevelopment

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843



11186 Reading Road

11186 Reading Road
Sharonville, OH 45241

FOR SALE

3,600 SF
\$650,000

- Former Free-Standing Bank
- Corner traffic light
- Front door of Sharonville

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843



Micro Center Mall

11755 Mosteller Road
Sharonville, OH 45241

FOR LEASE

1,784-8,898 SF
\$8.25-18.00 PSF / Year (NNN)

- Retail/office/industrial space
- Excellent signage opportunity facing I-275
- Operating expenses: \$4.13/SF
- Micro Center generates significant cross traffic
- Possible overhead door

Chris Nachtrab
513.588.1841

TC Bartoszek
513.588.1840

John Thompson
513.588.1842



Costco

1100 E Kemper Road
Springdale, OH 45246

FOR SALE

154,762 SF
\$14,500,000

- Food Grade Facility
- 154,000 SF of HVAC Space
- Zoning: PUD
- Adjacent Zoning: GI & GB
- 762 Marked Parking Spaces
- 22' Height Ceilings
- LED Lighting

Stewart Devitt
513.588.1115

George Flynn
513.588.1126

Dan McDonald
513.588.1113

MARCH 2023

NORTHGATE / COLERAIN



Colerain Towne Center

10160-10240 Colerain Avenue
Cincinnati, OH 45251

FOR LEASE

154,762 SF
Call for Details

- Multiple Spaces for Lease: 1,253, 1,360, 2,500, 4,400, 7,080 7,200, 12,800 SF
- Join Wal Mart, Dick's Sporting Goods, Party City, American Freight Furniture, Home Buys, Petsmart, and others!

John Thompson
513.588.1842



Prospect Square

9686-9690 Colerain Ave
Cincinnati, OH 45251

INVESTMENT SALE

69,268 SF
\$11,250,000

- Tenants- Ross & Big Lots
- 91.69% Occupancy
- Internet resistant tenant mix
- Major thoroughfare I-275 (78,542 VPD)
- National/credit tenant presence
- Strong demographics in 5-mile trade area

Chris Nachtrab
513.588.1841



Prospect Square

9686-9690 Colerain Ave
Cincinnati, OH 45251

FOR LEASE

4,200 SF | \$19.00 PSF+ NNN
5,822 SF | \$5.00 PSF + NNN

- Anchored by Ross & Big Lots
- Major thoroughfare I-275 (78,542 VPD)
- Strong demographics in 5-mile trade area
- Former Kroger Strip for Lease
- Huge pylon signs on both Colerain Avenue and Springdale Roads

Chris Nachtrab
513.588.1841

John Thompson
513.588.1842



Prospect Square Outparcel Building

Colerain Ave, Cincinnati, OH 45251

FOR LEASE

3,200 SF
\$50.00 PSF + NNN

- Incredible visibility on Colerain Avenue
- New construction retail building with bank co-tenant
- Anchored by Ross & Big Lots
- Major thoroughfare I-275 (78,542 VPD)
- Strong demographics in 5-mile trade area

Chris Nachtrab
513.588.1841

John Thompson
513.588.1842

MARCH 2023

LOVELAND / FIELDS ETEL



Loveland Madeira Road

10565 Loveland Madeira Road
Loveland, OH 45140

FOR LEASE

1,959 SF
\$6,350 Month (NNN)

- Join Starbucks, Chipotle, PetCare Animal Hospital and Sport Clips 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

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843



Brown's Crossing

203 W Loveland Avenue
Loveland, OH 45140

FOR LEASE

746 SF
\$2,000 / Month Gross

- 746 SF Available for Lease

TC Bartoszek
513.588.1840



McCabe Crossing

9521 Fields Ertel Road
Cincinnati, OH 45249

FOR LEASE

3,750 - 11,327 SF
Call for Details

- Available- 3,750 SF, 7,577 SF (Up to 11,327 SF total)
- Seeking apparel, shoes, toys, housewares, sporting goods, printing, paint, bakery, tanning, hair salons, etc.
- Service a fast-growing upscale population

