



Pylon signage



For Lease or Sale

Big box retail now available

- Total building size 122,694 square feet on 16.88 acres
- Available square footage 88,472, can divide to approximately 30,000 square feet
- Located right off of Interstate 275 with signalized ingress and egress
- Highly visible from interstate with pylon signage directly facing Interstate 275
- Attractive opportunity for retail user in need of exceptional interstate access and exposure
- Abundant convenient parking (approximately 500 spaces)
- Surrounded by dining, shopping and entertainment amenities
- \$8.00 s.f. / year NNN, TI negotiable

**12171 Omniplex Court
Cincinnati, OH 45240**

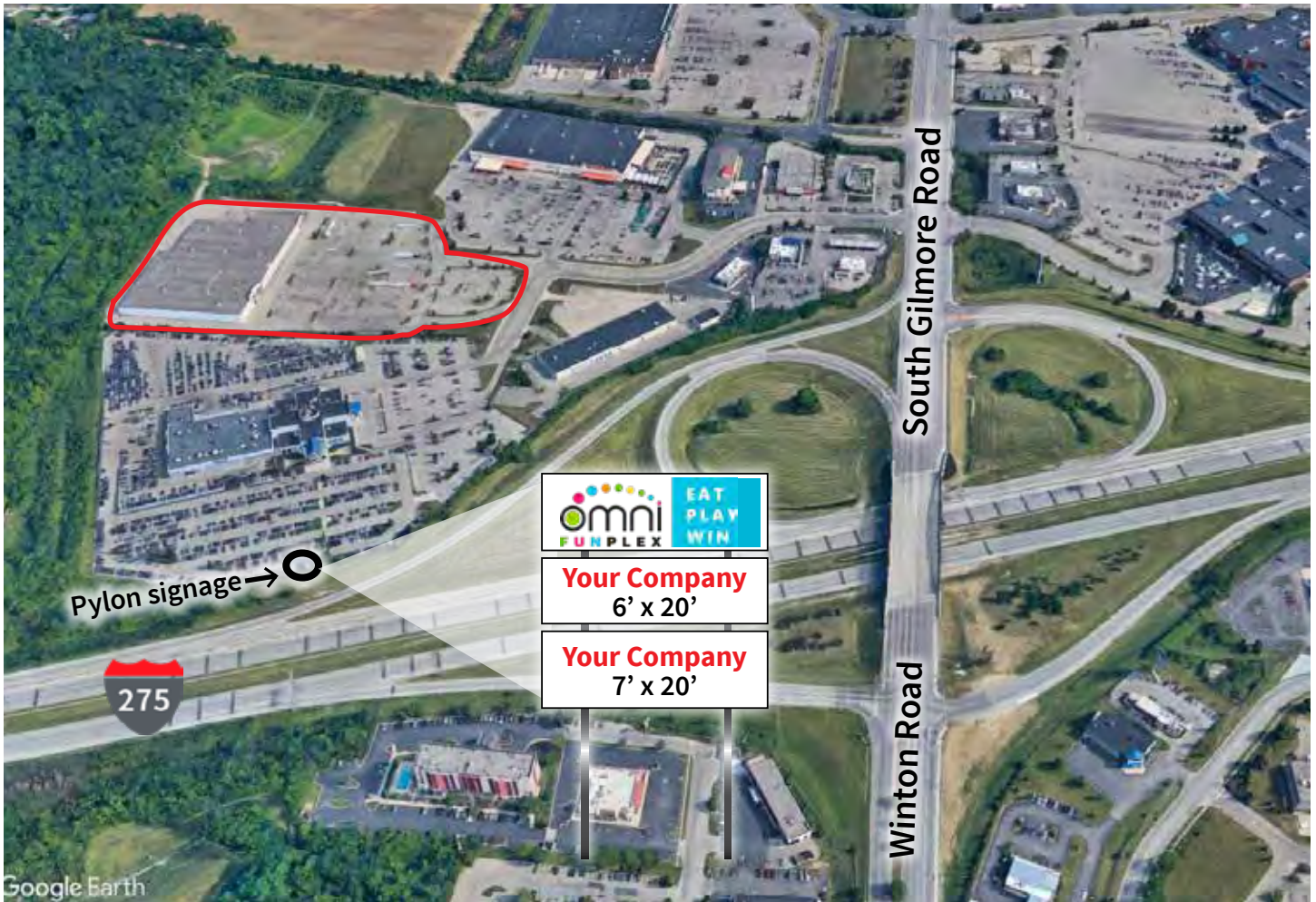
Bill Poffenberger
+1 513 252 2107
bill.poffenberger@am.jll.com

Giorgio Karras
+1 513 719 3720
giorgio.karras@am.jll.com

Kevin Thobe
+1 513 252 2189
kevin.thobe@am.jll.com

jll.com/cincinnati





Ideal location for destination retailer

- High visibility with pylon signage directly facing Interstate 275
- Two panels available on pylon signage available: 6' x 20' and 7' x 20')
- Average daily traffic count nearly 100,000 on Interstate 275 and 37,000 on South Gilmore Road
- Situated in between Northgate and Tri-County Malls
- Located five miles from the Cincinnati-Dayton metroplex's Interstate 75 corridor
- Close proximity to four major interstates



DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2018. Jones Lang LaSalle IP, Inc. All rights reserved.





Property overview

- 88,472 square feet available, divisible to 30,000 square feet
- \$8.00 s.f. / year NNN, TI negotiable
- Total building size 122,694 square feet on 16.88 acres
- Former big box building
- Ceiling height ranges between 20' to 22' measured from floor to roof deck
- Two 8' x 14' dock doors with full loading and storage in back
- Zoned PB (Planned Business) district
- Approximately 500 parking spaces
- Co-tenancy with OMNI Funplex, a brand new sports and entertainment complex
- Pylon signage directly facing Interstate 275 with two panels (6' x 20' and 7' x 20') available
- Average daily traffic count nearly 100,000 on Interstate 275 and 37,000 on South Gilmore Road
- Situated in between Northgate and Tri-County Malls
- Located five miles from the Cincinnati-Dayton metroplex's Interstate 75 corridor
- Close proximity to four major interstates

DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2018. Jones Lang LaSalle IP, Inc. All rights reserved.





Area amenities

Dining

- ① Panera Bread, Bob Evans
- ② Golden Corral Buffet
- ③ Burger King, Asian Buffet
- ④ The Old Spaghetti Factory
- ⑤ Chipotle Mexican Grill, Red Lobster
- ⑥ McDonald's
- ⑦ IHOP, Steak 'n Shake
- ⑧ Cancun Restaurant and Cantina
- ⑨ Cracker Barrel Old Country Store
- ⑩ KFC, Taco Bell

- ⑪ Frisch's Big Boy

- ⑫ Wendy's
- ⑬ Izzy's Deli
- ⑭ Starbucks

Hotels

- ① Hampton Inn
- ② Comfort Suites
- ③ SpringHill Suites by Marriott
- ④ Quality Inn & Suites

Health and Fitness

- ① Mercy Hospital Fairfield, Mercy HealthPlex

Shopping and Entertainment

- ① Meijer
- ② Home Depot
- ③ OMNI Funplex
- ④ Kohl's
- ⑤ Bass Pro Shop
- ⑥ Walmart
- ⑦ Old Time Pottery