

















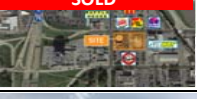







# AVAILABLE PROPERTIES / JANUARY 2015




## SERVICES - CINCINNATI/DAYTON



	Property Name	Address	SF	Acres	Lease Rate (PSF)	Sale Price	Status	Property Highlights
<b>CENTRAL</b>								
	<b>Grand Central Station</b>	4612 Smith Road Norwood, OH	1,800 - 15,610 SF		\$15.00/PSF NNN			<ul style="list-style-type: none"> <li>Fast growing retail area centrally located</li> <li>Strong daytime population &amp; heavy traffic</li> <li>1,800 SF Restaurant Space</li> <li>15,610 SF Shell condition with great frontage</li> </ul>
	<b>8 E. 4th Street</b>	8 E. 4th Street Cincinnati, OH	5,200 SF (Retail) 8,800 SF (Office)		<b>Retail:</b> \$15.00/psf GROSS <b>Office:</b> \$12.95/psf Mod Gross	\$1,300,000		<ul style="list-style-type: none"> <li>Prime downtown corner of 4th &amp; Vine Street in heart of CBD</li> <li>Loading dock in alley</li> <li>Office has elevator &amp; separate entrance</li> <li>5,000 SF office on 2nd floor, 3,000 SF on 3rd</li> </ul>
	<b>@580</b>	580 Walnut Street Cincinnati, OH	750 SF - 8,000 SF		\$17.00/psf - \$30.00/psf			<ul style="list-style-type: none"> <li>Street level and plaza level skywalk</li> <li>Adjacent to Fountain Square</li> <li>Creating 175 upscale residential apartments, suites and penthouses</li> <li>Located in the heart of the CBD</li> </ul>
	<b>225 E. 6th Street</b>	225 E. 6th Street Cincinnati, OH	4,069 SF		\$16.00/psf GROSS			<ul style="list-style-type: none"> <li>Downtown, street-level space 1.5 blocks from Fountain Square</li> <li>Excellent visibility along 6th Street between Main &amp; Sycamore</li> <li>High ceilings &amp; large store-front windows</li> </ul>
	<b>MidPointe Crossing</b>	Reading Road & Seymour Ave Cincinnati, OH		25 Acres		\$250,000/Acre Retail		<ul style="list-style-type: none"> <li>Development will include a potential mix of institutional, office, retail, grocery, hotel, and residential with ample parking.</li> <li>Central Location - Center of Cincinnati MSA</li> <li>Access less than 1 Mile to I-75</li> </ul>
<b>NORTH</b>								
	<b>12190 Springfield Pike</b>	12190 Springfield Pike Cincinnati, OH	4,724 SF	0.51 Acres		\$650,000		<ul style="list-style-type: none"> <li>Available December 2014</li> <li>High Visibility, corner site</li> <li>Traffic Counts: 53,000 vpd</li> <li>Great for Auto use or Redevelopment</li> <li>1/4 Mile from Exit 41 off I-275</li> </ul>
	<b>Shoppes of Mason</b>	5210 Kings Mill Road Mason, OH	1,400 SF - 7,000 SF		\$16.00/psf NNN			<ul style="list-style-type: none"> <li>Kroger anchored center with fuel</li> <li>Adjacent to Mason Grand - Residential Develop.</li> <li>Easy access to I-71</li> <li>Northeast corner of Kings Mill &amp; SR 741</li> <li>High Income market area</li> </ul>
	<b>Union Towne Center</b>	9405 Cincinnati Columbus (SR 42) West Chester, OH	1,154 SF - 10,181 SF		\$8.00/psf - \$12.00/psf			<ul style="list-style-type: none"> <li>Neighborhood strip center on densely populated SR 42</li> <li>Turn-key ready salon unit at 1,282 SF</li> <li>Turn-key ready daycare unit at 10,181 SF with outside play area</li> <li>Excellent demographics</li> </ul>
	<b>Fiehrer Ground</b>	Princeton Road/ Gilmore Road Fairfield Township, OH		9 Acres		\$225,000/Acre	<b>UNDER CONTRACT</b>	<ul style="list-style-type: none"> <li>Great development site in strong trade area</li> <li>Can be divided</li> <li>Adjacent to Walmart, Kohl's, Menards &amp; more</li> <li>Great site for retail, hotel, auto-use or restaurants</li> </ul>
	<b>Cornell Place</b>	4762 Cornell Place Blue Ash, OH	1,460 SF - 10,205 SF		\$13.00/psf - \$18.00/psf			<ul style="list-style-type: none"> <li>7,155 SF can be divided</li> <li>Strong demographics in mature market</li> <li>Great visibility</li> </ul>

