



Cincinnati Market

RETAIL LISTING REPORT

SEPTEMBER 2024

SEPTEMBER 2024

KENTUCKY



[7688 Mall Road](#)

7688 Mall Road
Florence, KY 41043

FOR SALE

5,220 SF | 0.75 Acres
\$1,900,000

- Single tenant net lease with long-term lease
- Corner Traffic light
- 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, Quaker Steak and many others
- 2 minutes to I-75

[TC Bartoszek](#)
513.588.1840

[Chris Nachtrab](#)
513.588.1841

[Molly Hoffman](#)
513.588.1843



[Oakbrook Marketplace](#)

6066 Limaburg Road
Burlington, KY 41005

FOR LEASE

4,212 SF
\$6,493.50 / 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

[Stewart Devitt](#)
513.588.1115

[George Flynn](#)
513.588.1126



[4444 Dixie Highway](#)

4444 Dixie Highway
Erlanger, KY 41018

FOR SALE

3,400 SF
Call for Details

- Corner retail space
- Direct traffic light access
- Located in the popular Florence retail market
- Approximately 15 parking spaces in surface lot
- Dispensary is a permitted conditional use

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843

SEPTEMBER 2024

KENTUCKY



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](#)

513.900.7509

[Chris Kinnard](#)

513.387.0056



American Freight

3521 James Sanders Boulevard
Paducah, KY 42001

INVESTMENT SALE

23,500 SF | 2.79 Acres
\$2,897,000

- American Freight Owned by Franchise Group, Inc. | \$4.93 B 2023 Revenue
- Below Market Rent | Priced Below Replacement Cost
- Shadow Anchored by Kentucky Oaks Mall (5.7 M Annual Visitors)
- A Logistics, Shipping, Manufacturing, & Transportation Hub | Access to I-24 & the I-69 Corridor

[Chris Kinnard](#)

513.387.0056

[Stan Falk](#)

513.900.7509

SEPTEMBER 2024

CBD / CLIFTON / WESTERN HILLS



8 E 4th Street

8 E 4th Street
Cincinnati, OH 45202

FOR LEASE

3,919-9,199 SF
3rd floor- \$21.00 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



The Hub

350 Straight Street
Cincinnati, OH 45219

FOR LEASE

2,486 SF
\$25.00 PSF + NNN

- The Hub Cincinnati is a part of The District at Clifton Heights. This urban development blends the fast-growing University of Cincinnati community with Cincy locals, bringing together a diverse mix of young professionals, lifelong residents, educational faculty, healthcare professionals, & students
- 850 student housing beds & 400 apartments added

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843



Former Walgreens

601 Race Street
Cincinnati, OH 45202

FOR LEASE

18,522 SF
Call for Details

- 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

TC Bartoszek
513.588.1840

Josh Harkavy
513.588.1133

Molly Hoffman
513.588.1843



Former Supercuts

6365 Glenway Avenue
Cincinnati, OH 45248

FOR LEASE

1,800 SF
\$25.00 PSF Gross

- Located on traffic light corner on busy Glenway Avenue
- In close proximity to many national retailers such as home Depot, Target, Kroger, and more
- Great access, visibility and parking
- Large pylon sign along Glenway Avenue as well as other signage options on awning, rear and side of building

Katie Crowl
513.588.1138

SEPTEMBER 2024

COLUMBIA TUSCULUM / MARIEMONT



Columbia Square

3545 Columbia Parkway
Cincinnati, OH 45226

FOR LEASE

2,541 SF
\$26.00 PSF / Year + NNN

- Available July 2024
- Strong daytime population
- Numerous walkable amenities
- On Columbia Parkway with prime visibility
- Free parking
- Minutes from downtown

Molly Hoffman
513.588.1843

TC Bartoszek
513.588.1840



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

Molly Hoffman
513.588.1843

TC Bartoszek
513.588.1840



Tower Optical

2057 Beechmont Avenue
Mt. Washington, OH 45230

FOR SALE OR LEASE

1,269 SF
\$595,000 | \$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

Molly Hoffman
513.588.1843

TC Bartoszek
513.588.1840

SEPTEMBER 2024

O'BRYONVILLE / OAKLEY



Former Pack Pharmacy

2112 Madison Road
Cincinnati, OH 45208

FOR SALE

9,120 SF
\$1,495,000

- 1st Floor Retail Store 2,946 SF
- 2nd Floor Office 2,946 SF
- Under the Parking Lot there is 3,228 SF with delivery entrance
- The lot is .49 ac or 21,344 SF consisting of four parcels
- Zoned (CN-M) Commercial Neighborhood- Mixed
- 21 off street parking spaces
- Two curb cuts

