

EASTERN CINCINNATI



FORMER FRISCH'S

840 Lila Ave | Milford, OH 45150

FOR SALE OR LEASE
5,449 SF AVAILABLE ON 1.49 AC

[CLICK HERE FOR BROCHURE](#)

- Prime Location – Approximately 1.5 miles from I-275
High-Traffic Retail Corridor
- Prominent Pylon Signage – Excellent visibility for branding
- Great visibility along Lila Ave
- Close Proximity to Major Retailers – Including Kroger, Lowe's, Meijer and Home Depot
- Abundant Nearby Dining Options – Roosters, Skyline Chili, Rally's, McDonalds, Chick-fil-a, Wings and Rings, and more

Jason Gibson
jgibson@anchor-associates.com



KOHL'S PAD SITE

1165 OH-28 | Milford, OH 45150

GROUND LEASE ONLY
±1.5 AC AVAILABLE

[CLICK HERE FOR BROCHURE](#)

- Pad site available for ground lease
- Located in Miami Township
- Co-tenants include Kohl's
- Other retailers in the sub-market include Home Depot, Meijer, Kroger, Walgreens and Tractor Supply

Jason Gibson
jgibson@anchor-associates.com



FORMER FRISCH'S

7706 Beechmont Ave | Cincinnati, OH 45255

UNDER CONTRACT
5,746 SF AVAILABLE ON 1.30 ACRES

[CLICK HERE FOR BROCHURE](#)

- Excellent visibility along Beechmont Ave, in a heavy retail corridor
- Prominent signage opportunities
- Multiple access points
- Area retailers include:
Kroger, Macy's, Altitude Trampoline Park, AMC, and Ollie's Bargain Outlet
- Nearby dining includes:
Carrabba's Italian Grill, IHOP, Chipotle, McAlister's Deli, Gold Star, Tom & Chee, Biggby Coffee, LaRosa's, Buffalo Wild Wings and many more.

Jason Gibson
jgibson@anchor-associates.com

EASTERN CINCINNATI



BEECHMONT RETAIL CENTER

8466 Beechmont Ave | Cincinnati, OH 45255

FOR LEASE
1,600 SF ENDCAP COMING AVAILABLE

[CLICK HERE FOR BROCHURE](#)

Position your business in a high-visibility retail corridor alongside established national and service-oriented tenants, including CPR Phone Repair, Domino's, and Consumer Cellular.

Strong Visibility & Traffic: Located on Beechmont Ave with traffic counts exceeding 30,000 vehicles per day

Prime Accessibility: Less than 1 mile from I-275 access and under 2 miles from Anderson Towne Center

Established Retail Trade Area: Nearby retailers include Kroger, Target, Home Depot, Lowe's, Macy's, and AMC

Dense Restaurant Cluster: Surrounded by popular dining options such as Condado Tacos, Dewey's Pizza, Buffalo Wild Wings, Chick-fil-A, Panera Bread, McAlister's Deli, McDonald's, and Burger King

Affluent Demographics: Population of 56,184 within a 3-mile radius with an average household income of \$141,635

Blake Hasselbeck

bhasselbeck@anchor-associates.com

CENTRAL CINCINNATI



REGENCY COMMONS

11221 -11257 Reed Hartman Hwy | Blue Ash, OH 45241

FOR LEASE
1,700 SF - 5,500 SF (Former Restaurant Space) AVAILABLE

[CLICK HERE FOR BROCHURE](#)

34,315 SF retail center
Excellent visibility to Reed Hartman Hwy
Located in Cincinnati's highest rated suburban office market
Population of 48,601 within a 3/mile radius with an average HH income of \$162,165
Impressive mix of retailers and restaurants which include Chipotle, Starbucks, FedEx, Tropical Smoothie Cafe, Jimmy John's, The Joint Chiropractic and Key Bank
Restaurants in the area include Chick-fil-A, Panera Bread and McAlister's Deli

Ryan Ertel
rertel@anchor-associates.com
John McNally
jmcnally@anchor-associates.com



FORMER DOLLY'S

9070 Plainfield Rd | Cincinnati, OH 45236

UNDER CONTRACT
5,910 SF AVAILABLE ON 1.48 AC

[CLICK HERE FOR BROCHURE](#)

High visibility on Plainfield Rd with two access points, including one with a traffic signal
Prominent signage opportunities
Conveniently located just minutes from Route 126
Directly across from Target
Surrounded by a dense residential population

Jason Gibson
jgibson@anchor-associates.com



RED BANK VILLAGE

4000 Red Bank Road | Cincinnati, OH 45227

FOR LEASE
1,401 SF COMING AVAILABLE SOON

[CLICK HERE FOR BROCHURE](#)

176,167 SF mixed-use retail center anchored by Walmart
Centrally located on a main road connecting US 50 and I-71
Surrounded by affluent neighborhoods of Hyde Park, Mariemont and Oakley
Population of 79,931 within a three mile radius with an average household income of \$142,175
Retailers in the center include Walmart, Mathnasium, Phenix Salon Suites & Bob Sumerel Tire Co
Restaurants in the area include Jimmy John's, New Shaan Indian Restaurant, Zundo Ramen, El Jinete Mexican Restaurant, Wendy's, Freddy's, KFC and Taco Bell
Chick Fil A opening soon!

Ryan Ertel
rertel@anchor-associates.com

CENTRAL CINCINNATI



KENWOOD SQUARE

7800 Montgomery Road | Cincinnati, OH 45236

FOR LEASE
2,394 SF & 5,000 SF FORMER IHOP AVAILABLE

[CLICK HERE FOR BROCHURE](#)

460,893 SF retail center located in the Kenwood retail corridor across from the Kenwood Towne Center, one of Ohio's top performing malls
Available for Lease 2,394 SF - 15,000 SF
Excellent visibility from I-71, access from both Montgomery Road and Kenwood Road
Tenants include Dick's Sporting Goods, The Fresh Market, Marshalls, HomeGoods, TJ Maxx, Macy's Furniture Gallery, Ulta, Michaels, Staples & Big Sandy
Retailers in the area include Nordstrom, Dillard's, Macy's, Crate & Barrel, The Container Store, Whole Foods, Apple, Tiffany's, Shake Shack and Louis Vuitton.
CAVA coming soon!

Jason Gibson
jgibson@anchor-associates.com
John McNally
jmcnally@anchor-associates.com



KENWOOD CITY PLACE

8060 Montgomery Road | Cincinnati, OH 45236

FULLY LEASED

[CLICK HERE FOR BROCHURE](#)

27,074 SF retail center located along Montgomery Rd. in the heart of the Kenwood retail corridor
Great visibility to Montgomery Rd.
Easily accessible to I-71 from Montgomery Rd. with direct access to Montgomery Rd.
Join Genesis Diamond, Currito, Fusian, AT&T and Truva Cafe
Retailers in the area include Nordstrom, Dillard's, Macy's, Crate & Barrel, The Container Store, Whole Foods, Apple, Tiffany's, Louis Vuitton, Dick's Sporting Goods, TJ Maxx, HomeGoods, Fresh Market and many others

Jason Gibson
jgibson@anchor-associates.com
Blake Hasselbeck
bhasselbeck@anchor-associates.com



KENWOOD PAVILION

8133 Montgomery Rd | Cincinnati, OH 45236

FOR LEASE
3,904 SF ENDCAP AVAILABLE

[CLICK HERE FOR BROCHURE](#)

