



Cincinnati Market

RETAIL LISTING REPORT

JANUARY 2025

JANUARY 2025

NORTHERN KENTUCKY / INDIANA



[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

[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
\$585,000

- 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



[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

[Stan Falk](#)
513.900.7509

[Chris Kinnard](#)
513.387.0056

JANUARY 2025

CBD / CLIFTON



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

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843



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

[TC Bartoszek](#)
513.588.1840

[Josh Harkavy](#)
513.588.1133

[Molly Hoffman](#)
513.588.1843

JANUARY 2025

COLUMBIA TUSCULUM / MT. LOOKOUT



Columbia Square

3545 Columbia Parkway
Cincinnati, OH 45226

FOR LEASE

2,541 SF
\$26.00 PSF NNN + \$10.90

- On Columbia Parkway with PRIME VISIBILITY
- Strong daytime population
- Numerous walkable amenities
- Free parking
- Minutes from downtown

Molly Hoffman

513.588.1843

TC Bartoszek

513.588.1840



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

TC Bartoszek

513.588.1840

Molly Hoffman

513.588.1843



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

Molly Hoffman

513.588.1843

JANUARY 2025

AMELIA / 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
- 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

1706 Ohio Pike

1706 Ohio Pike
Amelia, OH 45102

FOR LEASE OR SALE

1,436 SF
\$4,200 / Month | 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

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843

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

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843

JANUARY 2025

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

- 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

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843

JANUARY 2025

KENWOOD



Kenwood Galleria

8118 Montgomery Road
Cincinnati, OH 45236

FOR LEASE

1,662 SF (\$28.00 PSF NNN)
4,775 SF & 5,093 SF
\$25.00 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

[TC Bartoszek](#)

513.588.1840

[Dan McDonald](#)

513.588.1113

[Molly Hoffman](#)

513.588.1843



Kenwood Exchange

8154 Montgomery Road
Cincinnati, OH 45236

FOR LEASE

4,433 SF
\$32.00 PSF (NNN) + \$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

- Pylon signage available
- Strong daytime and residential population
- Prestigious Kenwood Market
- Traffic light access

[TC Bartoszek](#)

513.588.1840

[Molly Hoffman](#)

513.588.1843

JANUARY 2025

KENWOOD / SILVERTON



Kenwood Plaza

7322-7400 Kenwood Road
Cincinnati, OH 45326

FOR LEASE

1,415 SF
\$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



7420 Montgomery Road

7420 Montgomery Road
Cincinnati, OH 45236

FOR LEASE

1,480 SF Retail (\$14.00 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

[Chris Nachtrab](#)
513.588.1841

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843

JANUARY 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

[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
\$18.00 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

JANUARY 2025

SHARONVILLE / BLUE ASH



[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



[9708 Kenwood Road](#)

9708 Kenwood Road
Cincinnati, OH 45242

FOR LEASE

1,619 SF
\$25.00 PSF NNN

- In-line retail space anchored by Jimmy Johns & Hoxworth Blood Center
- Abundant parking
- In the heart of downtown Blue Ash
- Excellent visibility from Kenwood Road
- Monument signage available
- Minutes from Ronald Regan Highway & easy access to I-71, I-75, & I-275
- Across from The Blue- a new mixed-use development (coming soon!)

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843

JANUARY 2025

FIELDS ERTEL / LOVELAND



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

McCabe Crossing

9251 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**

[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
\$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.

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843

JANUARY 2025

COLERAIN / TRI-COUNTY / WESTERN HILLS



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 - 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

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843



Glenbridge Crossing

5527 Bridgetown Road
Cincinnati, OH 45248

FOR LEASE

10,836 SF Space: \$10.00 PSF NNN
(\$3.50)
1,000 and 1,300 SF Spaces: \$15.00
PSF NNN (\$3.50)

- 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.

Katie Crowl
513.588.1138

JANUARY 2025

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
\$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

JANUARY 2025

MASON / LEBANON



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



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

JANUARY 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

[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 Ridgeway Drive
West Chester, OH 45069

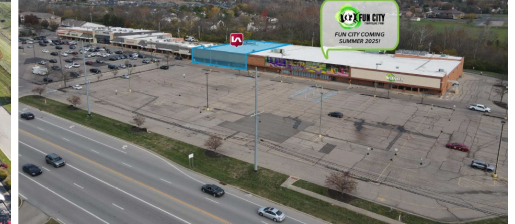
FOR LEASE

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

[TC Bartoszek](#)
513.588.1840

[Molly Hoffman](#)
513.588.1843



Beckett Commons

8136-8238 Princeton Glendale Road
West Chester, OH 45069

FOR LEASE

24,587 SF
\$24.00 PSF + 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

JANUARY 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

[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

JANUARY 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*

Chris Nachtrab
513.588.1841

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843



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*

Molly Hoffman
513.588.1843

Katie Crowl
513.588.1138

JANUARY 2025

DAYTON / XENIA



Oak Creek Marketplace

1040 Miamisburg Centerville Road
Dayton, OH 45459

FOR LEASE

1,819 SF
\$35.00 PSF + \$8.90 NNN

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

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843

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

TC Bartoszek
513.588.1840

Molly Hoffman
513.588.1843

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

Chris Nachtrab
513.588.1841

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

Chris Nachtrab
513.588.1841

JANUARY 2025

TENNESSEE



[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 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](#)
513.588.1844

[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

[Stan Falk](#)
513.900.7509

[Chris Kinnard](#)
513.387.0056

JANUARY 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

Chris Kinnard
513.387.0056

Stan Falk
513.900.7509



Berkshire Hathaway

70 W King Street
Chambersburg, PA 17201

INVESTMENT SALE

7,800 SF
\$1,623,000

- 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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JANUARY 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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513.387.0056

[Stan Falk](#)
513.900.7509



Newmarket South

123 Newmarket Square
Newport News, VA 23605

INVESTMENT SALE

355,962 SF | 33.67 Acres
\$18,400,000

- 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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513.387.0056

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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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513.387.0056

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JANUARY 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

[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
\$4,395,000

- 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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513.387.0056

[Stan Falk](#)
513.900.7509



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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513.387.0056

[Stan Falk](#)
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JANUARY 2025

ALABAMA / MISSISSIPPI



East Side Plaza

300 E Meighan Boulevard
Gadsden, AL 35903

INVESTMENT SALE

85,323 SF | 12.2 Acres
\$3,670,000

- TSC 9yrs Left, DG 6.5yrs, Ollie's 2.5yrs | AVG Occupancy 12.6yrs | 5.5 WALT
- Low Rents | AVG \$4.9 Rent/SF | 3-Units or 7,800 SF of Vacancy Upside
- Mix of Long-Term Leases on Larger Spaces, Short-Term on Smaller Spaces
- Ollie's is the Only Gross Lease | Large Parking Lot with Room for Outlots
- Priced Well Below Replacement Cost
- Situated Along Major Thoroughfare with Easily Ingress & High Visibility

[Chris Kinnard](#)
513.387.0056

[Stan Falk](#)
513.900.7509



Copiah Trade Center

160 Trade Center Lane
Hazlehurst, MS 39083

INVESTMENT SALE

63,278 SF | 5.7 Acres
\$2,720,000

- 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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[Stan Falk](#)
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