Stewart Devitt
513.588.1115



Oakley Center

3235 Madison Road
Cincinnati, OH 45209

FOR LEASE

12,950 SF
\$14.00 +\$4.25 NNN

- Located in popular Oakley retail market
- Endcap retail space in historic Oakley
- 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, AtHome, & Meijer

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843

SEPTEMBER 2024

AMELIA / BATAVIA / MT. CARMEL



1143 Ohio Pike

1143 Ohio Pike
Amelia, OH 45102

FOR LEASE

1,800 - 5,236 SF | 0.83 Acres
\$16.50 + NNN

- Excellent location in growing market
- Functional retail/office building or redevelopment
- 22+ parking spaces
- Possible traffic light access
- Permanent signage on billboard
- GB- General Business Zoning
- Pierce Township location- no city income tax
- Building divisible to 1,800 SF

Chris Nachtrab
513.588.1841



606 Ohio Pike

606 Ohio Pike
Amelia, OH 45102

FOR GROUND LEASE

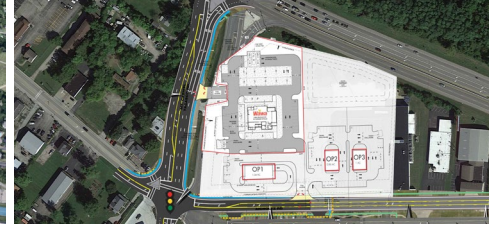
8,685 SF | 1.29 Acres
\$150,000 / Year

- 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

TC Bartoszek
513.588.1840

George Stinson
513.588.1136

Molly Hoffman
513.588.1843



550 Old SR 74

550 State Route 74
Cincinnati, OH 45244

FOR LEASE OR SALE

0.96 - 1.34 Acres Available
\$110,000 / Year for each pad

- **FOR GROUND LEASE OR FOR SALE**
- Option 1: 1.34 acres, 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

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843

SEPTEMBER 2024

BLUE ASH



9461 Kenwood Road

9461 Kenwood Road
Cincinnati, OH 45242

FOR LEASE

2,552 SF
\$25.00 PSF + NNN

- Freestanding single tenant office/retail building
- Located at the key signalized intersection of Hunt Rd and Kenwood Rd
- Dedicated parking lot with 12 spaces
- Minutes from I-275 and I-71
- Potential space for a drive thru to be added

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843



City Centre

9594 Kenwood Road
Cincinnati, OH 45242

FOR LEASE

1,774 SF
\$25.00 PSF + NNN (As Is)

- Endcap space on high visibility corner
- Minutes from Ronald Reagan Highway & I-71
- Signage Available on Cooper Road
- Directly across from The Blue- a new mixed-use development with retail, office, 250 apartment units, and a public parking garage (coming soon!)

[Katie Crowl](#)
513.588.1138

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843

SEPTEMBER 2024

MONTGOMERY / MADEIRA



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

[Chris Nachtrab](#)
513.588.1841

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843



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

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843



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

[Molly Hoffman](#)
513.588.1843



Tollgate Square

9729 Montgomery Road
Cincinnati, OH 45242

FOR LEASE

1,782 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

SEPTEMBER 2024

KENWOOD



Kenwood Plaza

7322-7400 Kenwood Road
Cincinnati, OH 45326

FOR LEASE

1,450SF
\$30.00 PSF + \$7.98 PSF NNN

- Outstanding visibility
- Strong daytime and residential population
- Rare vacancy in Kenwood market
- Active retail center
- One of Cincinnati's best retail markets

[Chris Nachtrab](#)
513.588.1841

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843

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

[Dan McDonald](#)
513.588.1113

[Stewart Devitt](#)
513.588.1115

Hosbrook Center

8000-8022 Hosbrook Road
Cincinnati, OH 45236

FOR LEASE

1,234 SF
\$28.00 PSF + \$8.64 PSF NNN

- CONFIDENTIAL - BUSINESS STILL OPERATING
- Pylon signage available
- Strong daytime and residential population
- Prestigious Kenwood Market
- Traffic light access

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843

Kenwood Galleria

8118 Montgomery Road
Cincinnati, OH 45236

FOR LEASE

4,775 SF & 5,093 SF
Call for Details

- 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

[TC Bartoszek](#)
513.588.1840

[Dan McDonald](#)
513.588.1113

[Molly Hoffman](#)
513.588.1843

SEPTEMBER 2024

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*

[Stewart Devitt](#)
513.588.1115

[Dan McDonald](#)
513.588.1113



[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*

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843

SEPTEMBER 2024

COLERAIN / TRI-COUNTY



Colerain Towne Center

10160-10240 Colerain Avenue
Cincinnati, OH 45251

FOR LEASE

12,800 SF
\$14.00 PSF + \$3.87 NNN

- 12,800 SF Available adjacent to Dick's
- Join Wal Mart, Dick's Sporting Goods, Party City, American Freight Furniture, Home Buys, Petsmart, and others!