John Thompson
513.588.1842

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843

MARCH 2023

GOSHEN / CHERRY GROVE / BETHEL



6723 SR-132

6723 SR-132
Goshen, OH 45122

FOR SALE

1,486 SF | 1.29 Acres
\$299,000

- *FOR SALE: 1,486 SF / 1.29 Acres*
- *PRICING: \$299,000.00*
- *One-Story, Free-Standing Building*
- *Existing Drive-Thru Lanes*
- *Corner traffic light across from Kroger*

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843



B-Center

8314 Beechmont Avenue
Cincinnati, OH 45255

FOR LEASE

1,500 SF In-Line
\$1,937.50 / Month (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



Jubilee Center

545 W Plane Street
Bethel, OH 45106

INVESTMENT SALE

36,395 SF
Call For Details

- *Save A Lot and Dollar Tree Anchored Neighborhood Center | Cincinnati, OH MSA*
- *Positioned Along the Main Thoroughfare in Bethel*
- *Located 30 Miles from Downtown Cincinnati, OH*

Gage Wiethorn
513.588.1139

Matthew Johnson
513.588.1844

Courtney Champa
513.588.1134

MARCH 2023

WEST CHESTER



Beckett Commons

8136-8238 Princeton Glendale Road
West Chester, OH 45069

FOR LEASE

1,400, & 70,000 SF
\$11.00- \$16.00 + NNN (\$4.85)

- Built in 1991
- 127,000 square foot class B retail center
- Well situated at 8136-8328 Princeton Glendale Rd.
- 583 surface level parking spaces
- FORMER 70,000 SF Kroger space.
- Seeking new anchors.

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843

John Thompson
513.588.1842



7305 Tylers Corner

7305 Tylers Corner
West Chester, OH 45069

FOR LEASE

5,725 SF
\$15.00 PSF / Year (NNN)

- Former Berkshire Hathaway office for lease
- Ideal for Office or Retail use
- Average Household Income:
\$105,878 (1 mile) \$115,103 (3 miles)
\$115,712 (5 miles)

Chris Nachtrab
513.588.1841

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843



Twinbrook Plaza

1510 Plaza Drive
Hamilton, OH 45031

FOR LEASE

4,600 SF
\$14.50 PSF / Year + NNN

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

Chris Nachtrab
513.588.1841

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843

MARCH 2023

WEST CHESTER



Highlands Retail Center I

8205-8215 Highland Pointe Drive
West Chester, OH 45069

FOR LEASE

1,979 SF
\$17.50 PSF / Year + 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

[Molly Hoffman](#)
513.588.1843



Highlands Retail Center II

8218 Highland Pointe Drive
West Chester, OH 45069

FOR LEASE

2,015 SF
\$17.50 PSF / Year + 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

[Molly Hoffman](#)
513.588.1843



Highlands Retail Center III

7060 Ridgetop Drive
West Chester, OH 45069

FOR LEASE

8,535 SF
\$16.00 PSF / Year + 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

[Molly Hoffman](#)
513.588.1843

MARCH 2023

MAINVILLE / LIBERTY TWP. / MIDDLETOWN



Hopkins Commons

7856 S State Route 48
Maineville, OH 45039

FOR LEASE

12,994 SF
Call for Details

- Custom designed banquet facility
- Plans are drawn
- Ready for your custom-designed finishes
- Up to 12,994 Square Feet
- Plenty of parking
- Affordable, unique opportunity

Chris Nachtrab
513.588.1841

TC Bartoszek
513.588.1840



Princeton Landings

4875-4895 Princeton Road
Liberty Township, OH 45011

FOR LEASE

1,641 SF
\$22.00 PSF / Year + \$9.65 NNN

- 1,641 SF in-line
- 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

Molly Hoffman
513.588.1843



Maineville Crossing

SR 22 & SR 48
Hamilton Twp., OH

FOR LEASE

2,350 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
513.588.1840

MARCH 2023

LEBANON / WILMINGTON / MIDDLETOWN



381 E Main Street

381 E Main Street
Wilmington, OH 45177

FOR LEASE

1,000 SF
\$18.50 (Modified Gross)