56,813 SF retail center located in the heart of the Kenwood retail corridor and just down the street from the Kenwood Towne Center, one of Ohio's top performing malls
Excellent access to I-71 from Montgomery Road with direct access to Montgomery Road
Retailers in the area include Nordstrom, Dillard's, Macy's, Crate & Barrel, The Container Store, Whole Foods, Tiffany's, Louis Vuitton, Dick's Sporting Goods, TJ Maxx, HomeGoods, Fresh Market and many others

Jason Gibson
jgibson@anchor-associates.com
Blake Hasselbeck
bhasselbeck@anchor-associates.com

CENTRAL CINCINNATI



HYDE PARK PLAZA

3760 Paxton Avenue | Cincinnati, OH 45209

FOR LEASE
1,577 SF - 5,200 SF (FORMER RESTAURANT)

[CLICK HERE FOR BROCHURE](#)

400,878 SF retail center anchored by Kroger, Staples, Ace Hardware, Walgreens, Burlington, Marshalls, Kohl's and Five Below
Southwest Ohio's most desirable neighborhood shopping center
Located along Wasson Way trail
Population of 106,644 within a three mile radius with an average household income of \$117,278
Restaurants in the center include Piada, Starbucks and Jersey Mike's

Ryan Ertel

rertel@anchor-associates.com



CENTER OF CINCINNATI

3321 Alamo Avenue | Cincinnati, OH 45209

BTS OR GROUND LEASE
2,500 SF BUILDING PAD OPPORTUNITY

[CLICK HERE FOR BROCHURE](#)

Adjacent to Oakley Station, Target, Sam's Club, Meijer, LA Fitness and PetSmart
Located immediately off I-71 with access to 70 ft. high pylon sign
300-unit luxury apartments at The Boulevard at Oakley Station with Cinemark Theater and Kroger Marketplace
Growing retail corridor

Jason Gibson

jgibson@anchor-associates.com



2430 E SHARON RD

2430 E Sharon Rd | Cincinnati, OH 45241

FOR SALE
0.80 AC

[CLICK HERE FOR BROCHURE](#)

0.80 Acres available for sale
Exceptional visibility and convenient access along E. Sharon Road — just minutes from both I-75 and I-275
Located in a high daytime population area, supported by surrounding industrial and logistics employers
Positioned near major distribution hubs including Kroger, Amazon, UPS, Sysco Foods, CDC Distributors, and more
Surrounded by well-known hotel brands such as Hilton Garden Inn, Tru by Hilton, Comfort Inn, Marriott, Drury Inn, and La Quinta Inn

Blake Hasselbeck

bhasselbeck@anchor-associates.com

CENTRAL CINCINNATI



SHARONVILLE OUTPARCEL

I-75 and E Sharon Rd | Sharonville, OH 45241

FOR SALE OR LEASE
0.81 AC

[CLICK HERE FOR BROCHURE](#)

0.81 Acre parcel available for sale, ground lease or build-to-suit
Visible from I-75

Active interchange off I-75 just South of I-275

0.7 miles to Ford Transmission Plant, with 2,000 employees and open 24 hours
Close to Sharonville Convention Center, Princeton Schools, football and soccer fields
and parks.

Hotels include Drury Inn and Suites, LaQuinta, Baymont Inn & Suites, Red Roof Inn
and Country Inn and Suites

Restaurants include Cracker Barrel, Ruby Tuesday, Bob Evans, Skyline, Waffle House
and Rally's

Tremendous daytime population
Zoned General Business

Marianne Holewski

mholewski@anchor-associates.com

NORTHERN CINCINNATI



THE BEACH WATERPARK

2590 Waterpark Drive | Mason, OH 45040

DEVELOPMENT OPPORTUNITY
34 AC AVAILABLE

[CLICK HERE FOR BROCHURE](#)

34 acres strategically located at I-71 and Kings Mill Road in Warren County, the 2nd fastest growing county in Ohio
Development opportunity for office, medical, high tech, corporate headquarters, manufacturers
The City of Mason offers performance-based incentives to assist with companies that are starting, relocating or expanding in Ohio
Mason sits at the core of the Cincinnati-Dayton Metropolitan region, the 14th largest urban area in the nation
Kings Island, Lindner Family Tennis Center (Home of the Western Southern Open) and Great Wolf Lodge all located in the immediate area

Jason Gibson
jgibson@anchor-associates.com



DEERFIELD TOWNE CENTER

Deerfield Blvd. & Mason Montgomery Rd.
Mason, OH 45040

FOR LEASE
1,602 SF - 25,442 SF AVAILABLE

[CLICK HERE FOR BROCHURE](#)

469,440 SF regional power center conveniently located off I-71 in Mason, OH at Mason Montgomery Rd. and Deerfield Blvd.
Premier/dominant shopping center in the trade area
Excellent mix of established tenants such as Whole Foods, Nordstrom Rack, Dick's Sporting Goods, Barnes & Noble, Ulta, Crunch Fitness and many others. Bassett Furniture coming soon
Notable restaurants at the center include Firebirds, Bravo, First Watch, Panera, Condado Tacos, Rusty Bucket, McAlister's and Truva Turkish Kitchen Shake Shack and Hocco Now Open

Jason Gibson
jgibson@anchor-associates.com
Ryan Ertel
rertel@anchor-associates.com
Blake Hasselbeck
bhasselbeck@anchor-associates.com



TOWER PARK DEVELOPMENT

710 Tylersville Rd | Mason, OH 45040

FOR SALE
±0.80-3.0 AC

[CLICK HERE FOR BROCHURE](#)

0.8 - 3.0 Acres available for sale
Excellent visibility along Tylersville Road — ideal for retail, restaurant, medical, convenience store, or office use
Surrounded by major retailers including Target, Kroger, TJ Maxx, PetSmart, Home Depot, Kohl's, and more
Nearby dining options include Chick-fil-A, Buffalo Wild Wings, Culver's, Texas Roadhouse, LongHorn Steakhouse, Bonefish Grill, Chipotle, Panera Bread, Raising Cane's, Starbucks, and others
Distance from Points of Interest:
— Mason High School: 3.8 Miles
— Voice of America Park: 2.0 Miles
— Voice of America Center: 2.7 Miles
— Kings Island: 4.5 Miles

Blake Hasselbeck
bhasselbeck@anchor-associates.com
John McNally
jmcnally@anchor-associates.com

NORTHERN CINCINNATI



FORMER IHOP - MASON

5063 Bowen Dr | Mason, OH 45040

FOR LEASE
5,000 SF AVAILABLE

[CLICK HERE FOR BROCHURE](#)

Shadow-anchored by Walmart with excellent visibility along Mason Montgomery Rd
 Located directly across from P&G's Mason campus with over 2,500 employees
 Adjacent to Deerfield Towne Center within a high-traffic retail corridor
 Convenient access via two signalized intersections
 Nearby retailers include Regal Cinemas, Dick's Sporting Goods, Nordstrom Rack,
 Whole Foods Market, Ulta Beauty, Crunch Fitness, and Five Below
 Nearby dining includes Qdoba Mexican Eats, First Watch, Condado Tacos, Rusty
 Bucket Restaurant & Tavern, Bravo! Italian Kitchen, Firebirds Wood Fired Grill, and
 Panera Bread

Jason Gibson

jgibson@anchor-associates.com

Blake Hasselbeck

bhasselbeck@anchor-associates.com



FORMER FRISCH'S

5501 Kings Mills Rd | Mason, OH 45040

UNDER CONTRACT
5,733 SF AVAILABLE ON 1.43 AC

[CLICK HERE FOR BROCHURE](#)