[Molly Hoffman](#)
513.588.1843

[TC Bartoszek](#)
513.588.1840



Kemper Square

111-139 W Kemper Road
Cincinnati, OH 45246

FOR LEASE

1,196 SF, 1,756-3,543 SF
\$13.50 PSF / + NNN (\$4.75 PSF)

- Retail space available in Springdale
- ¼ mile west of the \$1 Billion Artisan Village redevelopment project
- Suite 109 Available February 2024

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843



Cassinelli Square

125-139 W Kemper Road
Cincinnati, OH 45246

FOR LEASE

2,688 SF
\$18.00 PSF + NNN (\$7.47 PSF)

- Excellent location with high visibility from Kemper Road
- Across from the Tri-County Mall redevelopment
- Traffic light access
- Close proximity to I-275 and I-75
- Several national retailers and traffic drivers in the area

[TC Bartoszek](#)
513.588.1840

[Katie Crowl](#)
513.588.1138

[Molly Hoffman](#)
513.588.1843

SEPTEMBER 2024

FAIRFIELD



[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*

[Chris Nachtrab](#)
513.588.1841

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843



[Reigert Square](#)

5096-5102 Pleasant Avenue Fairfield,
OH 45014

FOR LEASE

942 SF & 2,164 SF
\$16.00 PSF Gross

- *Great Visibility*
- *Updated sidewalk*
- *Parking lot recently re-done*
- *Affordable space*
- *Pylon signage available. Signage has been recently updated.*

[Katie Crowl](#)
513.588.1138

[Chris Nachtrab](#)
513.588.1841

SEPTEMBER 2024

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

[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 + 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

[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 + 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

SEPTEMBER 2024

WEST CHESTER



[Beckett Commons](#)

8136-8238 Princeton Glendale Road
West Chester, OH 45069

FOR LEASE

1,400 & 24,784 - 70,815 SF
\$12.00 - \$24.00 + NNN (\$3.64)

- Former Kroger anchor space
- Well-located shopping center in an affluent, growing northern Cincinnati market
- Great access and visibility at the major intersection of 747 and Smith Road
- Direct traffic light access
- Pylon signage
- Great mix of retail, food, and services in the area.

[TC Bartoszek](#)

513.588.1840

[Molly Hoffman](#)

513.588.1843

[Former Taco Bell](#)

8126 Princeton Glendale Road
West Chester, OH 45069

OUTLOT FOR LEASE

0.69 Acres
\$100,000 Annually

- Current Taco Bell out parcel for lease
- Well located shopping center in an affluent growing northern Cincinnati market
- Great access and visibility at major intersection of 747 and Smith Road
- Direct traffic light access
- Great mix of retail, food, and services in the area
- Former Kroger anchor space at lease

[TC Bartoszek](#)

513.588.1840

[Molly Hoffman](#)

513.588.1843

SEPTEMBER 2024

LIBERTY TWP. / HAMILTON



Princeton Landings

4875-4895 Princeton Road
Liberty Township, OH 45011

FOR LEASE

1,620 SF, 1,641 SF
\$22.00 PSF / Year + \$6.95 NNN

- Available: 1,620; 1,641 SF
- 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



Twinbrook Plaza

1510 Plaza Drive
Hamilton, OH 45031

FOR LEASE

2,280 - 3,000 SF
\$14.50 PSF / Year + NNN

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

[Chris Nachtrab](#)
513.588.1841

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843



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

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843

SEPTEMBER 2024

MIDDLETOWN



[4421 Roosevelt Boulevard](#)

4421 Roosevelt Boulevard
Middletown, OH 45044

FOR LEASE

2,922 SF
\$12.00 PSF / Year + \$2.50 NNN

- *Excellent visibility*
- *Attractive facade*
- *Space in move-in condition*
- *Drive-thru endcap available*
- *Traffic light access*

[Chris Nachtrab](#)
513.588.1841

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843



[Former Family Dollar](#)