- UDF Co-tenant
- Showings by Appointment Only
- Excellent Visibility
- Two Points of Easy Access
- 18,674 Vehicles Per Day on Main Street

Molly Hoffman
513.588.1843



Union Village

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

FOR LEASE

2,400 SF
Negotiable

- 2,400 SF restaurant space with covered patio. Space is currently partially finished and will complete to suit. Full liquor licenses are newly available within a great growth market with new residents, sports facilities, and other strong traffic drivers.
- \$100.00 PSF tenant improvement allowance

John Thompson
513.588.1842

TC Bartoszek
513.588.1840

Katie Crowl
513.588.1138



4421 Roosevelt Boulevard

4421 Roosevelt Boulevard
Middletown, OH 45044

FOR LEASE

1,975 - 7,774 SF
\$10.00-12.00 PSF / Year + NNN

- Under new ownership!
- Attractive facade
- Space in move-in condition
- Drive-in space available

Chris Nachtrab
513.588.1841

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843



Park East Plaza

4744-4794 Roosevelt Boulevard
Middletown, OH 45044

FOR LEASE

11,968 SF
\$10.00PSF / Year + NNN

- Harbor Freight Tools Anchored Plaza
- Traffic light access
- Close proximity to several national retailers and traffic drivers
- Close proximity to I-75
- Minimum 5-year term

TC Bartoszek
513.588.1840

Katie Crowl
513.588.1138

MARCH 2023

DAYTON



601 S. Broad Street

601 S. Broad Street
Fairborn, OH 45234

FOR SALE OR LEASE

2,889 SF
\$35.00 PSF Net

- Sale price subject to offer
- 2,889 SF of Free-Standing Restaurant
- Double Drive-Thru
- 0.8930 Acres
- Immediately Available
- Full architectural drawings and Alta survey available

Dan McDonald
513.588.1113



1401 Keowee Street

1401 Keowee Street
Dayton, OH 45404

FOR SALE OR LEASE

2,167 SF
\$29.00 PSF Net

- Sale price subject to offer
- 2,167 SF of Free-Standing Restaurant
- Double Drive-Thru
- 0.5831 Acres
- Immediately Available
- Ground up, new construction (2018)
- Full architectural drawings and Alta survey available

Dan McDonald
513.588.1113



1040 Miamisburg Centerville Road

Washington Twp., OH 45459

FOR LEASE

4,560 SF
\$25.31 + NNN

- Whole Foods anchored retail center
- Corner traffic light access
- Dayton's strongest retail market
- Immediately adjacent to Whole Foods
- Close proximity to I-675 and I-75

TC Bartoszek
513.588.1840



Dollar General

1485 Xenia Avenue
Yellow Springs, OH 45387

FOR SALE

8,856 SF | 0.785 Acres
\$1,150,000

- Well established Dollar General
- Building was expanded & remodeled for Dollar General in 2013
- Lease through June 30, 2029
- Five 5-year options
- Significant rental increases in option periods
- Yellow Springs is home to Antioch College, Yellow Springs Brewery, and comedian, Dave Chappelle

Chris Nachtrab
513.588.1841

MARCH 2023

GEORGIA



Huddle House

612 3rd Avenue
Scottsville, GA 30705

INVESTMENT SALE

1,851 SF
\$503,500

- *Consistent Same Store Sales Growth*
- *Proven, High-Caliber Management*
- *Uniquely Positioned in Core, Underserved Markets*
- *Quality, Service, and Value Proposition Have Established a Loyal Customer Base*
- *Significant Plans for Expansion through Organic and Sustainable Growth Initiatives*

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