Prime Location — Conveniently located just off the I-71 exit
 High-Traffic Retail Corridor — Excellent daily exposure and accessibility
 Prominent Pylon Signage — Maximizes visibility and branding opportunities
 Surrounded by Major Attractions — Kings Island, Great Wolf Lodge, Lindner
 Family Tennis Center, and Camp Cedar
 Located Near Key Retailers — Just down the street from Kroger; new Wawa under
 construction across the street
 Strong Dining Co-Tenancy — Nearby restaurants include Panera Bread, Wings and
 Rings, Perkins, Skyline Chili, with Texas Roadhouse coming soon

Jason Gibson

jgibson@anchor-associates.com



FORMER FRISCH'S

12150 Mason Montgomery Rd | Cincinnati, OH 45249

FOR SALE OR LEASE
6,077 SF AVAILABLE ON 1.18 AC

[CLICK HERE FOR BROCHURE](#)

Prime location just off the I-71 exit
 Excellent visibility from both Governors Way and Mason Montgomery
 Rd
 Surrounded by major national retailers and dining options, including
 Home Depot, Kohl's, Olive Garden, Cracker Barrel, Altitude Trampoline
 Park, Potbelly, The Honey Baked Ham Company, McDonald's, Arby's, and more
 Multiple convenient access points
 Located in a high-traffic area with a strong daytime employee population

Jason Gibson

jgibson@anchor-associates.com

NORTHERN CINCINNATI



0 GENNTOWN DRIVE
Lebanon, OH 45036

FOR SALE
1.2 ACRES

[CLICK HERE FOR BROCHURE](#)

SE quadrant of Bypass 48 and SR 42
Minutes from I-71

Terrific visibility from 4-way signalized intersection
Adjacent to Walmart Supercenter

Additional attractions include Kroger Marketplace, Aldi, Vance Outdoors, Tractor Supply, Goodwill, Dollar Tree, Buffalo Wild Wings, Donato's, Penn Station, Dairy Queen, Pizza Hut, Lebanon High School and Warren County Fairgrounds

Zoned GC - General Commercial

3.4735 acres - approximately 1.2 acres usable

Proposed building layout available

Marianne Holewski
mholewski@anchor-associates.com



RETAIL SPACE AVAILABLE
601 S Main St | Monroe, OH 45050

FOR LEASE
1,250 SF - 2,500 SF

[CLICK HERE FOR BROCHURE](#)

Located one mile from I-75/SR 63 interchange and 2.4 miles from the Cincinnati Premium Outlets

Restaurants in the area include Clubhouse Sports Grille, Richards Pizza, Chipotle, McDonald's, Taco Bell, Arby's, Burger King, Culvers, Skyline and Jersey Mike's.

Retailers in the area include: Kroger, Garver Family Farm Market, Traders World, and Miami Valley Gaming.

Population of 24,835 within a 3-mile radius and an average household income of \$158,997.
Book Bums coming soon!

Aaron Bell
abell@anchor-associates.com
Blake Hasselbeck
bhasselbeck@anchor-associates.com



TRI-COUNTY COMMONS
600-810 Kemper Commons Circle | Springdale, OH 45246

FOR LEASE
4,000 SF AVAILABLE

[CLICK HERE FOR BROCHURE](#)

4,000 SF for lease at ±120,000 SF retail center located in Springdale, OH
Easy access to I-275 & I-75 with signage available on Kemper Road and I-275

The center is anchored by Sam's Club, and other co-tenants include Guitar Center, Appliance Factory, Tinker's Treasures Antique Mall, Vmart Grocery Store. Sam's Club Fuel Center Now Open.

Restaurants in the area include Five Guys, Chipotle, Burger King, McDonald's, Starbucks, Outback Steakhouse, Raising Cane's, Chick-fil-A, Noodles & Co, & Panda Express

Retailers in the area include Aldi, Ross Dress for Less, TJMaxx, Lowe's, DSW, Target, Dave & Busters, Sky Zone, Golf Galaxy, Ashley Furniture, Hobby Lobby, Burlington, Best Buy Outlet, Autozone & Five Below
Near City Center Springdale, the \$1.2 billion mixed-use redevelopment of Tri-County Mall

Ryan Ertel
reertel@anchor-associates.com
John McNally
jmcnally@anchor-associates.com
Marianne Holewski
mholewski@anchor-associates.com

Anchor Associates - 4901 Hunt Road, Suite 102 - Blue Ash, OH 45242
Phone (513) 784-1106 www.anchor-associates.com

NORTHERN CINCINNATI



TRI-COUNTY PROMENADE

11320 Princeton Pike | Cincinnati, OH 45246

FOR LEASE
2,964 SF AVAILABLE

[CLICK HERE FOR BROCHURE](#)

One-half mile south of I-275
Near City Center Springdale, the redevelopment of Tri-County Mall, a \$1.2 billion mixed-use project
Close to offices, shopping, golf and parks
Major retailers in the market include Burlington, DSW, Hobby Lobby, Lowe's, Sam's Club, TJ Maxx, Target, Ross and Value City Furniture
Join Mitchell's Salon & Day Spa, FedEx, Crown Staffing and One Main Financial
Terrific visibility
Signalized intersection
Close to 150,000 people in a 5 mile radius earning \$115,000 AHI
Mitchell's Salon and Day Spa is currently undergoing a \$1 million remodel

Marianne Holewski
mholewski@anchor-associates.com



VOICE OF AMERICA CENTER

Tylersville Rd. & Cox Rd. | West Chester, OH 45069

FOR LEASE
4,500 SF AVAILABLE

[CLICK HERE FOR BROCHURE](#)

Super regional 450,000 SF Target anchored center
Co-tenants include Michaels, PetSmart, TJ Maxx, The Fresh Market, Office Depot, Ulta as well as many other national, regional and local tenants
Conveniently located off I-75 in West Chester, Ohio at Tylersville Road and Cox Road with over 52,000 VPD
Strong demographics with just under 150,000 people within a five mile radius
AHI of \$162,791 within a five mile radius
Excellent access with multiple curb cuts
Traffic signals at main entrances

Jason Gibson
jgibson@anchor-associates.com
Ryan Ertel
rertel@anchor-associates.com



CROSSINGS OF BECKETT

SR 747 & Tylersville Road | West Chester, OH 45069

NEW DEVELOPMENT - FOR LEASE
18,000 SF OR SMALL SHOP AVAILABLE

[CLICK HERE FOR BROCHURE](#)

New development site located at one of the most sought after intersections in West Chester within the Beckett Ridge community
12.63 acres of land located at the South East corner of State Route 747 (Princeton Glendale Road) & Tylersville Road
3 Outparcels and small shop available for lease
Immediate access to I-129
Shadow anchored by Kroger Marketplace with multiple shared access points
Currently zoned C-PUD
Average household incomes within a 3-mile radius over \$165,000
Agent Owned

Jason Gibson
jgibson@anchor-associates.com
Blake Hasselbeck
bhasselbeck@anchor-associates.com

NORTHERN CINCINNATI



ENDCAP AVAILABLE

8200 - 8220 Market Pl Dr | West Chester Twp, OH 45069

FOR LEASE
2,503 SF

[CLICK HERE FOR BROCHURE](#)

2,503 SF endcap space available for lease

Co-tenanted with Panera Bread

Excellent visibility and frontage along State Route 747

Surrounded by strong national and regional retailers and restaurants, including Kroger Marketplace, Crème de la Crème, Crimson Cup, Buffalo Wings & Rings, Fun City Trampoline Park, and Chase Bank, Chipotle, Starbucks, McDonald's, and Dunkin Donuts

High traffic counts exceeding 24,000 vehicles per day (VPD)

Affluent trade area with an average household income of \$162,741 within a 3-mile radius

Jason Gibson

jgibson@anchor-associates.com

Ryan Ertel

rtel@anchor-associates.com



THE OAKS AT WETHERINGTON

Liberty Way & Tylers Place Blvd | West Chester, OH 45069

RETAIL LEASING OPPORTUNITIES FOR QSRs, RETAILERS, AND MEDICAL USERS

[CLICK HERE FOR BROCHURE](#)

New retail development delivering Q4 2026 — join Starbucks and Kura Revolving Sushi Bar!

