



Cincinnati Market

LAND LISTING REPORT

JANUARY 2025

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

JANUARY 2025

MT. ORAB / OWENSVILLE / MILFORD / EASTGATE



Mt. Orab Pike & S High Street

Mt. Orab Pike & S High Street
Georgetown, OH 45121

FOR GROUND LEASE

1.5 - 2 Acres
\$45,000 / Acre

- Rapidly Growing Market
- Corner Lot
- Adjacent to Future Mercy Health Convenient Access
- 41-Acre Industrial Park: The Georgetown Port Authority, with support from REDI Cincinnati's Site Revolving Loan Fund, is developing a 41-acre industrial park in the Georgetown area.

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843



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



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

Chris Nachtrab
513.588.1841

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843



Clepper Lane & Glen Este Withamsville Road

Union Township, OH 45245

FOR SALE

5.064 Acres
Call for Details

- 5 Acres at the corner of Clepper Lane and Glen Este Withamsville Road in Union Township
- Seeking anchor tenants for build-to-suit: 10,000 - 60,000 SF
- Corner traffic light

Chris Nachtrab
513.588.1841



Kings Mills Development

Kings Mills Road
Mason, OH 45040

FOR SALE

4 Lots | 1.2 - 10 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

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 customer base to draw from
- Mason offers creative innovation centers to help grow business including The Campus Technology District & Business Accelerator

Stewart Devitt
513.588.1115

Dan McDonald
513.588.1113



Tower Park Retail Devel.

710 Tylersville Road
Mason, OH 45040

FOR SALE

1-4 Acres
Subject to Offer

- Multiple lots available
- 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

TC Bartoszek
513.588.1840

Chris Nachtrab
513.588.1841

Molly Hoffman
513.588.1843



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.

Stewart Devitt
513.588.1115

Dan McDonald
513.588.1113

JANUARY 2025

MAINEVILLE / LEBANON



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

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843

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

[TC Bartoszek](#)
513.588.1840

[Katie Crowl](#)
513.588.1138

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

JANUARY 2025

TRENTON / WEST CHESTER / FIELDS ERTEL



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



Streets of West Chester Parcel

Civic Center Boulevard
West Chester, OH 45069

FOR LEASE

Up to 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

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843



McCabe Crossing Outparcel

9521 Fields Ertel Road
Cincinnati, OH 45249

FOR LEASE

Up to 8,400 SF Building
Call for Details

- Planned outparcel development of up to 8,400 SF
- Possible free-standing building or strip center
- Possible drive-thru option
- 54 - 65 parking spaces provided
- Service a fast-growing upscale population

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843

JANUARY 2025

DAYTON



Austin East Development

Springboro Pike Frontage Road
Miamisburg, OH 45342

FOR SALE

1.92 Acres
\$1,750,000

- Across from Austin Landings, a high-end mixed-use development, including Field and Stream, Kohl's, Cinépolis, TJ Maxx, Kroger, hotels, retailers, and residential
- Traffic Signal Access
- Zoned: PD-1

George Flynn
513.588.1126



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
513.588.1841

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843



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.

Stewart Devitt
513.588.1115

Dan McDonald
513.588.1113



Xenia Hospitality Center

Hospitality Drive
Xenia, OH 45385

FOR SALE

1.25 Acres
\$650,000

- For Sale, Ground Lease or Build to Suit
- Rapidly Growing Market
- Located in an Opportunity Zone
- B-3 General Business Zoning
- Across the Street from Major Traffic Drivers, Lowe's and Wal-Mart
- Close Proximity to US-35

Chris Nachtrab
513.588.1841