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	<b>12171 Parkfield Dr</b>	12171 Parkfield Drive Forest Park, OH	15,000 - 100,000 SF	0.48 Acres	\$30.00/psf NNN			<ul style="list-style-type: none"> <li>• Big box re-development opportunity in regional trade area with Wal-Mart, Meijer, Kohl's, Bass Pro Shop, Burlington, &amp; more.</li> <li>• Pylon sign visible to I-275</li> </ul>
	<b>9755 Colerain</b>	9755 Colerain Ave Cincinnati, OH	3,200 SF	0.48 Acres	\$30.00/psf NNN			<ul style="list-style-type: none"> <li>• Northgate Mall trade area</li> <li>• Nearly 50k vehicles per day</li> <li>• Excellent access to I-275</li> <li>• Access from Colerain Ave &amp; Springdale Rd</li> </ul>
	<b>Liberty Commons</b>	7306-7340 Yankee Rd Liberty Township, OH	1,314 SF 7,161 SF		\$18.00/psf NNN			<ul style="list-style-type: none"> <li>• Kroger Marketplace anchored center with fuel</li> <li>• Visible Pylon on SR 129 and easy access from Cincinnati-Dayton Road</li> <li>• 1/4 mile from I-75</li> </ul>
	<b>Promenade Plaza</b>	1194 W. Kemper Road Cincinnati, OH	6,400 SF		\$10.00/psf NNN			<ul style="list-style-type: none"> <li>• Endcap space with excellent visibility</li> <li>• Adjacent to Fitworks, with Walgreens, at intersection of Winton Rd &amp; Kemper Rd.</li> <li>• Across from Kroger &amp; Fifth Third Bank</li> </ul>
	<b>City Centre</b>	4824 Cooper Road Blue Ash, OH	2,560 SF		\$17.00/psf NNN			<ul style="list-style-type: none"> <li>• Anchored by Walgreen's, Breuggers Bagels, &amp; LaRosa's</li> <li>• Neighborhood center sits on the corner of Cooper Rd &amp; Kenwood Rd with excellent visibility</li> <li>• Prime retail location in the center of Blue Ash</li> <li>• Vanilla shell delivery, 2 ADA restrooms</li> </ul>
	<b>Highland Retail I &amp; II</b>	8218 Highland Point Dr. West Chester, OH	1,000 - 5,000 SF		\$14.00/psf - \$16.00/psf NNN			<ul style="list-style-type: none"> <li>• Wal-Mart Supercenter anchored center</li> <li>• Visible Pylon to I-75 and easy access</li> <li>• New construction; First generation space</li> <li>• Monument signage available</li> </ul>
<b>EAST</b>								
	<b>4459 Eastgate Blvd</b>	4459 Eastgate Blvd Cincinnati, OH	3,000 SF - 8,200 SF		\$25.00/psf - \$30.00/psf		<b>UNDER CONTRACT</b>	<ul style="list-style-type: none"> <li>• Located in front of the Eastgate Pavilion shopping center</li> <li>• Eastgate Pavilion is home to Best Buy, DSW, Dick's, Petsmart, Bed Bath &amp; Beyond &amp; VCF</li> <li>• Located a 1/4 mile east of I-275</li> </ul>
	<b>Eastgate Land</b>	809-818 Eastgate S. Drive Cincinnati, OH		2.47 Acres		Call for more information		<ul style="list-style-type: none"> <li>• Can be split</li> <li>• Perfect for drive-thru restaurant, bank, redevelopment</li> <li>• Unique opportunity in thriving retail market</li> <li>• High traffic counts</li> </ul>
<b>DAYTON</b>								
	<b>3081 Valley Pike</b>	3081 Valley Pike Dayton, OH		1.2 Acres		\$550,000		<ul style="list-style-type: none"> <li>• Dense, mature market</li> <li>• Heavy traffic intersection</li> <li>• Great site for restaurant or retail</li> </ul>
	<b>Dayton Mall Shoppes</b>	8106 Springboro Pike Dayton, OH	1,200 - 8,200 SF		\$15.00/psf NNN			<ul style="list-style-type: none"> <li>• Great location in dense Dayton Mall trade area</li> <li>• Traffic counts 35,000 upd</li> <li>• Located next to the Dayton Mall</li> <li>• Tenants in the market: Menards, Macy's, Dick's J.C. Penny, HGregg and many more</li> </ul>
	<b>Commerce Center Drive</b>	Commerce Center Drive Franklin, OH		1.42 Acres		\$300,000		<ul style="list-style-type: none"> <li>• Adjacent to Wal-Mart Supercenter</li> <li>• Immediate access to I-75</li> <li>• In between McDonald's &amp; Holiday Inn Express</li> <li>• Great Pad for Restaurant, Retail or Hotel</li> </ul>