One outparcel available for ground lease

Prime retail leasing opportunities for QSRs, retailers, and medical users

Signalized access to Liberty Center, a 1.3M SF mixed-use lifestyle center home to

Dillard's, Dick's Sporting Goods, Funny Bone Comedy Club,

Cooper's Hawk Winery & Restaurant, B&B Theatres, AC Hotel by

Marriott Cincinnati Liberty Center, The Cheesecake Factory, Kona Grill,

iFLY, Shake Shack, Torchy's Tacos, and Sweetgreen

Excellent regional access via Interstate 75 and Ohio State Route 129, with access

from Liberty Way and Tylers Place Blvd

Multiple regional hospitals within one mile

Jason Gibson

jgibson@anchor-associates.com

Ryan Ertel

rtel@anchor-associates.com



PRIME DEVELOPMENT OPPORTUNITY AT WEST CHESTER PLAZA

SEC Tylersville Rd & Cox Rd | West Chester, OH 45069

FOR SALE
4.3 ACRES

[CLICK HERE FOR BROCHURE](#)

4.3 acres of prized commercial land available for sale/development
Adjacent to 147,388 SF shopping center anchored by a 123,000 SF Kroger Marketplace

Ideally located at the highly coveted intersection of Cox Road and Tylersville Road in West Chester within minutes of I-75 & I-129

Immediate proximity to Children's Hospital, The Christ Hospital & UC Health
Retailers in the area include Kohl's, Costco, Target, Fresh Market, Ross Dress for Less, Meijer, Lowe's, Home Depot, TJ Maxx, Michaels, Petsmart, Ulta, Dick's Sporting Goods & many more

Restaurants in the area include Chipotle, Starbucks, Panera, Bonefish Grill, McAlister's Deli, Texas Roadhouse, Longhorn Steakhouse, Chick-fil-A, Outback, Firebird's, Shake Shack, Torchy's, Tacos, Raising Cane's & more

Ryan Ertel

rtel@anchor-associates.com

NORTHERN CINCINNATI



WEST CHESTER PLAZA REDEVELOPMENT
SEC Tylersville Rd & Cox Rd | West Chester, OH 45069
Kroger Marketplace Coming Soon!
RETAIL/RESTAURANT SPACES AVAILABLE FOR LEASE

[CLICK HERE FOR BROCHURE](#)

New 147,388 SF shopping center anchored by a 123,000 SF Kroger Marketplace, Kroger Fuel Center & two premium retail buildings comprising of approximately 24,000 SF available for lease

Multiple endcaps with outside dining areas available. One endcap available with a single-lane drive-thru. 4.3 acres of residual land available for sale/development

Immediate proximity to Children's Hospital, The Christ Hospital & UC Health

Retailers in the area include Kohl's, Costco, Target, Fresh Market, Ross Dress for Less, Meijer, Lowe's, Home Depot, TJ Maxx, Michaels, PetSmart, Ulta, Dick's Sporting Goods & many more

Restaurants in the area include Chipotle, Starbucks, Panera, Bonefish Grill, McAlister's Deli, Texas Roadhouse, Longhorn Steakhouse, Chick-fil-A, Outback, Firebird's, Shake Shack, Torchy's, Tacos, Raising Cane's & more

Ryan Ertel
rertel@anchor-associates.com



PRIME WEST CHESTER TWP OUTPARCEL
Trailside Dr & Cabela Dr | West Chester Twp, OH 45069
1.050 AC OUTPARCEL AVAILABLE
FOR GROUND LEASE OR BTS

[CLICK HERE FOR BROCHURE](#)

Just signed a lease with a new to market full-service sit down restaurant.

Final pad remaining: 1.050 AC outparcel for Ground Lease or BTS

Mixed-use development; retail, restaurant and single family community located at the I-75/Liberty Way Interchange, across from the 1.3M SF Liberty Center, which is home to Dillards, Dick's Sporting Goods, The Funny Bone Comedy Club, Cooper's Hawk, Cobb Cinebistro, AC Marriott Hotel, Cheesecake Factory, Kona Grill, i-Fly & Shake Shack

Regional access via I-75 and Hwy 129; Access site from Liberty Way and Tylers Place Blvd. Adjacent to Chick-Fil-A, Outback, Verizon and the Wetherington Golf Club community

Multiple regional hospitals within one mile. Great visibility and access to Liberty Way

Agent owned

Jason Gibson
jgibson@anchor-associates.com
Ryan Ertel
rertel@anchor-associates.com



CIVIC CENTRE BLVD RETAIL CENTER
9405 & 9409 Civic Centre Blvd | West Chester Twp, OH 45069
FOR LEASE
UP TO 4,185 SF AVAILABLE

[CLICK HERE FOR BROCHURE](#)

Situated on a 1-acre parcel with redevelopment and ground lease potential

Prime location at a signalized intersection near Union Centre Blvd & I-75

Pylon signage available

Located within Streets of West Chester, walking distance to AMC Theatre, Main Event, Top Golf, and Bass Pro

Average household income of \$189,970 within a 1-mile radius, 5,763 employees within a 1-mile radius (including Cleveland-Cliffs and General Electric)

Zoned for restaurant, retail, and medical uses

Nearby national retailers include Bass Pro, IKEA, Barnes & Noble, and Duluth Trading Company

Ryan Ertel
rertel@anchor-associates.com
Jason Gibson
jgibson@anchor-associates.com

NORTHERN CINCINNATI



SHOPPES OF GRANDIN II
6064 OH-48 | Maineville, OH 45039

FOR LEASE
2,100 SF & 2,201 SF 2ND GEN RESTAURANTS
±0.50 AC OUTPARCEL

[CLICK HERE FOR BROCHURE](#)

Strong demographics with household incomes in excess of \$165,000 within a 3-mile radius

Located off OH-48 with over 18,800 VPD

Great neighborhood shopping center with excellent visibility to OH-48

Strong co-tenancy with many national and regional tenants

Kroger Marketplace now open, just south on SR 48

Jason Gibson
jgibson@anchor-associates.com
John McNally
jmcnally@anchor-associates.com



7121 DIXIE HIGHWAY
Fairfield, OH 45014

FOR SALE
±1.4 AC AVAILABLE

[CLICK HERE FOR BROCHURE](#)

New development opportunity along Dixie Highway in Fairfield

Ideal for retail, restaurant, QSR, automotive or medical uses

Strong traffic counts of 34,286 VPD on Dixie Highway

Less than 1.5 miles from I-275 (127,280 VPD)

Located across the street from new Wawa (Coming Soon)

Restaurants in the area include Pappadaux Seafood Kitchen, Roosters, Olive Garden, Bargas Grill and Skyline Chili

Jason Gibson
jgibson@anchor-associates.com
Aaron Bell
abell@anchor-associates.com



DEVELOPMENT OPPORTUNITY
4670-4696 Dixie Highway | Fairfield, OH 45014

FOR SALE OR LEASE
I - ±8.43 AC AVAILABLE

[CLICK HERE FOR BROCHURE](#)

Prime development opportunity along Dixie Highway in Fairfield

Property is approximately 8.43 acres and could be demised for multiple users. Bob Evans has been demolished. Property is free of buildings and shovel ready.

