

# MARINER'S LANDING

7405 Forbes Rd, Cincinnati, OH 45233



## PROPERTY DESCRIPTION

**Investment Opportunity:** Mariner's Landing Marina - Prime Waterfront Property in Sayler Park, Ohio. Mariner's Landing Marina presents a rare opportunity to acquire a well established and profitable business in a prime location with opportunity to grow. This landmark marina on the Ohio River occupies boasts a loyal clientele and offers a variety of services to boaters and recreational enthusiasts. A Bar/Restaurant could be added and/or RV spots. Equipment necessary for operation is included in the sale. Strong Revenue Streams: Consistent income from slip rentals, fuel sales, ship store, and maintenance services / winterizing. Valet launching service & gas dock.

**High Occupancy:** 200+ dry slips are available and floating docks with electric and water for up to 35 boats.

Real Estate includes 5.73 Acres prime water front property, Swimming Pool, Office building, 2 Garages, Bathrooms with shower facilities, 26 Carports, 2 Export Containers with electric and lighting and shelving, 2 Sheds

**Strategic Location:** Easily accessible by land and water, directly off of RT 50 and the Kentucky border. Approximately 12 miles from downtown Cincinnati.

## OFFERING SUMMARY

Sale Price: \$1,800,000

Lot Size: 5.73 Acres

Building Size: Office, Garage, Bath house, Steel Garage 3,640 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,234	10,337	31,466
Total Population	3,009	27,037	81,634
Average HH Income	\$93,764	\$110,147	\$97,473

SPECIAL PURPOSE FOR SALE

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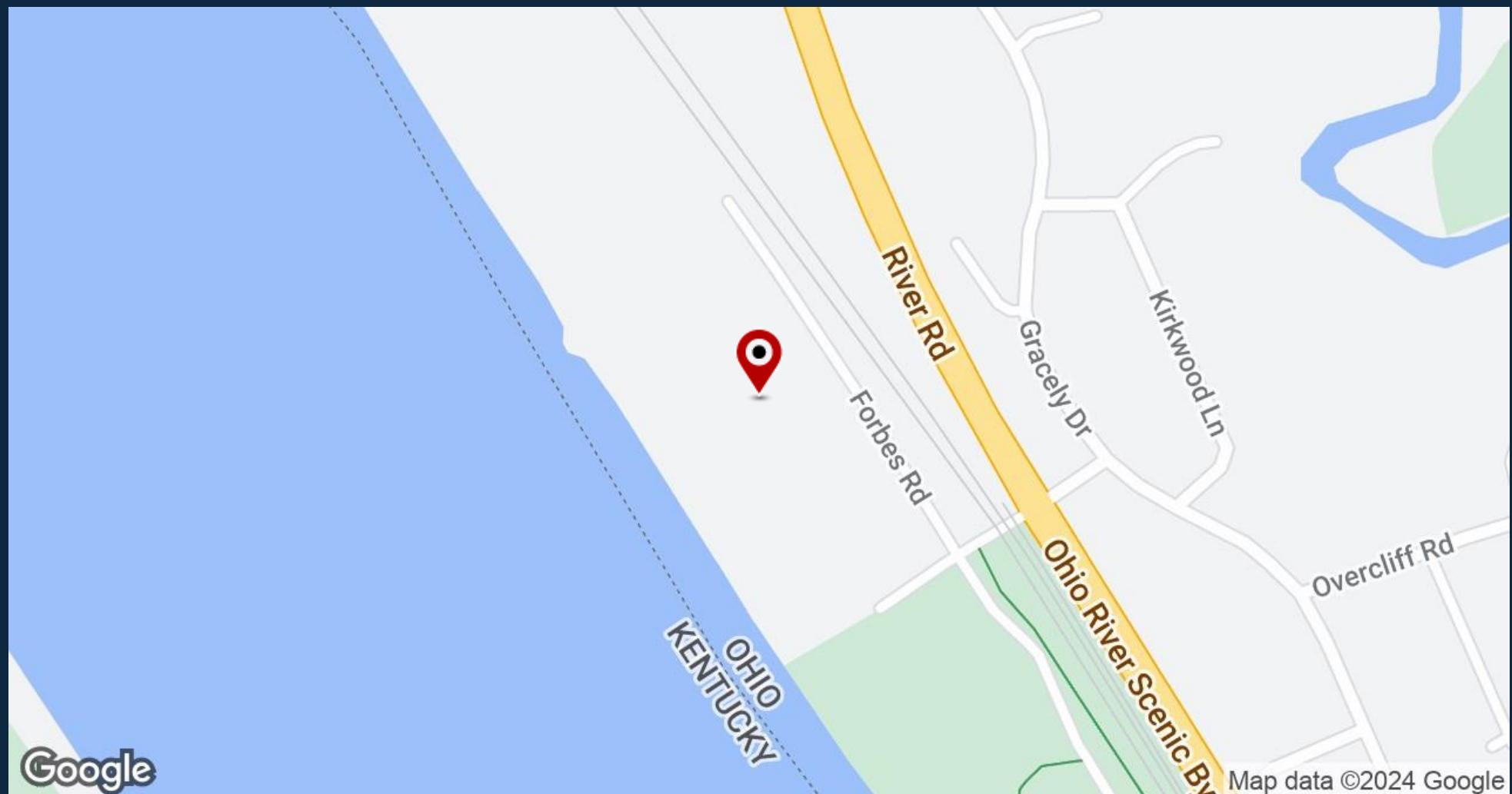
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,009	27,037	81,634
Average Age	42.9	43.1	40.1
Average Age (Male)	38.1	41.1	38.1
POPULATION	1 MILE	3 MILES	5 MILES
Total Households	1,234	10,337	31,466
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$93,764	\$110,147	\$97,473
Average House Value	\$197,713	\$239,815	\$197,512

\* Demographic data derived from 2020  
ACS - US Census