650 N University Boulevard
Middletown, OH 45042

FOR SALE OR LEASE

7,800 SF
\$469,000 | \$8.00 PSF + NNN

- *Standalone retail building*
- *Open floorplan accommodates multiple uses*
- *Located in busy Middletown corridor*
- *Pylon signage*
- *Minimum 5-year lease*
- **ONLY \$60 PSF Below replacement cost**

[Chris Nachtrab](#)
513.588.1841



[Kittyhawk Plaza](#)

4461-4489 Marie Drive
Middletown, OH 45044

FOR SALE OR LEASE

710 - 2,000 SF
\$12.00 PSF + NNN

- *Easy access from both Marie Drive and Elliott Drive*
- *Located within one of Middletown's retail corridors*
- *Approximately 5 minutes from I-75*

[Molly Hoffman](#)
513.588.1843

[Katie Crowl](#)
513.588.1138

SEPTEMBER 2024

FIELDS ERTEL / MASON



White Blossom Center

7872 Mason Montgomery Road
Mason, OH 45040

FOR LEASE

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

- Easy access and parking
- High traffic corridor on Mason
- Montgomery Road north of I-71
- Area retailers include: Michaels, Kroger, Walmart, PetSmart, Lowes, Home Depot, Whole Foods & Dick's Sporting Goods
- Close to the Deerfield Towne Center and the P&G Research Park

Katie Crowl
513.588.1138



McCabe Crossing

9521 Fields Ertel Road
Cincinnati, OH 45249

FOR LEASE

1,875 & 7,577 SF
\$16.00 - \$19.00 PSF + \$3.00 NNN

- 1,875 SF - 7,577 SF Retail Space for Lease
- 7,577 SF space, fitness user walk-in ready
- 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**

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843



Former US Bank

9934 Waterstone Boulevard
Cincinnati, OH 45249

FOR SALE OR LEASE

3,084 SF
Call for Details | \$25.00 PSF + NNN

- Lease- \$25.00 PSF + NNN (\$5.42)
- 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.

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843



12130 Royal Point Drive

12130 Royal Point Drive
Cincinnati, OH 45249

FOR LEASE

5,500 SF
\$18.00 PSF + NNN

- Free-standing retail building in the heart of Fields Ertel at I-71 market
- 170 parking spots
- 2.9 acres
- Ceiling Height: 21'5" floor to truss, 23' 5" roof to deck
- 1 loading dock, 3 drive-in doors, and a storage area with a drive-in door

Chris Nachtrab
513.588.1841

SEPTEMBER 2024

LOVELAND / SYMMES TOWNSHIP



Loveland Madeira Road

10565 Loveland Madeira Road
Loveland, OH 45140

FOR LEASE

1,260 SF
Call for Details

- Join Starbucks, Chipotle, PetCare Animal Hospital and coming soon- Body Alive 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



Hammer Down Range

1616 State Route 28
Loveland, OH 45140

FOR SALE OR LEASE

11,544 + 1,240 SF
\$1,700,000

- 11,544 SF + 1,240 SF
- Potential Sale/Leaseback on some or all of the building
- Occupant will vacate if buyer prefers
- Flexibility to accommodate retail or industrial uses
- Solid construction with expandable design
- Rear dock door could be added
- Growing market

[TC Bartoszek](#)
513.588.1840

[Chris Nachtrab](#)
513.588.1841

[Chas Cook](#)
513.588.1132



11924 Montgomery Road

11924 Montgomery Road
Cincinnati, OH 45249

FOR LEASE

2,725 SF
\$24.00 PSF + NNN

- Great visibility from Montgomery Rd at Enyart Rd
- Signage available
- Signalized intersection
- Prominent Retail Corridor

[Gary Fisher](#)
513.658.3411

SEPTEMBER 2024

LEBANON / MAINEVILLE



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

[TC Bartoszek](#)
513.588.1840

[Katie Crowl](#)
513.588.1138

[Molly Hoffman](#)
513.588.1843

Maineville Crossing

21 E US Highway 22
Maineville, OH 45039

FOR LEASE

2,215 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

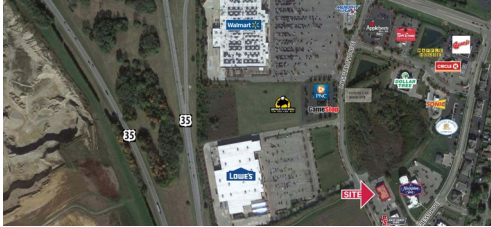
[TC Bartoszek](#)
513.588.1840

[Katie Crowl](#)
513.588.1138

[Molly Hoffman](#)
513.588.1843

SEPTEMBER 2024

XENIA / ENGLEWOOD



Xenia Hospitality Center

171 Hospitality Drive
Xenia, OH 45385

FOR LEASE

1,000 SF
\$22.00 PSF + 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

Chris Nachtrab
513.588.1841



6699 Salem

6699 Salem Avenue
Englewood, OH 45322

FOR LEASE

2,200 SF
\$16.50 PSF (MG)