Ideal for retail, restaurants, office, senior living, medical, light industrial and many other uses

Strong traffic counts of 36,339 VPD along Dixie Highway
More than 4,000 daytime employees within one mile of site.

Traffic signal along Dixie Highway & secondary access to Symmes Road
Site is in close proximity to Jungle Jim's International Market

Jason Gibson
jgibson@anchor-associates.com
Aaron Bell
abell@anchor-associates.com

NORTHERN CINCINNATI



FORMER RESTAURANT

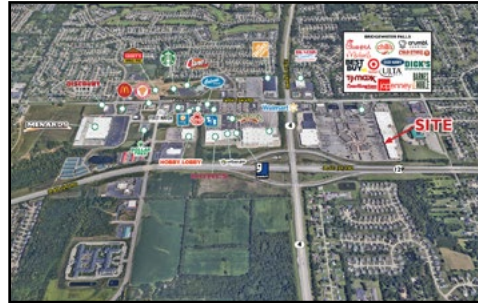
6320 S Gilmore Rd | Fairfield, OH 45014

FOR LEASE
10,985 SF ON 1.5 ACRES

[CLICK HERE FOR BROCHURE](#)

Prime location directly off I-275 in a major retail corridor
Sited in front of the former Forest Fair Mall site, currently undergoing redevelopment into a new multipurpose facility anchored by The Hillman Group
Approximately 1 mile from the Children's Hospital Fairfield campus
Surrounded by national retailers including Meijer, The Home Depot, CarMax, and Tire Discounters
Nearby dining options include Chick-fil-A, Chipotle, McDonald's, Cracker Barrel, IHOP, Red Lobster, Dunkin', and Bob Evans
Average household income within a 1-mile radius exceeds \$100,000

Jason Gibson
jgibson@anchor-associates.com



BRIDGEWATER FALLS

Princeton Road & Bypass-4 | Hamilton, OH 45011

FOR LEASE
969 SF - 4,641 SF AVAILABLE

[CLICK HERE FOR BROCHURE](#)

Conveniently situated at the intersection of Princeton Road and State Highway 4, off SR 129 in the northern suburbs of Cincinnati
Excellent mix of tenants includes established national retailers like Target, JCPenney, Barnes and Noble, Dick's Sporting Goods, Best Buy, Old Navy, Michaels, TJ Maxx, Burlington and Ulta
Notable restaurants at the center include Chili's, Buffalo Wild Wings, Chipotle, Panera Bread, and Chick-fil-A
Daytime population of over 54,000 people within five miles
Butler County is the fastest growing county in Ohio for job growth
Five Guys, Frutta Bowls, Hallmark, & Bath & Body Works NOW OPEN!

Jason Gibson
jgibson@anchor-associates.com
Ryan Ertel
rertel@anchor-associates.com
Blake Hasselbeck
bhasselbeck@anchor-associates.com



FORMER RESTAURANT

4271 Hamilton Middletown Rd | Liberty Twp, OH 45011

FOR LEASE
2,500 SF AVAILABLE

[CLICK HERE FOR BROCHURE](#)

2,500 SF building built in 1996
0.80 acre site
Located on Hamilton Middletown Road (Route 4) just west of brand new Kroger Marketplace (Kyles Station Road)
Good visibility on highly trafficked Hamilton Middletown Road (Route 4)
Restaurants in the area include McDonald's, Burger King, Taco Bell, KFC, Wendy's, Skyline, LaRosa's, Frisch's Big Boy and Penn Station
Retailers in the area include Aldi, Midwest Shooting Range, Ace Hardware, Tractor Supply, Dollar Tree, O'Reilly Auto Parts and new Wawa Gas Station (Under Construction)

Jason Gibson
jgibson@anchor-associates.com
Blake Hasselbeck
bhasselbeck@anchor-associates.com

NORTHERN CINCINNATI



**REDEVELOPMENT OPPORTUNITY OF
FORMER C-STORE AND QSR**

4271 & 4255 Hamilton Middletown Rd | Liberty Twp, OH 45011

**FOR GROUND LEASE ONLY
1.2 - 2.4 ACRES**

[CLICK HERE FOR BROCHURE](#)

Two parcels available for ground lease — a great development opportunity - 1.2 - 2.4 acres

Prime location on Hamilton Middletown Road (Route 4), just west of the new Kroger Marketplace at Kyles Station Road

Excellent visibility along a high-traffic corridor

Surrounded by popular restaurants including McDonald's, Burger King, Taco Bell, KFC,

Wendy's, Skyline Chili, LaRosa's, Frisch's Big Boy, and Penn Station

Nearby retailers include Aldi, Midwest Shooting Range, Ace Hardware, Tractor Supply, Dollar Tree, O'Reilly Auto Parts, and the upcoming Wawa Gas Station (under construction)

Jason Gibson

jgibson@anchor-associates.com

Blake Hasselbeck

bhasselbeck@anchor-associates.com



CARRIAGE HILL

State Route 747 | Liberty Twp, OH 45011

**FOR SALE OR LEASE
OUTPARCELS AVAILABLE**

[CLICK HERE FOR BROCHURE](#)

450-acre mixed-use development in the affluent and growing Liberty Twp, Ohio
Located in front of the upscale Carriage Hill community with 475 high-end Estate Homes and Patio Homes

Pads available for office or retail use. Multi-tenant retail options available
Great visibility along Princeton Rd (SR 747) approximately 1/2 mile north of the 129 interchange

Join Shooters Sports Grill and Bee Hive Senior Living (coming soon)
Princeton Road (SR747) is a major connector between SR 129 and Cincinnati's northeastern suburbs to I-275

Jason Gibson

jgibson@anchor-associates.com

Ryan Ertel

rertel@anchor-associates.com



KYLES STATION OUTPARCELS

SR 4 and Kyles Station Rd | Liberty Twp, OH 45011

**FOR LEASE
1-2 AC**

[CLICK HERE FOR BROCHURE](#)

Two outparcels totaling ±1 AC each - available for lease
Prime Location - Adjacent to Kroger Marketplace at Kyles Station, top 10% of Kroger's nationwide.

Surrounded by Strong Retail Co-Tenants including Aria Nail Spa, Nothing Bundt Cakes, Great Clips, Subway, El Rancho Nuevo, Prime Dentistry, Mercy Health, Mike's Carwash, Tide Cleaners, Dairy Queen, and Valvoline.

Affluent Trade Area - Average household income of \$165,530 within a 3-mile radius
Agent Owned

Jason Gibson

jgibson@anchor-associates.com

Ryan Ertel

rertel@anchor-associates.com

NORTHERN CINCINNATI



LAND AVAILABLE

5063 & 5099 Princeton Rd | Liberty Twp, OH 45011

FOR SALE OR LEASE
0.50 – 14.735 ACRES AVAILABLE

[CLICK HERE FOR BROCHURE](#)

Potentially expandable to ~±22 acres

Zoning: B-PUD (Business Planned Unit Development)

Prime location suitable for a restaurant, office, medical office, retail, or bank

Multiple drive-thrus approved

Full access from Princeton Road and access to Princeton-Glendale Road (SR 747) via cross-access with Walgreens

1 block South of the Carriage Hill upscale residential community, featuring over 475 estate and patio homes ranging from \$500K to more than \$2M.

