



Cincinnati Market

# LAND LISTING REPORT

SEPTEMBER 2024

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OWENSVILLE / MILFORD / UNION TWP.



## 5315 Beechmont Avenue

5315 Beechmont Avenue  
Cincinnati, OH 45244

### FOR SALE OR LEASE

1.918 Acres  
Call for Details

- 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](#)  
513.658.3411



## 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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[Dan McDonald](#)  
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## 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 Acres  
\$500,000 / Acre

- 1-Acre Outparcel for \$1,500,000
- 5 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, Sam's, Gordon Foods, and proposed Bad Tom Brewery with The Works Pizza

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# SEPTEMBER 2024

FIELDS ERTEL / OAKLEY



## McCabe Crossing Outparcel

9521 Fields Ertel Road  
Cincinnati, OH 45249

### FOR LEASE

Up to 8,400 SF Building  
Call for Details

- Seeking apparel, shoes, toys, housewares, sporting goods, printing, paint, bakery, tanning, hair salons, etc.
- Service a fast-growing upscale population

## Oakley Land Development

4894-4896 Ridge Ave  
Cincinnati, OH 45209

### FOR SALE/LEASE

Up to 0.429 Acres  
\$249,000

- Next to new Chipotle/Aspen Dental!
- Additional parking available
- At entrance ramp to I-7 1, SR 562 (Norwood Lateral)
- High traffic, great visibility and convenient access

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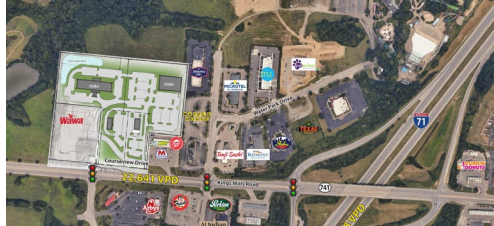
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# SEPTEMBER 2024

MASON



## Kings Mills Development

Kings Mills Road  
Mason, OH 45040

### FOR SALE

4 Lots | 1.2 - 4.1 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  
\$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 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

1-3 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, 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  
\$850,000

- 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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# SEPTEMBER 2024

LEBANON / MAINEVILLE



## State Route 48 & I-71

State Route 48 & I-71  
Lebanon, OH 45036

### FOR SALE

10.9 Acres  
\$949,000

- 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)**

[Paul Schmerge](#)  
513.305.5690



## Stephens Road & SR- 48

Stephens Road & SR- 48  
Maineville, OH 45039

### FOR LEASE

5 Acres  
Negotiable

- 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

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## Union Village Development

Route 741 North of Route 63  
Lebanon, OH 45036

### FOR SALE OR LEASE

30 Acre Development  
Call for Details

- 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

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# SEPTEMBER 2024

TRENTON / WEST CHESTER



## 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

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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# SEPTEMBER 2024

DAYTON



## [Austin East Development](#)

Springboro Pike Frontage Road  
Miamisburg, OH 45342

### FOR SALE

1.32 Acres  
Call for Details

- *LAST REMAINING PARCEL- Seeking hotel, automotive, etc.*
- *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 Mike's Car Wash & Chase Bank*
- *Traffic Signal Access*
- *Zoned: PD-1*

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## [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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