- Former United Dairy Farmer's Training Office
- Zoned: CMX, Commercial Mixed Use
- Mix of offices and training spaces
- Will divide 1/2

Stewart Devitt
513.588.1115

Dan McDonald
513.588.1113

SEPTEMBER 2024

TENNESSEE / GEORGIA



Covington Corner

1603 Highway 51S
Covington, TN 38019

INVESTMENT SALE

30,082 SF | 2.55 Acres
\$5,575,000

- Walmart-Shadow Shopping Center
- Priced Below Replacement Cost
- Under Market Rents
- 60% of the GLA Rolls Without Options in the Next 5 Yrs, 90% Rolls in 10 Yrs
- Metal Roof in Very Good Condition, No Major CapEx Required
- Located 15 minutes from Ford's "Blue Oval" City Factory
- Excellent Ingress/Egress, Signage, Superb Visibility

[Stan Falk](#)
513.900.7509

[Chris Kinnard](#)
513.387.0056



Bradford Square

321 E Main Street
Brownsville, TN 38012

INVESTMENT SALE

81,570 SF | 8.5 Acres
\$3,575,000

- 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

[Chris Kinnard](#)
513.387.0056

[Stan Falk](#)
513.900.7509



Tullahoma Square

361 W Lincoln Street
Tullahoma, TN 37388

INVESTMENT SALE

59,595 SF | 6.7 Acres
\$2,650,000 (\$45.00 PSF)

- 4 of 5 Tenants on NNN Lease + MGMT/Admin
- Excellent Tenant Longevity: H&R 1991, Miracle Ear 1992
- Ollie's is the Only Tenant with Options | Low Rents \$4.85/SF AVG + NNNs
- Miracle Ear & Alt Dimensions Have 3% Annual Rent Increases | H&R Bumps in 2025

[Chris Kinnard](#)
513.387.0056

[Stan Falk](#)
513.900.7509



Armuchee Village

3365 Martha Berry Highway NW
Rome, GA 30165

INVESTMENT SALE

120,754 SF | 6.7 Acres
\$7,425,000.00

- 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

[Chris Kinnard](#)
513.387.0056

[Stan Falk](#)
513.900.7509

SEPTEMBER 2024

MISSOURI / TEXAS / OKLAHOMA



Dollar General

807 W Main Street
Fredricktown, MO 63645

INVESTMENT SALE

9,012 SF | 1.18 Acres
\$1,250,000

- The property is located right off West Main Street, which sees over 6,772VPD.
- Dollar General is located between the retail areas and residential areas, providing a convenient shopping location for residents.

Gage Wiethorn

513.588.1139

Matthew Johnson

513.588.1844

Family Dollar

4947 Singleton Boulevard
Dallas, TX 75212

INVESTMENT SALE

8,000 SF | 0.94 Acres
\$1,027,000

- Excellent frontage and signage
- Oversized Parking Lot
- In area of redevelopment
- Near Interstate 30 that is less than 10 miles from Downtown Dallas
- Extremely dense population-surrounding area has many new homes, apartment buildings, retail, and restaurants
- This location ranks in the top 14% of all Family Dollar stores (Placer.ai)

Chris Nachtrab

513.588.1841

Veteran's Affairs Clinic

2414 E Shawnee Road
Muskogee, OK 74403

INVESTMENT SALE

8,031 SF | 0.58 Acres
\$1,828,000

- 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

Stan Falk

513.900.7509

Chris Kinnard

513.387.0056

North Pointe Shopping Center

2408 E Shawnee Road
Muskogee, OK 74403

INVESTMENT SALE

170,000 SF | 19.54 Acres
\$10,200,000 (\$60.00 PSF)

- 30,330 SF Vacancy Upside
- 81% Total Income from Credit Tenants
- 50% Income With 5+yrs Left on Lease
- Over \$3.5M in Recent LL & Tenant Renovations (2023) | All Roof Sections New or Recently Repaired
- \$2.5M+ Value Add Upside | Diverse Consumer Base
- Situated Along Shawnee Bypass & York Street Intersection 41,800 VPD

Chris Kinnard

513.387.0056

Stan Falk

513.900.7509