Just 3 miles from a major retail hub with prominent national retailers, including: Target, Dick's Sporting Goods, Best Buy, Michaels, JCPenney, The Home Depot, TJ

Maxx, Menards, and Walmart

Nearby local restaurants include Marco's Pizza, Shooters Sports Bar and Eli's Sports Bar

Jason Gibson

jgibson@anchor-associates.com

Ryan Ertel

rertel@anchor-associates.com



NEW RETAIL SHOPPING CENTER

7100 Veterans Blvd | Liberty Twp, OH 45044

FOR LEASE
1,850 SF - 16,900 SF

[CLICK HERE FOR BROCHURE](#)

New Retail Shopping Center Development strategically positioned off of the high traffic intersection of Cox Road & Liberty Way, with immediate proximity to The Christ Hospital, The Cincinnati Children's Hospital, UC Health and Liberty Center

Approximately 16,900 SF of new retail shop space available for lease, with anticipated delivery at the end of 2026

Retail leasing opportunities include one endcap with outdoor dining
Surrounding national retailers include Whole Foods, Kroger, Costco, Target, Meijer, Lowe's, Home Depot, TJ Maxx, Michaels, Ulta, Dick's Sporting Goods, Kohl's and others

Nearby Dining Options Include: The Cheesecake Factory, Chick-Fil-A, NorthStar Cafe, Firebirds, Torchy's Tacos, Shake Shack, Outback Steakhouse, Cooper's Hawk, Texas Roadhouse, and many more

Ryan Ertel

rertel@anchor-associates.com

John McNally

jmcnally@anchor-associates.com



OUTPARCEL/SMALL SHOP OPPORTUNITY

SR 747 & Princeton Rd | Liberty Twp, OH 45011

FOR SALE OR LEASE
0.94 AC AVAILABLE

[CLICK HERE FOR BROCHURE](#)

Join Casey's Convenience Store & Fuel, PetSuites and White Water Carwash
One parcel remaining
Strategically located at the highly desirable intersection of SR 747 and Princeton Road

Located less than 1/2 mile from Butler County Veterans Hwy (OH 129)
Serving the affluent and rapidly growing community of Liberty Township
Average household incomes of \$165,686 in a 3-mile radius

Liberty Township is the region's leader in residential home permits
Neighboring businesses include Walgreens, UC Health, United Dairy Farmers, Dunkin' Donuts, Eli's Sports Bar & Grill, Kids R Kids, Marco's Pizza Casey's General Store and Shooters Sports Grill

Jason Gibson

jgibson@anchor-associates.com

Ryan Ertel

rertel@anchor-associates.com

NORTHERN CINCINNATI



6891 SIMPSON AVENUE

North College Hill, OH 45239

FOR SALE OR LEASE

5,340 SF | 0.36 AC

[CLICK HERE FOR BROCHURE](#)

5,340 SF free-standing building on 0.36 acres for sale or lease

Great visibility to signalized intersection of W. Galbraith and Simpson Avenue

HVAC, roof, and parking lot replaced in 2021

Population of 102,215 within a 3 mile radius with an average household income of \$80,884

Restaurants in the area include Walmart, The Home Depot, Furniture Fair, Chase Bank, Fifth Third Bank, Roses, AutoZone, Dollar Tree, Dollar General, Kroger, Kroger Fuel and more

Within a mile of Hamilton Avenue (22,650 VPD), Ronald Reagan Cross County Highway (36,509 VPD), and Colerain Avenue (42,902 VPD)

John McNally

jmcnally@anchor-associates.com

Ryan Ertel

rertel@anchor-associates.com

WESTERN CINCINNATI



KOHL'S PAD SITE

6580 Harrison Avenue | Cincinnati, OH 45247

FOR GROUND LEASE ONLY
±0.50 ACRES AVAILABLE

[CLICK HERE FOR BROCHURE](#)

Located off Harrison Ave.
Pad site available or option to build 10,000 SF adjacent to Kohl's
Co-tenants include Kohl's, Meijer, Longhorn Steakhouse and McDonald's
Other retailers in the sub-market include Lowe's, Sam's Club, Kroger Marketplace,
Cinemark, Gabe's and Harbor Freight Tools

Jason Gibson
jgibson@anchor-associates.com



COLERAIN TOWNE CENTER

10160-10240 Colerain Ave | Cincinnati, OH 45251

FOR LEASE
1,600 SF - 25,000 SF

[CLICK HERE FOR BROCHURE](#)

Flexible retail opportunities ranging from 1,600–25,000 SF available for lease
Junior Anchor Space Available
Strong national anchors including Walmart, Dick's Sporting Goods, PetSmart, and
HomeBuys
Prime location in the highly populated Colerain trade area
Convenient signalized access with ample on-site parking
High visibility with traffic counts exceeding 30,000 vehicles per day on Colerain Ave
Strategically positioned directly across from Lowe's

Jason Gibson
jgibson@anchor-associates.com
Ryan Ertel
rertel@anchor-associates.com



FORMER T.G.I. FRIDAY'S

3719 Stone Blvd | Cincinnati, OH 45241

FOR SALE OR LEASE
6,206 SF

[CLICK HERE FOR BROCHURE](#)

Seller financing available
Freestanding 2nd generation restaurant
Excellent visibility from I-275
Outdoor patio area
Average household income in excess of \$110K within 1 mile radius
Area retailers include Meijer, Old Navy, Marshalls, JCPenney, Best Buy, La-Z-Boy
Furniture Gallery, Bob's Discount Furniture and Kroger Marketplace
Area restaurants in the area include Quaker Steak & Lube, La Pinata Mexican Grill,
Olive Garden, Logan's Roadhouse, Buffalo Wild Wings, El Trompo and many others

Jason Gibson
jgibson@anchor-associates.com
Blake Hasselbeck
bhasselbeck@anchor-associates.com

DAYTON, OHIO



KOHL'S PAD SITE

6825 Roosevelt Ave. | Middletown, OH 45005

**FOR GROUND LEASE ONLY
±1 ACRE AVAILABLE**

[CLICK HERE FOR BROCHURE](#)

Pad site available for ground lease (+/- 1 acre)

Located in Middletown, Ohio

Co-tenants include Kohl's, Octane Outlet of Middletown and Lowe's

Other retailers in the sub-market include Wal-Mart, Kroger Marketplace, Gabe's, Meijer and Burlington

Jason Gibson

jgibson@anchor-associates.com



FORMER FRISCH'S

3560 S Dixie Hwy | Middletown, OH 45342

**AT LEASE
5,800 SF AVAILABLE ON 1.66 ACRES**

[CLICK HERE FOR BROCHURE](#)

High visibility on heavily traveled Roosevelt Blvd

Conveniently located just minutes from I-75

Nearby retailers include:

Aldi, Planet Fitness, Burlington, Gabe's, Kroger and Meijer.

Nearby dining includes:

Bob Evans, O'Charley's, Cancun Mexican Bar and Grill, Buffalo Wild Wings, Chipotle, Sonic, Rapid Fire Pizza, Tropical Smoothie and Olive Garden.