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<b>DAYTON</b>								
	Frisch's Ground Springfield	US Hwy 40/E. Main St Springfield, OH		0.24 Acres		\$110,000		<ul style="list-style-type: none"> <li>Approximately .24 Acres excess land available</li> </ul>
<b>NORTHERN KENTUCKY</b>								
	Frisch's Dream Street	7908 Dream Street Florence, KY		0.5 Acres		\$250,000		<ul style="list-style-type: none"> <li>Great access to I-71/75</li> <li>Located in strong Florence trade area</li> <li>Zoned C3 P.D.</li> </ul>
	Houston Lakes	87 Spiral Drive Florence, KY	25,658 SF		\$12.00/psf NNN			<ul style="list-style-type: none"> <li>Northern Kentucky #1 retail market with extremely strong anchor tenants</li> <li>Adjacent to Home Depot and one of the top Kohl's department store in the region</li> <li>Signalized full access from Houston Road</li> </ul>
	410 Philadelphia St	410 Philadelphia Street Covington, KY	3,500 SF	1.36 Acres		\$2,100,000	<b>SOLD</b>	<ul style="list-style-type: none"> <li>Great building for tenant/user</li> <li>Great redevelopment opportunity</li> <li>Very dense market with high demographics</li> <li>May consider splitting 2 parcels</li> <li>Minutes from I-71/75, Newport &amp; Downtown Cincinnati</li> </ul>
	Turfway Plaza	6825 Burlington Pike Florence, KY	3,320 SF		\$14.00/psf NNN			<ul style="list-style-type: none"> <li>Former restaurant: hood in place, 3 ADA restrooms</li> <li>Community shopping center with Office Depot, Big Lots, Party Town and many more tenants</li> <li>Located less than 1 mile north of downtown Florence</li> <li>Visible from both sides of the highway (I-75/71)</li> </ul>
<b>OTHER</b>								
	Gantz & Stringtown Land	Gantz & Stringtown Rd Grove City, OH		1.47 Acres		\$245,000		<ul style="list-style-type: none"> <li>Located behind Golden Corral off of Stringtown Road</li> <li>Next door to McDonald's</li> <li>West of I-71</li> </ul>
	Harrison Shopping Center	10515-10651 Harrison Ave. Harrison, OH	1,400 SF - 4,000 SF		\$12 - \$16 PSF			<ul style="list-style-type: none"> <li>Aggressive rental rates</li> <li>Next door to high volume Kroger Marketplace</li> <li>Minutes from I-74 - Exit 1 (Indiana border)</li> <li>Join Goody's, Dunham's Sports, Aaron's Rent, Dollar Tree and many more great tenants</li> </ul>
	Frisch's North Parcel	SR 3 & US 62 Grove City, OH		1.04 Acres		\$115,000		<ul style="list-style-type: none"> <li>Adjacent to Frisch's Big Boy Restaurant</li> <li>Direct access to I-270</li> </ul>
	Frisch's South Parcel	SR 3 & US 62 Grove City, OH		1.98 Acres		\$135,000		<ul style="list-style-type: none"> <li>Across from Frisch's Big Boy Restaurant</li> <li>Direct access to I-270</li> </ul>
	Former Golden Corral	1046 West Eads Parkway	9,952 SF			\$1,253,952		<ul style="list-style-type: none"> <li>Built in 2001 - Very good condition</li> <li>Very dense heavy traffic area</li> <li>Huge trade area - Regional draw</li> <li>Mechanicals &amp; FF&amp;E included</li> </ul>
	Frisch's Ground Sidney	West Michigan Ave. Sidney, OH		2.4 Acres		\$400,000		<ul style="list-style-type: none"> <li>Great hotel, restaurant or retail site</li> <li>Great development opportunity</li> <li>Across from Menard's, Lowe's &amp; Wal-Mart</li> </ul>

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<b>OTHER</b>								
	<b>775 Hebron Rd</b>	775 Hebron Road Heath, OH		0.929 Acres		\$158,475		<ul style="list-style-type: none"> <li>• Located behind Holiday Inn Express</li> <li>• Next door to Frisch's Big Boy Restaurant</li> <li>• Great development site in heart of the market</li> </ul>
	<b>Strip Center New Richmond</b>	1048 Old US Hwy 52 New Richmond, OH	1,600 - 5,280 SF		\$12.00/psf NNN			<ul style="list-style-type: none"> <li>• Join Gold Star Chili in this new center in New Richmond</li> <li>• Along major retail corridor</li> <li>• Other retailers in the market include: IGA, Family Dollar, McDonald's &amp; Frisch's</li> </ul>
	<b>CONFIDENTIAL Restaurant</b>	Ashland, KY	2,500± SF	1.1± Acres		\$800,000		<ul style="list-style-type: none"> <li>• Off of SR 23</li> <li>• Other retailers in the market include: Kroger, Lowes, Dunham Sports, Golden Corral, Best Western &amp; Hobby Lobby</li> </ul>



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