Jason Gibson

jgibson@anchor-associates.com



FORMER FRISCH'S

8201 Claude-Thomas Rd | Franklin, OH 45005

**FOR SALE OR LEASE
5,529 SF AVAILABLE ON 1.37 AC**

[CLICK HERE FOR BROCHURE](#)

Prime Location — Less than 1 mile from I-75

High-Traffic Retail Corridor

Signalized Intersection Access

Prominent Pylon Signage — Excellent visibility for branding

Directly Across from Kettering Health Hospital

Close Proximity to Major Retailers — Including Walmart Supercenter, ALDI, and Kroger

Abundant Nearby Dining Options — McDonald's, Lee's Chicken, Bob Evans, Chipotle, Wendy's, Arby's, Waffle House, and more

Jason Gibson

jgibson@anchor-associates.com

DAYTON, OHIO



HUBER HEIGHTS LAND

5611 Merily Way | Huber Heights, OH 45424

FOR SALE
2.81 AC AVAILABLE

[CLICK HERE FOR BROCHURE](#)

2.81 AC available for Sale
Minutes from I-70 with highway visibility
Excellent Hotel Pad

All detention for the site is already located on the adjacent Texas Roadhouse parcel

Retailers in the area include: Target, Kroger, Lowes, Hobby Lobby, Kohl's, Dick's, Burlington, Rural King and many others

Restaurants in the area include: Texas Roadhouse, Roosters, McDonald's, Starbucks, Five Guys, Arby's, Bibibop, Raising Canes, Buffalo Wild Wings, Chick Fil A, and others.

Traffic Counts on Old Troy Pike exceed 25,000 VPD.

John McNally
jmcnally@anchor-associates.com
Gregory Meyer
gmeyer@anchor-associates.com



WAYNETOWNE PLAZA

7603-7747 Troy Pike | Huber Heights, OH 45424

FOR LEASE, GROUND LEASE OR BTS
±1 AC AVAILABLE
1,600 SF - 4,566 SF AVAILABLE

[CLICK HERE FOR BROCHURE](#)

Kroger anchored shopping center with strong co-tenancy with national and regional retailers, including Rural King and Planet Fitness.

Prime location with immediate access to I-70

Surrounded by top retailers, including Target, Kroger, Lowe's, Hobby Lobby, Kohl's, Dick's, Burlington, Rural King, Big Sandy Superstore, Ashley Furniture, Marshall's and more.

Dense restaurant corridor, featuring Texas Roadhouse, Roosters, McDonald's, Starbucks, 7 Brew, Five Guys, Arby's, Bibibop, Raising Cane's, Buffalo Wild Wings, Chick-fil-A, and Panera Bread

High traffic exposure with Old Troy Pike exceeding 25,000 vehicles per day (VPD)

RETAIL LEASING INQUIRIES
Blake Hasselbeck
bhasselbeck@anchor-associates.com

OUTPARCEL INQUIRIES
Ryan Ertel
rertel@anchor-associates.com
Jason Gibson
jgibson@anchor-associates.com



FORMER FRISCH'S

3311 Benchwood Dr | Dayton, OH 45414

UNDER CONTRACT
5,493 SF AVAILABLE ON 1.18 ACRES

[CLICK HERE FOR BROCHURE](#)

Excellent Visibility along the high-traffic Benchwood Rd
Located minutes from I-75

Adjacent to Chick-fil-A in heavy retail corridor

Nearby dining includes: City Barbeque, Golden Corral, Red Lobster, Burger King, Culver's, Longhorn Steakhouse, Olive Garden and many more.

Nearby national retailers include Walmart and Sam's Club

Jason Gibson
jgibson@anchor-associates.com

DAYTON, OHIO



FORMER DOLLY'S

8181 Springboro Pike | Miamisburg, OH 45342

UNDER CONTRACT
5,441 SF AVAILABLE ON 1.30 ACRES

[CLICK HERE FOR BROCHURE](#)

High visibility on heavily traveled Springboro Pike with two access points
Conveniently located just minutes from I-75

Nearby retailers include:

Macy's, Furniture Fair, Hobby Lobby, Dick's Sporting Goods, Harbor Freight, Menards, Michaels and many others.

Nearby dining includes:

McDonald's, Red Lobster, Hardee's, Marions Piazza, First Watch and Bonefish Grill

Jason Gibson

jgibson@anchor-associates.com



FORMER FRISCH'S

1831 N Bechtle Ave | Springfield, OH 45504

UNDER CONTRACT
5,444 SF AVAILABLE ON 1.22 AC

[CLICK HERE FOR BROCHURE](#)

Shadow anchored by The Home Depot and Walmart

Excellent visibility along N Bechtle Ave

Located in a heavy retail corridor. Retailers and restaurants in the area include Kohl's, Hobby Lobby, Meijer, Planet Fitness, Lowe's, Buffalo Wild Wings, Panera Bread, Gordon Foods, Steak n Shake, Chick-fil-a, Texas Roadhouse, Chipotle and many more.

Minutes from US Route 68.

Jason Gibson

jgibson@anchor-associates.com



AUSTIN LANDING

10050 Innovation Drive | Miami Township, OH 45342

FOR LEASE OR BTS
1,681 SF - 25,000 SF AVAILABLE

[CLICK HERE FOR BROCHURE](#)

Retail space available for lease

Outlots available for lease or build to suit

Dominant mixed-use center located directly off I-75 at Austin Boulevard, servicing both Cincinnati and Dayton market

460,515 SF of retail, restaurants and entertainment; 422,871 SF of class A office;

274 luxury apartments and two hotels consisting of 233 rooms

This dynamic center offers a culture of fun, shopping, work and play providing retail, office, hospitality and multi-family residential

Join national retailers like Kroger, Kohl's, HomeGoods, Old Navy, TJ Maxx, Dick's

Sporting Goods Outlet and many others

Sweat Houz Now Open

Jason Gibson

jgibson@anchor-associates.com

Ryan Ertel

rtel@anchor-associates.com

Aaron Bell

abell@anchor-associates.com

COLUMBUS, OHIO



EAST POINTE CROSSING

6916-7000 E Broad Street | Columbus, OH 43213

FOR LEASE
4,800 SF AVAILABLE

[CLICK HERE FOR BROCHURE](#)

Up to 6,026 SF new construction retail strip center with a drive-thru
Available for immediate occupancy
109,697 SF retail center anchored by Kroger
Great visibility and accessibility to E. Broad Street
Located adjacent to Menards home improvement store
Population of 83,229 within a three mile radius with an average household income of \$114,090
Retailers in the area include Kroger, Menards, Giant Eagle, Meijer, Target, Lowe's, Hobby Lobby and TJ Maxx
Restaurants in the area include Krispy Kreme Doughnuts, Wendy's, McDonald's, Chick-fil-A, Panera Bread, Chipotle, Starbucks and Raising Cane's

Ryan Ertel
rertel@anchor-associates.com



FORMER SEARS

5053 Tuttle Crossing Blvd | Dublin, OH 43016

FOR SALE
149,310 SF AVAILABLE ON 9.2 ACRES

[CLICK HERE FOR BROCHURE](#)

Approximately 149,310 SF available for sale on 9.22 AC
Redevelopment opportunity ideal for many uses, hotel, office, retail and industrial
The Mall at Tuttle Crossing is 1,123,284 SF of retail space along I-270 and it is the main retail corridor of Dublin, Ohio
Anchors at the Mall include Macy's, JCPenney, Scene 75 Entertainment Center, BJ's Brewhouse as well as many other retail and restaurant users
Excellent visibility from I-270

Jason Gibson
jgibson@anchor-associates.com



KROGER NEW ALBANY CENTER

5208 Hampsted Village Center Way | New Albany, OH 43054

RETAIL & RESTAURANT SPACES FOR LEASE
13,000 SF NEW MULTI-TENANT RETAIL BUILDING
COMING SOON

[CLICK HERE FOR BROCHURE](#)

Now leasing up to 13,000 SF of new retail space coming available Q2, 2026
93,286 SF retail center anchored by Kroger
Ranked the #1 suburb in America by Business Insider
Population of 53,975 within a three mile radius with an average household income of \$164,784.
Retailers in the center include Kroger, Orangetheory Fitness, Athletico Physical Therapy, Great Clips, Mutts & Co, One Hour Martinizing, Kumon Math & Reading Center and The UPS Store
Restaurants include Jimmy John's, Jet's Pizza, Burger King, and Bob Evans
Booming New Albany Market: Located in the heart of one of Central Ohio's fastest-growing areas, with new technology campuses from Meta, Microsoft, Amazon, and Google expected to drive significant workforce and consumer growth over the next several years.

Ryan Ertel
rertel@anchor-associates.com

COLUMBUS, OHIO



NORTHGATE PLAZA

7345 State Route 3 | Westerville, OH 43082

FOR LEASE
2,800 SF AVAILABLE

[CLICK HERE FOR BROCHURE](#)

113,864 SF retail center anchored by a recently expanded and remodeled Kroger and Home Depot, located at a major intersection on a main thoroughfare in one of Columbus' largest retail districts

Population of 59,560 within a three-mile radius with an average household income of \$184,274

Major retailers at the intersection include Kroger, Meijer, Home Depot and Giant Eagle

Restaurants in the area include Jersey Mike's Subs, Nothing Bundt Cakes, Scramblers, Chipotle, Panera, Bob Evan's, IHOP, McDonald's, Tim Horton's, Wendy's, Burger King, Arby's and Bibibop

Ryan Ertel

rertel@anchor-associates.com



GROVEPORT, OH OUTPARCEL

3920 S. Hamilton Road | Groveport, OH 43125

FOR GROUND LEASE
±0.80 ACRES

[CLICK HERE FOR BROCHURE](#)

Adjacent to a proposed national coffee user

Excellent visibility and convenient access from Hamilton Road

Pylon signage opportunity available

Ideal for fast-food, banking, or retail user

Nearby retailers include Giant Eagle, ALDI, Sheetz, and more

Area restaurants include Chipotle, McDonald's, Raising Cane's, Bob Evans, Starbucks, Wendy's, and others

Jason Gibson

jgibson@anchor-associates.com

Ryan Ertel

rertel@anchor-associates.com

OHIO - OTHER MARKETS



FORMER GOLDEN CORRAL

304 Upper River Road | Gallipolis, OH 45631

FOR LEASE
7,420 SF ON 1.335 ACRES AVAILABLE

[CLICK HERE FOR BROCHURE](#)

Approximately 7,420 SF free-standing former restaurant on 1.335 AC
Strategically positioned in the heart of Gallipolis, the regional trade area and county seat of Gallia County

Serving the Point Pleasant micropolitan statistical area which consists of Gallia County, Ohio and Mason County, West Virginia with a primary trade area of 57,000 residents

Excellent visibility and access to OH-7/Upper River Road

Nearby retailers include Super Walmart, Burkes Outlet, Rural King, Big Sandy Superstore, Aldi, Tractor Supply Company and more

Nearby restaurants include Bob Evans, Wendy's, Buffalo Wild Wings, Dairy Queen, KFC, Burger King, Taco Bell, McDonald's, Arby's, Pizza Hut and more

Ryan Ertel

rertel@anchor-associates.com

Blake Hasselbeck

bhasselbeck@anchor-associates.com



GUERNSEY CROSSING

North Bridge St at Seney Rd | Chillicothe, OH 45601

FOR LEASE
0.61 ACRE OUTPARCEL AVAILABLE

[CLICK HERE FOR BROCHURE](#)

105,000 SF retail power center with a prime 7,525 SF space available

Excellent visibility and access

Outparcel available (0.61 acres)

Tenants include Dick's Sporting Goods, Ulta, Petco, Cato, Carter's, Five Below, Panera Bread, Pearle Vision, Verizon, Five Guys, Sports Clips, Sally Beauty, Nothing Bundt Cakes and Rally House.

With convenient access from US 35 in Chillicothe, it is the most desirable regional shopping destination in a 20 mile trade area

More than 125,000 residents within the trade area

Adjacent retailers along North Bridge Street include TJ Maxx, Kroger, Kohl's, Walmart, Sam's Club, Lowe's, Menards, JCP and more.

Ryan Ertel

rertel@anchor-associates.com



CHILICOTHE RETAIL CENTER

950 North Bridge St | Chillicothe, OH 45601

FOR LEASE
2,000 SF AVAILABLE

[CLICK HERE FOR BROCHURE](#)

Situated in a high-traffic retail corridor, directly across from Lowe's and Kroger

Outstanding visibility along North Bridge Street

Two points of ingress/egress, including one at a signalized intersection shared with Kroger and Lowes

Strong surrounding retail mix, featuring Dick's Sporting Goods, ULTA, Petco, Five Below, Walmart, Sam's Club, Menards, Hobby Lobby, TJMaxx and Rural King.

Well-served by national and regional restaurants, including Panera Bread,

Texas Roadhouse, Olive Garden, Roosters, Applebee's, Raising Cane's,

Buffalo Wild Wings, Longhorn Steakhouse and Chipotle.

Convenient access from US-35, enhancing overall accessibility and location appeal

Ryan Ertel

rertel@anchor-associates.com

OHIO - OTHER MARKETS



FORMER FRISCH'S

1341 Rombach Ave | Wilmington, OH 45177

UNDER CONTRACT
5,492 SF AVAILABLE ON 1.80 AC

[CLICK HERE FOR BROCHURE](#)

Excellent Visibility along the high-traffic Rombach Avenue
Situating in a thriving retail corridor
Multiple access points for easy customer entry and exit
Equipped with prominent pylon signage
Surrounded by major national retailers: Kroger, Pet Supplies Plus, Planet Fitness, Ollie's Bargain Outlet, Lowe's, and Walmart
Nearby dining options include:
Gold Star Chili, McDonald's, El Dorado Mexican, Rooster's, Bob Evans, Wendy's, Taco Bell, and Dairy Queen

Jason Gibson

jgibson@anchor-associates.com



FREESTANDING BUILDING

2751 Progress Way | Wilmington, OH 45177

FOR LEASE
7,500 SF AVAILABLE

[CLICK HERE FOR BROCHURE](#)

7,500 SF freestanding building available for lease
Shadow-anchored by Walmart
Excellent visibility with prominent overhead signage opportunities
Convenient access via a signalized intersection
Situating on 0.91 acres
Surrounded by national and regional retailers, including ALDI, Lowe's, Kroger, bealls, Rooster's, Chipotle, Taco Bell, Buffalo Wild Wings, and Skyline Chili
Located less than 3 miles from Wilmington College
Zoning: PD-2 Planned Business Development
Agent Owned

Jason Gibson

jgibson@anchor-associates.com

John McNally

jmcnally@anchor-associates.com

NORTHERN KENTUCKY



KOHL'S PAD SITE

12300 Towne Center Dr. | Walton, KY 41094

FOR GROUND LEASE ONLY
±0.70 ACRES AVAILABLE

[CLICK HERE FOR BROCHURE](#)

Pad site available for ground lease

Located in Walton Towne Center

Co-tenants include Kohl's, Kroger Marketplace & Tractor Supply

Other retailers in the sub-market include Feeders Pet Supply and Tire Discounters

Jason Gibson

jgibson@anchor-associates.com